

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
Minutes of the 429th Meeting
August 27, 2010 – 8:30 am
Agency Offices, 4287 Main Street

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

PRESENT: Fredrick A. Vilonen
Randall Clark
John DeLuca
Robert Ciesielski
Stuart Shapiro
Aaron Stanley
James Allen, Executive Director
Nathan Neill, Esq.
Steven Sanders, Town Board Liaison

EXCUSED: Ayesha F. Nariman

GUESTS: AIDA Staff
Supervisor Barry Weinstein
Terrance Gilbride, Hodgson Russ
Jeff Lehrback, McGuire Development
Maureen Couche, Resident
Chris Jerzewski, McGuire Development
Mary Battey, McGuire Development
Bob Mayer, Weinberg Campus
Sam Shapiro, Esq., Damon & Morey
David Flynn, Amherst Chamber of Commerce
Dr. Kathy Lillis, PAUCWNY
Mike, Lillis, PAUCWNY
Dr. Jayson Roland, Williamsville Pediatrics
Jonathan Epstein, Buffalo News
Jim Fink, Business First
Dave Styka, Uniland Development
John Capellino, ECIDA
Grant Lesswing, ECIDA
Paul Leone, Amherst IDA

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

MINUTES

The minutes of the July 2010 meeting were approved as presented.

BILLS & COMMUNICATIONS

There were no Bills & Communications at this meeting.

TREASURER'S REPORT

The Treasurer's Report for July 2010 was approved as presented

PUBLIC COMMENT

There were no comments from the public at this meeting.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Allen reported that the Amherst Town Board recently reconstituted the Industrial and Commercial Incentive Board (ICIB) to examine the established redevelopment areas within the Town of Amherst. AIDA Chairman Vilonen was named Chairman of the ICIB.

Mr. Allen also reported that several local IDAs had met with Assemblyman Sam Hoyt to discuss Section 862 of the IDA statute as it pertains to assisting retail projects. The group explained to Leg. Hoyt the difficulty of participating in redevelopment projects with the retail prohibitions in Section 862.

Mr. Allen told the board that discussions have taken place between the Agency and the Amherst Planning Department and the Amherst Chamber of Commerce to hold another redevelopment summit in the near future.

COMMITTEE REPORTS

There were no Committee Reports at this meeting.

UNFINISHED BUSINESS

There was no Unfinished Business at the meeting.

NEW BUSINESS

APPLICANT

MCDMAPLEAYER10, LLC
McGuire Development Company,
560 Delaware Ave
Buffalo, NY 14202

PROJECT LOCATION

1800 Maple Road

REQUEST

The applicant is requesting authorization for a \$2,680,000 Lease Transaction for the redevelopment, renovation and equipping of an existing 20,000 square feet facility located at 1800 Maple Road. This project is an Adaptive Re-Use of an existing deteriorated 1.5 acre site into a Medical Center of Excellence facility. The project is eligible under the County-Wide Eligibility Policy as an Adaptive Re-Use Project.

The application states: "the site currently consists of a small church with parking reflecting deferred maintenance. The site consists of a tax parcel that upon acquisition had religious exemptions for real estate taxes. The existing neighborhood is a mixture of well maintained single family residences and commercial buildings. The site had been in disrepair for numerous years and is separated from the single family subdivision to the north by an old stockade fence.

“The anchor tenant will be Pediatric and Adolescent Urgent Care of Western New York (PAUCWNY). PAUCWNY will be the first urgent care center (UCC) in western New York specializing in the care of children from birth to age 21. Currently the UCCs in WNY are staffed with physicians board certified in emergency medicine, with most of the physicians having only received 3-4 months of training in the care of children. Many pediatric patients are transferred to the Emergency Department at Women and Children’s Hospital (WCHOB) for second opinions or more definitive care. Most of the physicians working at PAUCWNY will have 3-6 years of pediatric training, the same level as WCHOB. This will result in the residents of the northtowns having a valuable service with a convenient location and short waiting times, reducing stress on both the children and parents.”

The applicant further states that Agency participation is necessary because the project is an adaptive reuse of an older church and parking lot. The new use of the property will compliment the neighborhood while promoting a new business with new jobs that provide a new medical service for the Town of Amherst. The IDA participation will help offset the extraordinary site development costs and assist in the establishment of a new Women Business Enterprise.

PAUCWNY is a Women Business Enterprise with the majority owner and CEO being Dr. Kathleen Lillis. Dr. Lillis has extensive experience in Pediatric Emergency Care and was the Director of the Emergency Facility at WCHOB. Dr. Lillis has obtained an SBA guaranteed loan to establish her new business.

EMPLOYMENT

The project will create 22 employment opportunities upon completion, 15 full-time and 7 part-time. Payroll is estimated to be \$1,595,000. Positions include medical doctors, physician assistants, nurses, nurse practitioners, technicians and clerical.

PILOT SCHEDULE

Based on the information contained within the application and applying it to the PILOT criterion, the project would be eligible for the Agency’s 7-year PILOT policy. During the abatement period, the project will pay an estimated \$138,473 in property taxes; \$77,912 to the Town of Amherst, \$14,202 to Erie County and \$46,359 to the Williamsville Central School District.

The property currently receives a religious exemption and only pays special district taxes which generate approximately \$2,894 in annual taxes. Over the seven year abatement period this amount would be \$20,258. Should this project proceed, the net revenue gain would be \$118,215.

Project Tax Savings

As a result of the Agency’s participation in this transaction, the project applicant would realize an estimated \$61,403 in sales tax savings, \$263,439 in property tax savings and \$26,800 in mortgage recording tax savings.

Executive Director Allen responded to comments made by Supervisor Weinstein during the Public Hearing for this project by noting that the project did qualify for Agency assistance under the Adaptive Re-Use section of the Countywide Eligibility Policy.

Board member Aaron Stanley asked representatives from the McGuire Group to clarify statements in their application pertaining to the square footage of the existing facility, the purchase price and the employment estimates.

Jeff Lehrbach and Chris Jerzewski responded on behalf of the McGuire Group, providing the clarifications Mr. Stanley was seeking.

Aaron Stanley made a statement that he did not feel this project qualified for Agency assistance under the Adaptive Re-Use policy.

Board member Stuart Shapiro asked members from the McGuire Group if their request for assistance included other properties on the site or only the church.

McGuire Group representatives said they were seeking assistance for the redevelopment of church only and that the site would ultimately be divided into several parcels.

Board member John DeLuca stated that he felt the project adheres to the Countywide Eligibility policy and meets the needs of the community.

Supervisor Weinstein noted that PAUCWNY was good for the community but that the project should proceed without incentives.

AIDA Liaison from the Amherst Town Board, Steve Sanders stated that he, along with several other Town Board members, was in support of Agency participation in the project.

After further discussion and upon a motion by Randall Clark, seconded by John DeLuca, a vote of no by Robert Ciesielski, Stuart Shapiro and Aaron Stanley, a vote of aye by Fredrick Vilonen, the motion failed to pass due to a tie.

9:15 am – meeting adjourned.