

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**  
**Minutes of the 466<sup>th</sup> Meeting**  
**February 20, 2015 – 8:30 am**  
**Agency Offices, 4287 Main Street**

The meeting of the above captioned Agency was called to order by Chairman Fredrick A. Vilonen.

PRESENT:	Fredrick A. Vilonen Edward F. Stachura Aaron Stanley E. Marshall Wood, Jr. Steven Sanders Michele Marconi James Allen, Executive Director Nathan Neill, Esq.
ABSENT:	Carlton Brock
GUESTS:	AIDA Staff Ric Gillert, TOA Planning Director Gary Black, TOA Planning Department Dan Howard, TOA Planning Department Andrew Schoepich, ECIDA Jonathan Epstein, Buffalo News

Chairman Vilonen reminded everyone that the meeting was being tape recorded.

**MINUTES**

The minutes of the January 2015 meeting were approved as presented.

**BILLS & COMMUNICATIONS**

There were no Bills & Communications at this meeting.

**TREASURER'S REPORT**

The Treasurer's Report for January 2015 was approved as presented.

**PUBLIC COMMENT**

There was no public comment at this meeting.

**EXECUTIVE DIRECTOR'S REPORT**

Executive Director noted that he was going to provide a brief report because members of the Planning Department Staff were in attendance to make a presentation.

Mr. Allen informed the board that he expects to have a draft of a new Senior Housing Policy for review at the next board meeting.

## **PRESENTATION BY THE TOWN OF AMHERST PLANNING DEPARTMENT**

Staff of the Town of Amherst Planning Department will be made a 20 minutes presentation on the updates to Chapter 5 of the Town of Amherst Comprehensive Master Plan.

## **COMMITTEE REPORTS**

### **Governance Committee – Reaffirmation of Agency Mission Statement and Performance Measurements**

Pursuant to the Public Authorities Accountability Act the Agency must annually adopt a Mission Statement and Performance Measurements. The Agency adopted its mission statement and performance measurements in February 2011. The Governance Committee met on Tuesday, February 17, 2015 to review the 2014 Agency Mission Statement and Performance Measurements Report.

### **Authority Mission Statement and Performance Measurements-2014 Report**

**Name of Public Authority:** Town of Amherst Industrial Development Agency (AIDA)

**Mission Statement:** To promote economic diversity and quality employment opportunities, and to broaden the tax base of the Town of Amherst in order to reduce the tax burden on homeowners, while helping to maintain and enhance a high quality living environment.

**Date Reaffirmed:** February 20, 2015

### **List of Performance Goals:**

#### **Goal #1: Promote private investment with focus on targeted industries and redevelopment**

Measured by: (1) Value of new private investments from tax incentives for new and existing Town of Amherst companies; (2) Value of new private investment in existing sites and buildings in Enhancement Areas.

The AIDA approved 11 projects in 2014 totaling \$129,526,250 in private sector investment in the construction, renovation and equipping of 280,835 square feet. Upon completion of these projects, 85 new jobs will be created, 274 jobs retained and \$2,876,215 in new property taxes will be generated.

Utilizing economic impact software to determine multiplier effects in the region, construction and supply jobs are supported, and \$121,623,685 in additional spending occurs due to construction and equipment investments and additional sales and property taxes generated.

1. Old Dutchman’s Wrought Iron	\$1,602,000	
2. Cantalician Center Reuse	\$5,804,000	Enhancement Area
3. Black Rock, Inc.	\$79,800,000	
4. Meyer Road Senior Housing	\$9,714,000	
5. Columbus McKinnon	\$5,915,000	
6. Lifetime Service Expansion	\$1,125,000	
7. Clover Communities	\$8,000,000	
8. 500 Creekside Drive, Inc.	\$500,000	
9. Bompa Development Corp.	\$1,100,000	
Uniland Partnership-480	\$14,966,250	
10. CrossPoint		
11. One John James Holding, LLC	\$1,000,000	

One redevelopment project was approved in 2014 in Town of Amherst designated Enhancement Area. The AIDA has approved 55 redevelopment projects totaling over \$221 million in new investment since 2000. These renovated, repurposed and expanded facilities will pay \$18 million in new property taxes over the course of their PILOT periods.

