

2024 AMHERST IDA  
PROJECT PORTFOLIO - NET EXEMPTION REPORT

Dated: March 13, 2025

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			County	District	PILOTs	Exemptions	To IDA	Create	Emp	Dif
45 Bryant Woods I (07/04)	Chiampou et.al	-	47,890	-	47,890	2006	10,773	9,386	27,731	47,890	-	46	14	143	83
45 Bryant Woods II (08/08)	Chiampou et.al	-	23,699	-	23,699	2011	2,620	2,281	7,443	12,344	11,355	0	0	-	-
480 CrossPoint (Fidelis)	Centene	-	184,515	-	184,515	2013	37,890	33,012	113,613	184,515	-	463	200	2,325	1,662
60 John Glenn (09/12)	Amherst Stainless	-	57,111	-	57,111	2015	7,077	6,160	40,665	53,902	3,209	43	3	97	51
490 CrossPoint (Fidelis)	Centene	-	232,336	-	232,336	2016	9,671	8,419	48,475	66,565	165,771	0	385	-	-
1760 Wehrle Dr	Tops HQ	-	247,304	-	247,304	2017	20,949	18,236	54,751	93,936	153,368	0	467	428	(39)
5020 Main St. (03/14)	Iskalo Hyatt	-	220,670	-	220,670	2017	39,758	34,609	124,216	198,583	22,087	0	43	53	10
BlackRock, Inc. (Const) (10/15)	BlackRock	-	137,363	-	137,363	2017	12,991	11,309	40,459	64,759	72,604	0	25	34	9
Columbus McKinnon	Columb McKin	-	66,769	-	66,769	2017	7,120	6,198	19,213	32,531	34,238	130	10	156	16
10 Curtwright Drive (10/15)	Ashton Potter	-	59,307	-	59,307	2018	3,184	2,772	11,840	17,796	41,511	120	45	43	(122)
1350 Eggert Rd.	Apts-Ellicott Dev	-	97,274	-	97,274	2018	14,916	12,984	56,019	83,919	13,355	0	2	1	(1)
5000 & 5010 Main St. (03/14)	IskaloLord Amherst	-	191,147	-	191,147	2018	36,637	31,892	117,214	185,743	5,404	0	48	100	52
Ventas Amberleigh	Asst. Living	-	459,576	-	459,576	2018	75,372	65,611	295,651	436,634	22,942	59	35	97	3
2500 Kensington, LLC (4/17)	Shatkin FIRST	-	54,019	-	54,019	2019	4,726	4,114	13,789	22,629	31,390	22	4	27	1
5933 Main	Lymstone Lofts	-	98,060	-	98,060	2019	20,148	17,539	44,802	82,489	15,571	0	2	54	52
Kitchen World, Inc.	Kitchen World	-	20,324	-	20,324	2019	1,381	1,202	4,681	7,264	13,060	4	3	20	13
Bureau Veritas	Northpointe	-	-	-	-	N/A	-	-	-	-	-	202	5	201	(6)
Willowbrook Hospitality, LLC	Hampton Inn	-	129,053	-	129,053	2021	14,295	12,444	55,915	82,654	46,399	-	17	26	9
Fredonia Place of Williamsville	Asst. Living	-	215,406	-	215,406	2021	24,893	21,669	61,685	108,247	107,159	25	2	53	26
400 CrossPoint	PL-Centene	-	64,460	-	64,460	2021	9,631	8,384	36,084	54,099	10,361	0	0	-	-
Evans Bank, NA	Evans Bank HQ	-	164,416	-	164,416	2022	22,192	19,318	55,136	96,646	67,770	173	20	155	(38)
6790 Main LLC	Mixed Use Facil	-	60,581	-	60,581	2022	6,669	5,805	19,606	32,080	28,501	-	-	-	-
Capital Fence, Inc.	Capital Fence exp	-	21,698	-	21,698	2022	711	619	4,574	5,904	15,794	18	5	22	(1)
3980 Bailey, LLC	Apts-	-	49,027	-	49,027	2024	4,455	3,878	19,182	27,515	21,512	-	1	1	-
Aria Buf Maple, LLC	Hotel rehab-Apts	-	208,098	-	208,098	2023	34,082	29,668	114,724	178,474	29,624	2	-	2	-
Amherst Sweethome Rd, LLC	Apts-Zombie	-	186,884	-	186,884	2023	-	-	51,665	51,665	135,219	0	4	6	2
Oxford Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	-	9	8	(1)
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
60 John Glenn, Inc.	Amherst Stainles	-	19,469	-	19,469	2023	695	605	3,226	4,526	14,943	-	-	-	-
Amherst Community Solar	solar farm	-	63,080	-	63,080	2023	4,050	3,150	15,300	22,500	40,580	-	2	2	-
Amherst III APL RKC, LLC	UBMD	201,112	714,461	-	915,573	2024	-	-	580,012	580,012	335,561	206	76	375	93
Aspen Heights	MR housing	-	614,175	-	614,175	2024	-	-	218,527	218,527	395,648	-	10	10	-
Stark Real Estate Holdings	HQ	-	49,990	-	49,990	2024	-	-	31,784	31,784	18,206	-	80	52	(28)
Sutton Place Preservation	Low income apts	-	-	-	-	N/A	-	-	-	-	-	5	-	6	1
6842 Main Street, LLC	MR housing	414,911	-	-	414,911	2026	-	-	-	-	414,911	-	-	-	-
WP 5877 Main St, LLC	Mixed Use Facil	81,774	-	-	81,774	2025	-	-	-	-	81,774	-	2	7	5
Ingram Micro, Inc.	Wholesale Trade	85,580	-	-	85,580	N/A	-	-	-	-	85,580	1,670	-	1,341	(329)

