

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
Minutes of the 510th Meeting
May 17, 2019 – 8:30 am
James J. Allen Boardroom
Agency Offices, 4287 Main Street

PRESENT: Carlton N. Brock, Jr.
Steven Sanders
Michael R. Szukala
William W. Tuyn
Philip Meyer
Hadar Borden
Jacqueline Berger, Town Board Liaison
David S. Mingoia, Executive Director
Kevin J. Zanner, Hurwitz & Fine PC

ABSENT: Hon. Timothy J. Drury

GUESTS: AIDA Staff
Supervisor Brian Kulpa, TOA
Dave Sutton, Sutton Architects
Sean Hopkins, Esq.
David Tytka, Uniland Development
Kevin Roe, Uniland Development

Chairman Carlton N. Brock, Jr. called the meeting to order and reminded everyone that the meeting was being audio recorded.

MINUTES

The minutes of the April 2019 meeting were approved as presented.

BILLS & COMMUNICATIONS

The board was given a copy of the Town of Amherst 2019 PILOT Exemption Report which found that the PILOTs collected in 2019 were in order and that there were no reportable findings. There were no comments.

TREASURER'S REPORT

The Treasurer's Report for April 2019 was approved as presented.

PUBLIC COMMENT

Supervisor Brian Kulpa spoke in support of the 3980 Bailey, LLC project which the board will be deliberating later in the meeting.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director's Report is attached to these minutes.

COMMITTEE REPORTS

There were no Committee Reports at this meeting.

UNFINISHED BUSINESS

There was no Unfinished Business at this meeting.

NEW BUSINESS

I. Authorization Resolutions

3980 Bailey, LLC - is a lease transaction project having a total cost of up to \$4,232,000. The project is for the construction and equipping of a 21,600 +/- square foot, 9-unit, market rate housing facility located at 3980 Bailey Avenue, Amherst, New York. The project is located within the Amherst Central School District.

Financial Assistance to be provided includes a sales tax exemption for project costs up to approximately \$3.65 million, a mortgage tax exemption for a mortgage amount up to \$3.65 million, and real property tax abatement in accordance with the Agency's standard Uniform Tax Exemption policy.

Steven Sanders made a motion to approve the 3980 Baily, LLC project. William Tuyn seconded the motion. After discussion centering on rent rates, votes of aye were cast by Brock, Sanders, Szukala, Tuyn, Meyer and Borden. Motion to approve passed 6-0.

The Uniland Partnership of Delaware, LP or an entity to be formed – is a lease transaction project having a total cost of up to \$4,520,000 for the construction of a parking lot expansion at 400, 480, 486 and 490 CrossPoint Parkway, Getzville, New York. The parking lot expansion is for Centene, the project occupant at 480/490 CrossPoint Parkway. The project is located within the Williamsville Central School District.

Financial Assistance to be provided includes a sales tax exemption for project costs up to approximately \$4.52 million, a mortgage tax exemption for a mortgage amount up to \$2.6 million, and real property tax abatement in accordance with the Agency's standard Uniform Tax Exemption policy.

Steven Sanders made a motion to approve The Uniland Partnership of Delaware, LP (or and entity to be formed) project. William Tuyn seconded the motion. After a brief discussion, votes of aye were cast by Brock, Sanders, Szukala, Tuyn and Borden. A vote of no was cast by Meyer. Motion to approve passed 5-1.

II. Tenant Approval – 3500 Sheridan, LLC

3500 Sheridan, LLC has requested Agency consent to sublease 4,813 square feet of its multi-tenant facility to North American Dental Real Estate, LLC.

Michael Szukala made a motion to approve the sublease request by 3500 Sheridan, LLC. William Tuyn seconded the motion. Vote of aye were cast by Brock, Sanders, Szukala, Tuyn, Meyer and Borden. Motion to approve passed 6-0.

III. Job Description – Director of Business Development

Executive Director Mingoia presented the board with the newly developed job description for recently proposed Director of Business Development position.

Steven Sanders made a motion to approve the job description for the Director of Business Development. William Tuyn seconded the motion.

A discussion took place centering on the administrative responsibilities contained within the job description. It was noted that because there was mention of administrative functions, there was a question as to if the job title should be changed to reflect the administrative aspect of the position. After continued discussion, it was the belief that this was not to be a deputy director-type position, but that of business development.

Steven Sanders made a motion to amend the job description to remove mention of administrative functions for the director of business development position and to approve the job description as amended. Philip Meyer seconded the motion. Votes of aye were cast by Brock, Sanders, Szukala, Tuyn, Meyer and Borden. Motion to approve passed 6-0.

The board then discussed appointing a committee to work with the Executive Director on the hiring process for the position.

After a brief discussion Steven Sanders made a motion to appoint Chairman Brock, Judge Drury and Executive Director Mingoia as the Hiring Committee. Philip Meyer seconded the motion. Votes of aye were cast by Brock, Sanders, Szukala, Tuyn, Meyer and Borden. Motion to approve passed 6-0.

9:17 am – Meeting adjourned.