As Amherst continues to mature, redeveloping its older commercial areas is vital to maintaining its high quality of life. This forms the basis for Amherst’s Bicentennial Comprehensive Plan and the AIDA’s redevelopment strategy. Redeveloping existing properties leverages greater use of public infrastructure and reduces pressures on further “Greenfield” development while increasing taxable assessment.

**Goal #2: Support implementation of economic development elements of the Town of Amherst Bicentennial Comprehensive Plan and Williamsville Community Plan that maintain and enhance a high quality living environment**

Measured by: (1) Number of collaboration efforts with Town of Amherst and Village of Williamsville on development initiatives.

Economic Development Update Town of Amherst Bicentennial Comprehensive Plan – The AIDA reviewed and provided input to updates to Sections 3 and 5 of the Comprehensive Plan. These updates were approved by the Town Planning Board in November 2014 and are before the Town Board for approval. 2010 employment data reinforces the Town’s role as a regional employment center with 104,149 jobs, roughly 83% of which are filled by people who commute into Amherst from other areas of the region. Employment exceeded projections, growing significantly from 38,800 jobs in 1980. Furthermore, 80% of all new jobs in the region since 1980 were created in the Town of Amherst.

Amherst Form Based Code – The AIDA worked in conjunction with the Town on selecting Code Studios from Austin, Texas, to modernize the existing codes into a form based system. The \$215,000 plus project received a \$161,250 grant from NYSERDA and is expected to begin in the first quarter of 2015.

Williamsville Redevelopment – The AIDA continues to work collaboratively with Village leaders on furthering initiatives under the Picture Main Street effort. The Village secured approximately \$6 million for infrastructure improvements on Main and Spring streets. The focus has turned to leveraging the information and initiatives outlined in the Main Street Corridor Market Study. A Council for New Urbanism walking tour organized around the conference in the Summer of 2014, identified deficiencies in property upkeep and ways in which the visitor experience can be enhanced. Work continues on identifying marketing and retail enhancement opportunities to achieve the Community Plan’s goal of raising the profile of the Village to other leading Villages across New York and Canada.

Senior Housing – The AIDA worked with the Town Planning department on its effort to identify appropriate areas for Senior Housing zoning classification MFR-7. The Planning Board requested this information as demographics indicate an increasing senior population and demand for housing tailored specifically to their needs. The report will act as a guide as the development community continues to plan for new senior only developments.

**Goal #3: Support collaboration and implementation of regional economic development activities**

Measured by: (1) Number of collaboration efforts with Erie County and Regional Organizations on economic development initiatives.

Countywide Eligibility Policy – The AIDA worked with the IDAs of Erie County on drafting and approving a Local Labor policy that requires 90% of the construction workers reside in the eight counties of Western New York.

Work continued on revising Senior Housing eligibility criteria as AIDA Board passed a resolution passed in January 2014 that places additional criteria on potential Senior Housing projects seeking AIDA assistance. A county-wide Senior Housing policy is in final draft form and expected to be implemented in 2015.

Additionally, development of a Good Standing Tax Policy has been completed and will result in additional questions to the application for assistance requesting confirmation that an applicant does not have any unpaid taxes in Erie County. This policy was initiated by Legislators Dixon and Rath through a resolution passed by the County Legislature.

Coalition For Community Building – The AIDA continues to work with a diverse set of groups on pending IDA and other damaging legislation or regulation. At the forefront of the IDA focus, is continuing to educate decision makers on the effective role that an IDA performs in redevelopment and promoting economic development. The Coalition continues to battle against harmful legislation that will make our mission more difficult to achieve.

Amherst-Buffalo Transit Study - The AIDA sits on the advisory committee for the study of improved transit options linking population and employment centers along the Amherst-Buffalo corridor. Public meetings were held in 2014 explaining the project to interested residents. Technical work identifying the feasibility of the three transit options (Light Rail, Bus Rapid

Transit, & Enhanced Bus Service) commenced for the three Amherst corridor options (Niagara Falls Boulevard, Bailey Avenue, & Millersport Highway).

After a discussion and upon a motion by Steven Sanders, seconded by Aaron Stanley, a vote of no by Michele Marconi, it was

RESOLVED, THAT THE TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY REAFFIRM ITS MISSION STATEMENT AND APPROVE THE 2014 MEASUREMENT REPORT AS PRESENTED.

**UNFINISHED BUSINESS**

There was no Unfinished Business at this meeting.

**NEW BUSINESS**

There was no New Business at this meeting.

9:28 am – meeting adjourned.