

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**

**Agenda – 498<sup>th</sup> Meeting**

**January 19, 2018-8:30 am**

**Agency Offices – 4287 Main Street, Amherst, NY 14226**

- I. Roll Call of Members
2. Reading and Approval of Minutes
3. Bills & Communications
4. Treasurer’s Report
5. Public Comment  
-Speakers limited to three minutes
6. Executive Director’s Report
7. Committee Reports
  - Nominating Committee
  - Slate of Officers – 2018
  - Committee Assignments
8. Unfinished Business
9. New Business
  - I. Williamsville Co-Op Presentation
  - II. Supervisor Brian Kulpa
10. Adjournment

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**  
**Minutes of the 497<sup>th</sup> Meeting**  
**December 8, 2017– 8:25 am – Special Meeting**  
**Agency Offices, 4287 Main Street**

PRESENT: Michele Marconi  
E. Marshall Wood, Jr.  
Edward F. Stachura  
Michael R. Szukala  
William W. Tuyn  
David S. Mingoia, Executive Director  
Joseph M. Reynolds, Hurwitz & Fine PC

ABSENT: Carlton N. Brock, Jr.  
Steven Sanders

GUESTS: AIDA Staff  
Terrence Gilbride, Hodgson Russ  
David Tytka, Uniland Development

Vice Chairperson Michele Marconi called the meeting to order and reminded everyone that the meeting was being audio recorded.

**MINUTES**

The minutes of the November 2017 meeting were approved as presented.

**BILLS & COMMUNICATIONS**

There were no Bills & Communications presented at this meeting

**TREASURER'S REPORT**

In the absence of the Treasurer and because it was a Special Meeting, there was no Report presented.

**PUBLIC COMMENT**

There was no Public Comment at this meeting.

**EXECUTIVE DIRECTOR REPORT**

Executive Director Mingoia gave his report. Notes are attached to these minutes.

**COMMITTEE REPORTS**

Nominating Committee – Vice Chairperson Michele Marconi asked who on the board was interested in serving on the Nominating Committee. Michael Szukala volunteered to Chair the committee and Mrs. Marconi volunteered to serve on the committee. Mrs. Marconi asked Marshall Wood to sit on the committee. There were no other volunteers. Pursuant to the AIDA By-Laws, Vice Chairperson Marconi appointed Michael Szukala, Marshall Wood and herself to serve on the 2018 Nominating Committee.

## **UNFINISHED BUSINESS**

There was no Unfinished Business at the meeting.

## **NEW BUSINESS**

### **I. 100 NORTHPOINTE, LLC PROJECT – REQUEST TO AMEND AUTHORIZATION RESOLUTION**

The Company has requested that the Agency amend the August 2017 Authorization Resolution to include an additional parcel of land.

The Company has provided supplemental information to the Agency with respect to a 2.2 acre separate tax parcel located at 165-215 Northpointe Parkway (SBL No. 26.04-1-32.111) that will be utilized by the Company to construct improvements to provide parking for the expanded facility.

There are no additional benefits associated with this request.

Marshall Wood made a motion to approve the request to amend the August 2017 Authorization Resolution for the 100 Northpointe, LLC Project. Michael Szukala seconded the motion. Votes of aye were made by Marconi, Wood, Stachura, Szukala and Tuyn. Motion to approve passed 5-0.

### **II. DAEMEN COLLEGE – REQUEST TO AMEND 2006 BOND DOCUMENTS**

The Company has requested Agency consent of a modification agreement, amendments and other document in connection with the Daemen College tax-exempt bond project.

Michael Szukala made a motion to approve the request from Daemen College. William Tuyn seconded the motion. A roll call of the members was taken

Marconi – aye, Marshall Wood-aye, Edward Stachura-aye, Michael Szukala-aye and William Tuyn – aye. Motion to approve passed 5-0.

## **ADJOURNMENT**

Meeting adjourned at 8:45 am.

