

David S. Mingoia
Executive Director



May 2, 2025

Hon. Mark Poloncarz
Erie County Executive
95 Franklin Street
Buffalo, New York 14202

Hon. Brian Kulpa, Supervisor
Town of Amherst
5583 Main Street
Amherst, New York 14221

Amy Battaglia
School Board President
Sweet Home Central School District
1901 Sweet Home Road
Amherst, New York 14228

Michael V. Ginestre
Superintendent
Sweet Home Central School District
1901 Sweet Home Road
Amherst, New York 14228

RE: NOTICE OF PUBLIC HEARINGS

Please be advised that the Town of Amherst Industrial Development Agency will hold a public hearing for the projects listed below on Friday, May 16, 2025 beginning at 8:30 am at the Agency offices located at 4287 Main Street, Amherst, New York 14226. The hearing will be live-streamed at www.AmherstIDA.com.

**Delta Sonic Amherst Campus- Delta Sonic Car Wash Systems, Inc.
Benderson Amherst – Mississippi ADP, LLC**

Attached are descriptions of the projects.

Please do not hesitate in contacting our Executive Director, David S. Mingoia, dmingoia@amherstida.com with any questions you may have.

SINCERELY,

LAURE A. MANUSZEWSKI
DIRECTOR
ADMINISTRATIVE SERVICES

NOTICE OF PUBLIC HEARINGS
TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

The Town of Amherst Industrial Development Agency will hold two public hearings commencing Friday, May 16, 2025 at 8:30 a.m. at Agency offices located at 4287 Main Street, Amherst, New York 14226, to consider proposed financial assistance requested of the Agency with respect to the following projects:

Delta Sonic Amherst Complex – Delta Sonic Car Wash Systems, Inc. on behalf of itself or an affiliate, subsidiary or other entity formed or to be formed (the “Applicant”), has submitted an application to the Agency requesting the Agency to undertake a certain project (the “Project”) consisting of: (a) the renovation therein, thereon or thereabout of warehouse, manufacturing and office facilities totaling approximately 115,215 square feet and related amenities and improvements (the “Improvements”); and (b) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the “Equipment”). The total cost of the Project is an amount up to \$12,318,78. The Project is located at 6010, 6030 and 6040 North Bailey Avenue, Amherst, NY and is within the Sweet Home Central School District.

The Agency contemplates that it will provide financial assistance to the Applicant for qualifying portions of the Project in the form of a sales tax exemption on qualifying Improvements and Equipment in accordance with the Agency’s Uniform Tax Exemption Policy.

Benderson Amherst - Mississippi ADP, LLC on behalf of itself or an affiliate, subsidiary or other entity formed or to be formed (the “Applicant”), has submitted an application to the Agency requesting the Agency to undertake a certain project (the “Project”) consisting of: (a)) the construction therein, thereon or thereabout of a warehouse and manufacturing facility totaling approximately 10,069 square feet and related amenities and improvements (the “Improvements”) (b) the external renovation and infrastructure improvements therein, thereon or thereabout of warehouse, manufacturing and office facilities totaling approximately 199,146 square feet and related amenities and improvements (the “Improvements”); and (c) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the “Equipment”). The total cost of the Project is an amount up to \$13,150,000. The Project is located at 6000-6040 North Bailey Avenue, Amherst, NY and is within the Sweet Home Central School District.

The Agency contemplates that it will provide financial assistance to the Applicant for qualifying portions of the Project in the form of a sales tax exemption and property tax exemption on qualifying Improvements and Equipment in accordance with the Agency’s Uniform Tax Exemption Policy.

The applications are available for inspection at the Agency’s offices and its website, www.amherstida.com. Written comments may be addressed to David S. Mingoia, Executive Director; Town of Amherst Industrial Development Agency; 4287 Main Street; Amherst, New York 14226; (716) 688-9000.