

Authority Mission Statement and Performance Measurements-2013 Report

Name of Public Authority: Town of Amherst Industrial Development Agency (AIDA)

Mission Statement: To promote economic diversity and quality employment opportunities, and to broaden the tax base of the Town of Amherst in order to reduce the tax burden on homeowners, while helping to maintain and enhance a high quality living environment.

Date Reaffirmed: March 21, 2014

List of Performance Goals:

Goal #1: Promote private investment with focus on targeted industries and redevelopment

Measured by: (1) Value of new private investments from tax incentives for new and existing Town of Amherst companies; (2) Value of new private investment in existing sites and buildings in Enhancement Areas.

The AIDA approved 8 projects in 2013 totaling \$117,751,866 in private sector investment in the construction, renovation and equipping of 175,237 square feet. Upon completion of these projects, 681 new jobs will be created, 2,179 jobs retained and \$2,460,886 in new property taxes will be generated.

Utilizing IMPLAN economic impact software to determine multiplier effects in the region, 446 construction and supply jobs are supported, and \$27,913,915 in additional spending occurs due to construction and equipment investments. Expanded firms also contribute an additional \$68,024,883 in annual output to the regional economy.

1. Northpointe Commerce Park	\$28,500,000	
2. 5020 Main St., LLC	\$20,000,000	Enhancement Area
3. Twin Lake Property, LLC	\$3,935,000	
4. Iskalo 8600 Transit, LLC	\$2,125,000	
5. Ingram Micro, Inc.	\$11,000,000	
6. Uniland-480/495 CrossPoint	\$16,491,866	
7. Uniland-580 CrossPoint	\$31,200,000	
8. Village Park Medical Bldg	\$4,500,000	

Goal #2: Support implementation of economic development elements of the Town of Amherst Bicentennial Comprehensive Plan and Williamsville Community Plan that maintain and enhance a high quality living environment

Measured by: (1) Number of collaboration efforts with Town of Amherst and Village of Williamsville on redevelopment initiatives.

One redevelopment project was approved in 2013 in Town of Amherst designated Enhancement Area. The AIDA has approved 54 redevelopment projects totaling over \$215 million in new investment since 2000. These renovated, reused and expanded facilities will pay \$18 million in additional property taxes over the course of their PILOT periods.

As Amherst continues to mature, redeveloping its older commercial areas is vital to maintaining its high quality of life. This forms the basis for Amherst's Bicentennial Comprehensive Plan and the AIDA's redevelopment strategy. Redeveloping existing properties leverages greater use of public infrastructure and reduces pressures on further "Greenfield" development while increasing taxable assessment.

Economic Development Update Town of Amherst Bicentennial Comprehensive Plan – The AIDA reviewed and provided input to the Comprehensive Plan. 2010 employment data reinforces the Town's role as a regional employment center with 104,149 jobs, roughly 83% of which are filled by people who commute into Amherst from other areas of the region. Furthermore, 80% of all new jobs in the region since 1980 were created in the Town of Amherst.

Picture Main Street Plan – The AIDA has been an active part of a planning effort to improve the Main Street corridor through infrastructure and other aesthetic improvements. Infrastructure funding was secured in 2013 to implement many of the improvements identified. Looking ahead, the AIDA was asked to participate in a branding committee that the Village is forming.

Main Street Corridor Market Study – The AIDA, the Town of Amherst, and Village of Williamsville, hired David Versel, an economic consultant, to conduct a market study of the Main Street retail corridor from the I-290 to Youngs Road. The market study will help guide comprehensive planning updates and the development of zoning/design regulations by analyzing future retail, housing, and office markets for the project area based on 5, 10 and 20 year planning horizons. The study is complete and will be presented to the public in March 2014.

Goal #3: Support collaboration and implementation of regional economic development activities

Measured by: (1) Number of collaboration efforts with Erie County and Regional Organizations on economic development initiatives.

Countywide Eligibility Policy – The AIDA worked with the IDAs of Erie County on drafting and approving a Local Labor policy that requires 90% of the construction workers reside in the eight counties of Western New York.

Work also began on revisions to the Senior Housing eligibility criteria. The AIDA Board passed a 6-month moratorium which led to a resolution passed in January 2014 that places additional criteria on potential Senior Housing projects seeking AIDA assistance. A county-wide Senior Housing policy is a topic of discussion in 2014 as each IDA currently treats this sector differently.

Coalition For Community Building – The AIDA continues to work with a diverse set of groups on pending IDA and wetlands legislation. At the forefront of the IDA focus, is the issue of redevelopment and its importance in smart growth development. Community Choice legislation was introduced in 2013 that would allow Towns and Villages in Erie County to select a local IDA other than ECIDA to undertake redevelopment.

A Wetlands bill is also drafted that would implement a pilot program of sane wetlands delineation in sewer districts in Erie County. Current state practice encourages sprawl and under-utilization of existing infrastructure and sites currently served by sewers.

Amherst-Buffalo Transit Study - The AIDA sits on the advisory committee for the study of improved transit options linking population and employment centers along the Amherst-Buffalo corridor. Options could include an extension of Metro Rail, improvements to current bus service or something else altogether, like bus rapid transit. This is a long term study with possible recommendations in 2015.