## **Executive Director's Report**

January 19, 2018

### **Department Head Meeting**

On January 5<sup>th</sup>, I attended a meeting for all Department Heads at Town Hall organized by Supervisor Kulpa. It was an introductory session focused on collaboration among departments to provide solutions to problems and build on the array of excellent services provided to the community. Our role moving forward is to integrate into planning and development initiatives. Department Head meetings are expected to be held monthly.

### **Historic Preservation**

The Town's Historic Preservation Commission completed an Intensive Historic Resource Survey that added to the 1998 list of Designated Properties. There are now seventeen (17) properties (attached) designated that are now subject to exterior review of any construction. The report also identifies neighborhoods that could seek designation and recommended that Alberta & Albion consider designation. Designation also allows the possibility of State and Federal funding, most notably Historic Tax Credits.

My conversations with members of the Historic Preservation Commission focused on how the AIDA/ADC could assist projects, specifically if there is anything we can do for the tax-exempt properties, such as Rosary Hall owned by Daeman College.

### **Adaptive Reuse Working Group**

At the latest Adaptive Reuse Working Group meeting in December convened by The Erie County IDA, we finalized overall review of the existing policy and discussed possible expansion to Village and Town Centers. The main topic is allowing for infill and site development and placing parameters that would focus redevelopment projects along with community master plans and need.

The effort is working toward a late Spring completion culminating in a report of policy recommendations that would be reviewed by the Erie County IDA's Policy Committee for adoption. It is expected that these recommendations would dovetail into the overall rewriting of the Countywide Uniform Tax Exemption Policy.

## DESIGNATED HISTORIC PROPERTIES IN AMHERST

1. **One-Room Schoolhouse** (6/2/97) 1323 North Forest @ Maple Road
2. **Mennonite Meeting House \*** (12/7/98) 5178 Main Street @ N. Forest Road
3. **Haussauer House** (8/16/99) 1000 North Forest Road
4. **St. Mary of the Angels Motherhouse \*** (5/15/00) 400 Mill Street
5. **Hedstrom Gatehouse** (2/23/04) 4230 Main Street @ Getzville Road
6. **Street Furniture** (3/1/04)  
*Walls:* Westfield Road @ Main Street \*  
High Park @ Main Street \*  
Ivyhurst Road @ Main Street \*  
Lebrun Road @ Main Street \*  
Getzville Road @ Main Street  
Roycroft Boulevard @ Main Street \*  
Roycroft Boulevard @ Kensington Avenue – south  
Roycroft Boulevard @ Kensington Avenue – north  
Darwin Drive @ Main Street \*  
Smallwood Drive @ Main Street \*  
Lamarck Drive @ Main Street \*  
Lafayette Boulevard @ Main Street \*  
6330-6350 Main Street  
Getzville Road (Main Street to Elmhurst Road)  
*Signs:* Audubon Drive, Burbank Drive, Burroughs Drive, Darwin Drive (all at Main Street)  
*Posts:* 4017 & 4025 Main Street
7. **Goodyear Water Tower** (9/20/04) 6420 Main Street (rear)
8. **Coplon Mansion** (Daemen College) (2/26/07) 4380 Main Street @ Getzville Road
9. **Williamsville South High School \*** (5/27/08) 5950 Main Street  
(not locally designated)
10. **Rosary Hall** (Daemen College) (4/8/13) 4380 Main Street @ Getzville Road
11. **Buffalo Academy of the Sacred Heart** (1/21/14) 3860 Main Street  
(main building only)
12. **58 Youngs Road** (6/16/14)
13. **The Park School Stone House** (9/6/16) 4635 Harlem Road
14. **4030 Rensch Road** (11/1/16)
15. **38 Richfield Road** (9/5/17)
16. **23 Four Seasons West** (9/5/17)
17. **Stimm House** (12/11/17) 895 North Forest Road

*\* Also on State and National Registers of Historic Places*