AMHERST INDUSTRIAL DEVELOPMENT AGENCY

2025 Portfolio Report

Dated 3/20/26

		Amount of Tax Exemptions						Payments In Lieu of Taxes (PILOTs)				Employment			
								Made by Project Operators				Information			
	Primary	Sales	Property	Mort Rec	Total	PILOT			School	Total	Net	Emp Prior	Est	Current	Emp
Property Address	Tenant/Develop	Tax	Tax	Tax	Exemptions	Start	County	TOA	District	PILOTs	Exemptions	To IDA	Create	Emp	Dif
1760 Wehrle Dr	Tops HQ	-	205,572	-	205,572	2017	16,073	14,291	54,362	84,726	120,846	0	467	407	(60)
5020 Main St. (03/14)	Iskalo Hyatt	-	182,904	-	182,904	2017	32,780	29,144	118,473	180,397	2,507	0	43	41	(2)
BlackRock, Inc. (Const) (10/15)	BlackRock	-	128,344		128,344	2017	11,878	10,561	41,706	64,145	64,199	0	25	35	10
Columbus McKinnon	Columb McKin	-	55,560	-	55,560	2017	5,641	5,015	19,806	30,462	25,098	130	10	133	(7)
10 Curtwright Drive (10/15)	Ashton Potter	-	62,597	-	62,597	2018	3,476	3,090	12,205	18,771	43,826	120	45	35	(130)
1350 Eggert Rd.	Apts-Ellicott Dev	-	102,282	-	102,282	2018	14,783	13,144	62,987	90,914	11,368	0	2	1	(1)
5000 & 5010 Main St. (03/14)	IskaloLord Amherst	-	182,995	-	182,995	2018	30,932	27,902	106,647	165,481	17,514	0	48	94	46
5933 Main	Lymstone Lofts	-	81,488	-	81,488	2019	13,153	11,694	47,877	72,724	8,764	0	2	48	46
Kitchen World, Inc.	Kitchen World	-	21,112	-	21,112	2019	1,594	1,417	12,916	15,927	5,185	4	3	21	14
Bureau Veritas	Northpointe	-	-	-	-	N/A	-	-	-	-	-	202	5	174	(33)
Willowbrook Hospitality, LLC	Hampton Inn	-	120,583		120,583	2021	12,821	11,399	59,274	83,494	37,089	-	17	21	4
Fredonia Place of Williamsville	Asst. Living	-	218,536	-	218,536	2021	18,109	16,101	73,390	107,600	110,936	25	2	36	9
400 CrossPoint	PL-Centene	-	66,208	-	66,208	2021	10,594	9,419	37,291	57,304	8,904	0	0	-	-
Evans Bank, NA	Evans Bank HQ	-	163,161	-	163,161	2022	16,187	14,392	56,835	87,414	75,747	173	20	93	(100)
6790 Main LLC	Mixed Use Facil	-	59,082	-	59,082	2022	6,674	5,934	21,686	34,294	24,788	-	-	-	-
Capital Fence, Inc.	Capital Fence exp	-	21,167	-	21,167	2022	1,049	933	4,560	6,542	14,625	18	5	23	-
3980 Bailey, LLC	Apts-	-	47,695	-	47,695	2024	5,062	4,501	21,386	30,949	16,746	-	1	1	-
Aria Buf Maple, LLC	Hotel rehab-Apts	-	200,331	-	200,331	2023	26,304	23,387	117,161	166,852	33,479	2	-	2	-
Amherst Sweethome Rd, LLC	Apts-Zombie	-	267,250	-	267,250	2023	11,844	10,530	81,487	103,861	163,389	0	4	5	1
Oxford Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	-	9	7	(2)
Princeton Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	-	8	9	1
Brewster Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	5	-	6	1
Parkside Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	4	-	6	2
60 John Glenn, Inc.	Amherst Stainles	-	18,814	-	18,814	2023	740	658	3,216	4,614	14,200	82	5	94	7
Amherst Community Solar	solar farm	-	52,298	-	52,298	2023	5,783	5,049	15,217	26,049	26,249	-	2	-	(2)
Amherst III APL RKC, LLC	UBMD	-	1,021,751	-	1,021,751	2024	132,987	118,239	578,131	829,357	192,394	206	76	425	143
Aspen Heights	MR housing	-	1,554,326	-	1,554,326	2024	50,105	44,548	360,276	454,929	1,099,397	-	10	6	(4)
Stark Real Estate Holdings	HQ	-	79,265	-	79,265	2024	9,331	8,296	33,750	51,377	27,888	-	80	60	(20)
Sutton Place Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	5	-	6	1
6842 Main Street, LLC	MR housing	9,225	-	-	9,225	2026	-	-	-	-	9,225	-	-	-	-
WP 5877 Main St, LLC	Mixed Use Facil	-	-	-	-	2025	-	-	-	-	-	-	2	48	46
Kistler Instruments	Manufacture	3,752	-	-	3,752	N/A	-	-	-	-	3,752	53	3	51	(5)
Generate (800 New Rd)	Solar farm	50,124	-	-	50,124	2026	-	-	-	-	50,124	-	1	4	3
5226 Main LLC	Mixed Use Facil	-	-	-	-	2027	-	-	-	-	-	-	1	-	(1)
Sawyers Landing, LLC	Mixed Use Facil	-	-	259,245	259,245	2028	-	-	-	-	259,245	-	7	-	-
2635 North Forest, LLC	MR housing	1,116,023	-	315,000	1,431,023	2027	-	-	-	-	1,431,023	-	3	-	-
Ivoclar	Manufacture	25,572	-	-	25,572	2028	-	-	-	-	25,572	179	6	189	4
Novum Medical/80 Creekside	Manufacture	13,125	-	7,887	21,012	2028	-	-	-	-	21,012	12	2	12	-
6812 Main Street	WF/MR Housing	-	-	-	-	2029	-	-	-	-	-	-	-	-	-

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Property Address	Tenant/Develop	Tax	Tax	Tax	Exemptions	Start	County	TOA	District	PILOTs	Exemptions	To IDA	Create	Emp	Dif
Benderson HQ/Mississippi ADP	HQ office bldg	31,668	-	-	31,668	2028	-	-	-	-	31,668	0	10	-	-
Delta Sonic Car Wash Systems	HQ/Prod facility	95,759	-	-	95,759	2028	-	-	-	-	95,759	0	12	-	-
Allient, Inc.	Technology	-	-	-	-	N/A	-	-	-	-	-	0	10	-	-
Evolution Dental Labs	Tech/Manufacture	-	-	32,250	32,250	2028	-	-	-	-	32,250	0	25	-	-
Iskalo 26 Spring St	MR/WF housing	-	-	-	-	2028	-	-	-	-	-	0	1	-	-
1760 Maple	MR/WF housing	4,534	-	-	4,534	2028	-	-	-	-	4,534	0	2	-	-
The Greens Apartments	MR/WF housing	451,010	-	114,000	565,010	2028	-	-	-	-	565,010	0	2	1	-
Totals		1,800,792	4,913,321	728,382	7,442,495		437,900	389,644	1,940,639	2,768,183	4,674,312	1,220	976	2,094	(29)
Out of AIDA 2026 - will not appear on 2027 report															