

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

Executive Committee Meeting Agenda

**June 6, 2024 – 8:30 am
Agency Offices, 4287 Main Street**

1. Roll Call of Members
2. Reading and Approval of Minutes
3. New Business
 - a. Iskalo Development – 26 West Spring Street
 - b. Workforce Housing Policy Update
4. Adjournment

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
Minutes of the Executive Committee Meeting
April 4, 2024 – 8:30 AM
Agency Office, 4287 Main Street

Executive Committee: William W. Tuyn
Anthony Agostino
David S. Mingoia, Executive Director

Guests: Nicole Gavigan
Sean Hopkins
Mike Ginestre
Don Feldman
Jacqui Berger
William Severyn
Tom Fox

Mr. Tyn opened the meeting at 8:34 AM and requested a motion to approve the previous meeting's minutes. Mr. Agostino made the motion, seconded by Mr. Tuyn and it carried unanimously.

Mr. Mingoia read the public hearing notice for 5226-5228 Main Street LLC and then introduced Sean Hopkins who presented mixed used workforce development project on behalf of the applicant. After the public hearing was closed and further discussion, Mr. Agostino made a motion to advance the project to the Board of Directors, which was seconded by Mr. Tuyn and carried unanimously.

Mr. Mingoia then read the public hearing notice Sawyers Landing LLC and then introduced Sean Hopkins who presented the mixed use workforce housing project on behalf of the applicant. Representatives from the Sweet Home School District provided comment regarding use and traffic at the site. The developer and school district indicated they would continue discussions on the project to explore opportunities for circulation and mitigate any effects with the nearby elementary school. After the public hearing was closed and further discussion, Mr. Agostino made a motion to advance the project to the Board of Directors, which was seconded by Mr. Tuyn and carried unanimously.

Mr. Mingoia read the public hearing notice for the Greens on North French and then introduced Sean Hopkins who presented the workforce housing project on behalf of the applicant. After the public hearing was closed and further discussion, Mr. Agostino made a motion to advance the project to the Board of Directors, which was seconded by Mr. Tuyn and carried unanimously.

At 9:32 AM, Mr. Agostino made a motion to adjourn, seconded by Mr. Tuyn and carried unanimously.



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

May 23, 2024

Hon. Brian J. Kulpa
Town of Amherst
5583 Main Street
Williamsville, NY 14221

David S. Mingoia
Amherst Industrial Development Agency
4287 Main Street
Amherst, NY 14226

RE: Meeting Discussing Middle-Income Workforce Housing and Tax Incentives

Dear Supervisor Kulpa and Exec. Dir. Mingoia:

Thank you for meeting with me to discuss challenges related to middle-income workforce housing, redevelopment, and the role of public incentives. As we all agreed upon in that meeting, middle-income workforce housing presents a unique challenge locally and nationally. Commonly meant to include households with incomes between 80 and 120% of the area median income (AMI), middle-income workforce housing generally does not qualify for federal housing subsidies but is necessary to have a vibrant community. I appreciate that Amherst is taking a strategic, comprehensive approach in trying to address housing and development matters in the town.

As I mentioned, Erie County maintains the position that tax incentives should not be offered to new build market-rate or predominantly market-rate housing which developers will build anyway. There is sufficient demand for housing in our area and it is improper for tax dollars to underwrite high-end rental units. Amherst may do as it sees fit regarding taxes under its jurisdiction, but my administration will maintain opposition to the abatement of Erie County property, sales, or mortgage-recording taxes associated with new build market-rate housing.

I would like to maintain an open dialogue with the Town of Amherst, the Amherst IDA, and other stakeholders on this matter. Please feel free to reach out to my office with any new or creative policy ideas that may develop. We will do the same.

Sincerely yours,

A handwritten signature in blue ink that reads "Mark C. Poloncarz".

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/ze

CC: John Cappellino
President and CEO, ECIDA