

Amherst IDA - Assessment of Progress for Active Projects

2023 Net Exemption Report

3/22/24

Property Address	Primary Tenant/Develop	Amount of Tax Exemptions				PILOT Start	County	Payments In Lieu of Taxes (PILOTs) Made by Project Operators				Employment Information			
		Sales	Property	Mort Rec	Total			TOA	School	Total	Net	Emp Prior	Est	Current	Emp
		Tax	Tax	Tax	Exemptions			Exemptions	District	PILOTs	Exemptions	To IDA	Create	Emp	Dif
45 Bryant Woods I (07/04)	Chiampou et.al	-	53,637	-	53,637	2006	10,336	7,581	35,720	53,637	-	46	14	143	83
45 Bryant Woods II (08/08)	Chiampou et.al	-	24,842	-	24,842	2011	2,514	1,844	8,679	13,037	11,805	0	0	-	-
480 CrossPoint (Fidelis)	Centene	-	188,714	-	188,714	2013	36,384	26,699	125,631	188,714	-	463	200	2,325	1,662
5195 Main St.	MxdUse-Ellicott	-	335,934	-	335,934	2015	61,625	45,222	218,257	325,104	10,830	0	44	39	(5)
60 John Glenn (09/12)	Amherst Stainless	-	52,530	-	52,530	2015	6,789	6,185	30,497	43,471	9,059	43	3	84	38
490 CrossPoint (Fidelis)	Centene	-	213,983	-	213,983	2016	2,107	1,546	7,276	10,929	203,054	0	385	-	-
1760 Wehrle Dr	Tops HQ	-	295,285	-	295,285	2017	20,096	14,747	69,392	104,235	191,050	0	467	308	(159)
5020 Main St. (03/14)	Iskalo Hyatt	-	252,026	-	252,026	2017	36,206	26,569	152,709	215,484	36,542	0	43	55	12
BlackRock, Inc. (Const) (10/15)	BlackRock	-	150,184	-	150,184	2017	12,463	9,145	43,034	64,642	85,542	0	25	34	9
Columbus McKinnon	Columb McKin	-	84,450	-	84,450	2017	8,494	6,233	23,584	38,311	46,139	130	10	116	(24)
10 Curtwright Drive (10/15)	Ashton Potter	-	52,790	-	52,790	2018	2,036	1,494	10,547	14,077	38,713	120	45	47	(118)
1350 Eggert Rd.	Apts-Ellicott Dev	-	97,125	-	97,125	2018	13,652	10,018	57,290	80,960	16,165	0	2	1	(1)
2150 Wehrle Dr. (12/15)	Nidus Dev-MT	-	57,590	-	57,590	2018	8,401	6,165	29,009	43,575	14,015	6	10	11	(5)
445 Creekside Dr. (09/15)	MT	-	54,631	-	54,631	2018	4,364	3,202	14,481	22,047	32,584	0	11	10	(1)
5000 & 5010 Main St. (03/14)	IskaloLord Amherst	-	247,734	-	247,734	2018	33,667	24,706	140,723	199,096	48,638	0	48	121	73
Amherst Alarm, Inc. (8/16)	MT	-	55,895	-	55,895	2018	8,756	6,425	30,233	45,414	10,481	65	6	96	25
RAS Dev (08/15)	Sr. Housing	-	215,202	-	215,202	2018	12,182	8,940	54,726	75,848	139,354	0	3	3	-
Ventas Amberleigh	Asst. Living	-	436,153	-	436,153	2018	72,305	53,059	249,668	375,032	61,121	59	35	101	7
2500 Kensington, LLC (4/17)	Shatkin FIRST	-	62,304	-	62,304	2019	3,630	2,663	18,152	24,445	37,859	22	4	29	3
5933 Main	Lymstone Lofts	-	91,122	-	91,122	2019	18,278	13,414	30,741	62,433	28,689	0	2	46	44
Kitchen World, Inc.	Kitchen World	-	18,676	-	18,676	2019	1,325	972	4,061	6,358	12,318	4	3	22	15
Northpointe Commerce Pk (11/16)	Bureau Veritas	-	257,016	-	257,016	2019	24,630	18,074	186,500	229,204	27,812	202	-	188	(14)
Willowbrook Hospitality, LLC	Hampton Inn	-	142,882	-	142,882	2021	12,686	9,309	61,602	83,597	59,285	-	17	23	6
Fredonia Place of Williamsville	Asst. Living	-	206,531	-	206,531	2021	23,783	17,453	82,458	123,694	82,837	25	2	73	46
400 CrossPoint	PL-Centene	-	68,984	-	68,984	2021	9,240	6,780	31,904	47,924	21,060	0	0	-	-
Evans Bank, NA	Evans Bank HQ	-	164,793	-	164,793	2022	21,289	15,622	73,509	110,420	54,373	173	20	212	19
6790 Main LLC	Mixed Use Facil	-	39,222	-	39,222	2022	-	-	19,611	19,611	19,611	-	-	-	-
Capital Fence, Inc.	Capital Fence exp	-	22,029	-	22,029	2022	682	501	3,065	4,248	17,781	18	5	20	(3)
3980 Bailey, LLC	Apts-	-	32,700	-	32,700	2024	-	-	17,130	17,130	15,570	-	1	1	-
Aria Buf Maple, LLC	Hotel rehab-Apts	-	156,778	-	156,778	2023	-	-	146,873	146,873	9,905	2	-	2	-
Amherst Sweethome Rd, LLC	Apts-Zombie	98,438	-	-	98,438	2023	-	-	-	-	98,438	0	4	5	1
Oxford Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	-	9	7	(2)
Princeton Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	-	8	7	(1)
Brewster Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	5	-	5	-
Parkside Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	4	-	6	2
Amherst 203 APL RKC, LLC	Roswell Park	100,295	-	-	100,295	2024	-	-	-	-	100,295	25	2	48	21
60 John Glenn, Inc.	Amherst Stainles	126,809	14,553	-	141,362	2023	-	-	2,996	2,996	138,366	-	-	-	-
Amherst Community Solar	solar farm	-	17,694	-	17,694	2023	-	-	15,300	15,300	2,394	-	2	2	-
Amherst III APL RKC, LLC	UBMD	990,496	-	-	990,496	2025	-	-	-	-	990,496	206	76	178	(104)

