

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**

**Minutes of the 418<sup>th</sup> Meeting**

**July 17, 2009 – 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  
Randall Clark  
Ayesha Nariman  
James J. Allen, Executive Director  
Nathan S. Neill, Esq.

**ABSENT:** John DeLuca  
Robert Ciesielski  
Stuart Shapiro

**GUESTS:** AIDA Staff  
Mark Manna, TOA Liasion  
David Tytko, Uniland Development  
Edward Stachura  
Patrick Ball, HSBC

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

**MINUTES**

The minutes of the June 2009 meeting were approved as presented.

**TREASURER'S REPORT**

The Treasurer's Report for June 2009 was approved as presented.

**BILLS & COMMUNICATIONS**

There were no Bills & Communications at this meeting.

**PUBLIC COMMENT**

There were no comments from the public at this meeting.

**EXECUTIVE DIRECTOR REPORT**

Executive Director Allen reported that he is a member of an organization called Congress for New Urbanism and has the opportunity to participate on the development of LEEDS Standard for redevelopment projects. LEEDS which is the environmentally & energy specific projects for new construction is something that a lot of communities are adopting. The

Town of Amherst is also talking about this in the revision of the zoning codes requiring LEEDS Certification for new buildings. The problem is there are no standards for LEEDS Certification for redevelopment. The Congress for New Urbanism has taken it upon itself to work with LEEDS to develop that for redevelopment.

Executive Director stated that a date has been set for August 13<sup>th</sup> for the Redevelopment Summit from 9:00-12:00 at the Marriott. Madeline Hare will be the speaker who is an architect designer with The Urban Strategies out of Toronto. The purpose of the summit is to determine what the barriers & impediments are to the kind of redevelopment we want to encourage. When we find out those barriers are and get some input from the people that have to deal with those issues and what we can do to tear those barriers down.

Mark Manna, Agency Liaison reported that after meeting with Jim Allen & Rick Vilonen to discuss the issue of having a summit and date was decided. He mentioned that he sponsored a resolution for the Town Board which they passed and had asked Guy Marlette to co-sponsor it along with serve on the task force with him. He stated that along with the Executive Director they are hoping to identify and remove the barriers to redevelopment. Some of which are zoning, codes, building codes and political issues. The summit has been titled "Straight Talk on Redevelopment". He is hoping to hear from the developers on what the Town Board is not doing, Planning Dept., AIDA or Amherst Chamber then let them know what they are doing wrong. He is hoping to create a little different culture within the development community and at Town Hall to focus our strengths on redevelopment.

## **COMMITTEE REPORTS**

### **Finance/Audit Committee**

**Mortgage Modification Agreement**-The Finance/Audit Committee met on Tuesday, July 14, 2009 to review and discuss the refinancing of the Agency's mortgage for its property located at 4287 Main Street.

Based on the discussions with four local banks, the Finance/Audit Committee recommends refinancing with the Agency's current lender First Niagara Bank. The refinancing will be in the form of a Mortgage Modification Agreement with First Niagara Bank.

Upon a motion by Randall Clark, seconded by Ayesha Nariman and unanimously carried.

## **NEW BUSINESS**

### **Lease Assignment & Assumption**

#### **Project Applicant**

Amherst Technology Park LLC  
30 Wilson Road  
Amherst, New York 14221  
Charles E. and Nancy L. Dowdell

#### **Request**

**Charles E. and Nancy L. Dowdell** – are requesting Agency consent to the assignment of leasehold interest in the property located at 30 Wilson Road to Amherst Technology Park LLC, a newly formed limited liability company whose sole members are Charles E. Dowdell and Nancy L. Dowdell, with each being 50% owner.

The Agency took title the project in 1985 and has participated in three expansions on the property. The project was the original headquarters of Amherst Systems. The property is now home to Medaille College's northtown campus.

The PILOT for the project will not be affected by this transaction. It expires in 2010.

Recommendation: approval

Upon a motion by Robert Miller, seconded by Randall Clark and unanimously carried.

8:47 AM – Meeting adjourned