

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
Minutes of the 411th Meeting
August 15, 2008 – 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
Robert L. Miller
John P. DeLuca
Ayesha Nariman
Robert Ciesielski
Stuart Shapiro
James J. Allen, Executive Director
Nathan S. Neill, Esq.

EXCUSED: Randall Clark

GUESTS: AIDA Staff
Jonathan Epstein, Buffalo News
David Tytka, Uniland Development
John O'Brien, Toski Schaefer
Richard Brown, Citizens Bank
Edward Stachura
Jim Cullinan

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

MINUTES

The minutes of the June 2008 meeting were approved as presented.

TREASURER'S REPORT

The Treasurer's Report for June & July 2008 were approved as presented.

BILLS & COMMUNICATIONS

There were no Bills and Communications presented at this meeting.

PUBLIC COMMENT

There was no Public Comment at this meeting.

EXECUTIVE DIRECTOR REPORT

Executive Director Allen commented on the loss of application fees and blames it mostly on the economy. He mentioned that the Annual Survey has been sent out and that there were a number of companies that have indicated the possibility of expanding in the future. The Agency has begun to contact these companies to offer our assistance.

Mr. Allen told the board that the Agency is continuing to work with the Harlem Kensington Task Force about the possibility of doing an overlay district or changing the zoning to traditional neighborhood development zoning. We are also working with the Town Planning Department on the zoning categories. Scott Scheibel, a graduate student from UB, was introduced to the board and told that he is working for us on behalf of the planning department to help with the codes.

Mr. Allen reported that the Agency continues to work with the Village of Williamsville on the Mill project. He noted that staff was preparing a proposal as to what the Agency's role would be and that the biggest issue now is the stabilization of the structure.

Mr. Allen informed that Board there is a resolution on the Town Board agenda regarding the Homestead /Non-Homestead system for taxation. This system would allow municipalities to come up with two different rates, a residential rate & a non residential rate. It would shift more of the tax burden to commercial properties thereby reducing residential taxes. He went on to say that it may be a good idea for the resident but noted, as you shift more of the tax burden to businesses, those that can relocate could do that.

Dr. Shapiro inquired about a meeting that was scheduled for Tuesday, August 19th. Deputy Director Dave Mingoia explained that the AIDA placed an ad in the Amherst Bee notifying the public of a meeting regarding the Sheridan Drive Commercial District Study. The purpose of the meeting is to garner feedback from the public on initial findings and recommendations identifying possible impediments to redevelopment of the properties in that area of Amherst. The study includes a demographic analysis, environmental assessment and recommendations on additional areas to study seeking additional funding from the New York State Department of State's Brownfield Opportunity Area Program.

UNFINISHED BUSINESS

I. SUBLESSEE APPROVAL

MJ Peterson – 200 John James Audubon Parkway

Buffalo Niagara Association of Realtors – The company wishes to occupy 7,380 square feet for its regional trade organization. The company is relocating from 100 Sylvan Parkway International Drive for reason of expansion and currently employs 13 workers. The NAICS for this company is 8139, which according to the county-wide eligibility policy the company is neither eligible nor ineligible for occupancy. This occupancy would represent 8.8% of the building.

Barton Distillers Import Corp. – The company wishes to occupy 1,380 square feet for its field office. The company is relocating from 2005 Niagara Falls Boulevard and employs 4 workers. The NAICS for this company is 4248, wholesale trade, and is eligible under the county-wide eligibility policy. This occupancy would represent 1.64% of the building.

Upon a motion by John DeLuca, seconded by Ayesha Nariman and unanimously carried, it was

RESOLVED, THAT THE TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY APPROVE THE SUBLESSEE APPROVAL REQUESTS FROM MJ PETERSON, SUBLESSEES BEING BUFFALO NIAGARA ASSOCIATION OF REALTORS AND BARTON DISTILLERS IMPORT CORP.

NEW BUSINESS

Information Item – Sales and Use Tax Compliance – IDA Projects

John T. O'Brien from Toski Schaeffer & Co., P.C. presented to the Board of Directors an executive overview of the compliance procedures relative to New York State Sales and Use taxation and exemptions from taxation granted by the Amherst IDA.

9:33 am – meeting adjourned.