

## Town of Amherst Industrial Development Project Evaluation Matrix

State Law Required Criteria	Project Type	Material Terms	Additional Criteria Board May Consider
<ol style="list-style-type: none"> <li>1. Extent to which a project will create or retain permanent jobs</li> <li>2. Estimated value of tax exemptions</li> <li>3. Amount of private sector investment</li> <li>4. Likelihood of project being accomplished in a timely fashion</li> <li>5. Extent of new revenue provided to local taxing jurisdictions</li> <li>6. Any other misc. public benefits</li> </ol>	<p><b><u>Manufacturing, Warehouse, Distribution</u></b></p>	<ol style="list-style-type: none"> <li>1. Create and/or Retain Jobs</li> <li>2. Private Sector Investment</li> <li>3. Local Labor Construction</li> </ol>	<ol style="list-style-type: none"> <li>1. Wage Rates</li> <li>2. Regional Wealth Creation</li> <li>3. In Region Purchases</li> <li>4. Research and Development Activities</li> <li>5. Investments in Energy Efficiency</li> <li>6. Locational Land Use Factors (i.e. Brownfields or Locally Designated Development Areas)</li> <li>7. LEED/Renewable Resources</li> <li>8. Retention/Flight Risk</li> <li>9. Workforce Access, Public Transportation</li> </ol>
	<p><b><u>Agriculture, Food Processing</u></b></p>	<ol style="list-style-type: none"> <li>1. Create and/or Retain Jobs</li> <li>2. Private Sector Investment</li> <li>3. Local Labor Construction</li> </ol>	<ol style="list-style-type: none"> <li>1. Wage Rates</li> <li>2. Regional Wealth Creation</li> <li>3. In Region Purchases</li> <li>4. Research and Development Activities</li> <li>5. Investments in Energy Efficiency</li> <li>6. Locational Land Use Factors (i.e. Brownfields or Locally Designated Development Areas)</li> <li>7. LEED/Renewable Resources</li> <li>8. Retention/Flight Risk</li> <li>9. Workforce Access, Public Transportation</li> </ol>

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	<p><b><u>Long-Term Care Facilities</u></b></p>	<ol style="list-style-type: none"> <li>1. Create and/or Retain Jobs</li> <li>2. Private Sector Investment</li> <li>3. Local Labor Construction</li> </ol>	<ol style="list-style-type: none"> <li>1. Market Study</li> <li>2. Statement of Need (if required)</li> <li>3. Local Official(s), Community Support</li> <li>4. In Region Purchases, Support of Local Vendors</li> <li>5. LEED/Renewable Resources</li> </ol>

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	<p><b><u>Neighborhood Redevelopment or Adaptive Reuse</u></b></p>	<ol style="list-style-type: none"> <li>1. Create and/or Retain Jobs</li> <li>2. Private Sector Investment</li> <li>3. Local Labor Construction</li> </ol>	<ol style="list-style-type: none"> <li>1. Distressed Census Tracts</li> <li>2. Designated Enhancement Area</li> <li>3. Age of Structure</li> <li>4. Building Vacancy</li> <li>5. Redevelopment Supports Local Community Development Plan</li> <li>6. Environmental or Safety Issues</li> <li>7. LEED/Renewable Resources</li> <li>8. Building has Historic designation</li> <li>9. Site or Structure has delinquent Property or other local Taxes</li> <li>10. Impediments to Conventionally Finance Project</li> <li>11. Transit Oriented Development</li> <li>12. Increased Property Value</li> <li>13. Provides Workforce and/or Affordable Housing</li> </ol>

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	<p><b><u>Market Rate Senior Housing</u></b></p>	<ol style="list-style-type: none"> <li>1. Create and/or Retain Jobs</li> <li>2. Private Sector Investment</li> <li>3. Local Labor Construction</li> </ol>	<ol style="list-style-type: none"> <li>1. Local Official(s) Support</li> <li>2. Project Located in Town/Village Center, Hamlet</li> <li>3. Complies With Comprehensive Plan</li> <li>4. Location Promotes Walkability, Access to Local Services</li> <li>5. Market Study Demonstrating Need</li> <li>6. Located in Area That Serves Seniors At or Below Median Income</li> <li>7. Facility Provides Senior Amenities</li> <li>8. Impediment to Financial Feasibility</li> <li>9. 50% of Residents Are At or Below 60-80% of Erie County Income</li> </ol>