**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**

**Minutes of the Governance Committee Meeting**

**June 16, 2015 – 8:30 am**

**Agency Office, 4287 Main Street**

 PRESENT: Fredrick A. Vilonen

Edward F. Stachura

E. Marshall Wood, Jr.

Steven Sanders

Michele Marconi

Aaron J. Stanley

James Allen, Executive Director

David Mingoia, Deputy Director

 Nathan Neill, Esq.

 Ari Sanders

Mr. Vilonen opened the meeting at 8:30 am to review the draft Senior Housing Policy that was developed by the Town of Amherst’s Senior Housing Policy and Evaluation Committee.

Mr. Allen noted that the draft policy is expected to be passed by all IDAs in Erie County and that each entity may weight criteria differently.

Mr. Sanders presented a draft policy document developed by the Town of Amherst’s Senior Housing Policy and Evaluation Committee and an e-mail detailing several questions and concerns raised by Ms. Marconi.

Mr. Sanders explained each of the 9 Criteria of the draft policy and the additional evaluation points and weighted scoring for each of the criteria.

Mr. Sanders noted that additional descriptions are needed for defining hamlets (Criteria 2) in the Town and that the Planning Director agreed to provide language describing such areas.

Ms. Marconi noted that housing is covered under the Town’s Consolidated Plan, which may or may not be referenced or included in the Town’s Comprehensive Master Plan (Criteria 3).

Mr. Wood expressed concern over Criteria 4 and how to best evaluate the “walkability” of locations.

Several attendees noted that additional information was necessary on the definition of “Universal Design” and whether a project was required to be developed as “fully accessible”.

Mr. Stanley joined the meeting at this point.

Ms. Marconi noted that Criteria 9 does not necessarily guarantee affordable units. Discussion ensued around the term “affordable” and that the policy is meant to differentiate projects from luxury senior apartments, not meet the Federal definition of the term associated with subsidized units.

Due to additional questions raised by the Governance Committee and other AIDA Board Members, the draft document was referred back to the Town of Amherst’s Senior Housing Policy and Evaluation Committee for review and possible amendments.