

SWEET HOME CENTRAL SCHOOL DISTRICT

Superintendent Report

July 7, 2026

EVERY STUDENT, ONE COMMUNITY, READY FOR THE FUTURE.



SWEET HOME CENTRAL SCHOOL DISTRICT

Tonight's Topics

- Boulevard Mall Redevelopment Update
- Attendance Procedures and Wellness Plan Update
- Glendale Lighthouse Status
- E-Bikes
- Administrative Changes
- Ready for the Future

EVERY STUDENT, ONE COMMUNITY, READY FOR THE FUTURE.

BOULEVARD MALL REDEVELOPMENT UPDATE

July 7, 2026

Dave Mingoia, Amherst IDA and Liz Burakowski, Town of Amherst

BOULEVARD MALL

- Opened in 1962 as first indoor shopping center in WNY
- Thrived as shopping destination for 40 years
- Located near strong residential neighborhoods and UB North Campus
- Access to major arterials
- Town intervention to jumpstart redevelopment



Amherst Leads

DECLINE OF THE PROPERTY

- Began to experience downturn in 2010s with growth of online shopping, leading to closure and relocation of stores, including anchors
- Currently nearly fully vacant and interior of Mall is shut down
- Deteriorating physical conditions of buildings and empty parking lots
- In 2018, Mall went into receivership and was purchased at auction by Douglas Development for $25M

Assessed Value		Rent Revenue		Occupancy	
2019	$61,281,200	2016	$15,070,346	2018	74.6%
2022	$18,286,812	2019	$4,265,297	2025	Nearly vacant

REDEVELOPMENT OBJECTIVES



1

Remove barriers to redevelopment – Eminent Domain, Rezoning, GEIS

2

Direct revitalization of site

3

Restore tax base and provide return on Town's investment

4

Attract redevelopment and reinvestment

GUIDING PRINCIPLES

- Long-term, phased redevelopment of site (20+ years)
- Integrated mix of land uses
- Variety of housing options to address varied needs of Amherst residents
- New roads to create block street pattern
- Greenspace
- Community center

TOWN OF AMHERST INVOLVEMENT

- Town actively engaging to redevelopment mall
  - Adoption of Mixed-Use Zoning
  - Generic Environment Impact Statement to facilitate redevelopment
  - Creation of Boulevard Central District Action Plan
  - Exploration of Eminent Domain to address legacy lease

Power of Eminent Domain

Public Infrastructure

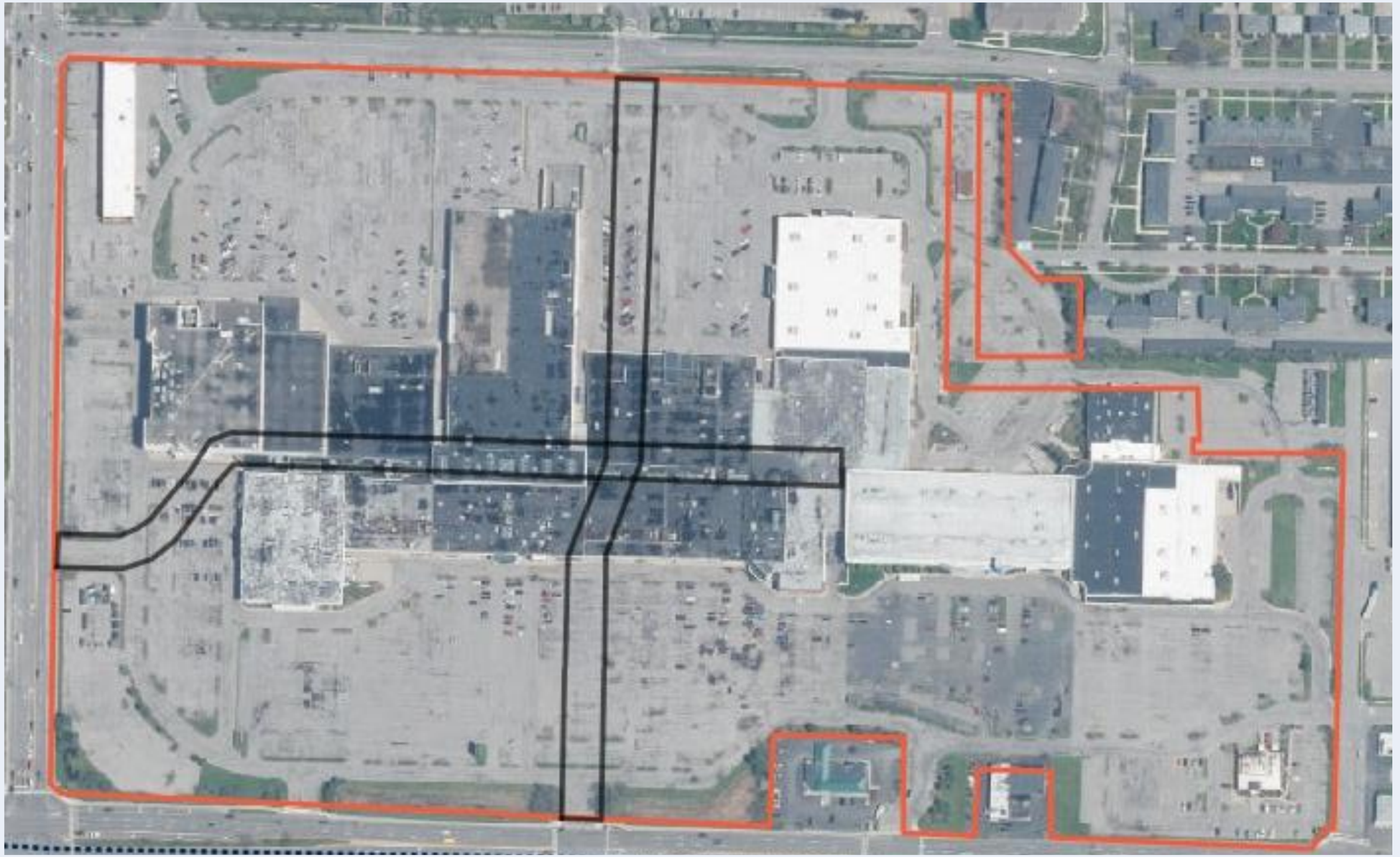
Planning and Zoning

Partnership with NYS ($31M West Side Interceptor Grant)

REDEVELOPMENT PARTNERS

Benderson Development	• Proven track record of high-quality developments • WNY company – leadership is personally invested in success of the project and Amherst
Amherst IDA Amherst Development Corporation	• Unique tools in economic development toolkit • Power to establish PIF district and grant incentives to eligible projects
Sweet Home Central School District	• Partner in PIF district • School District Office/Activities Onsite

DEMOLITION, ROADS, AND INFRASTRUCTURE



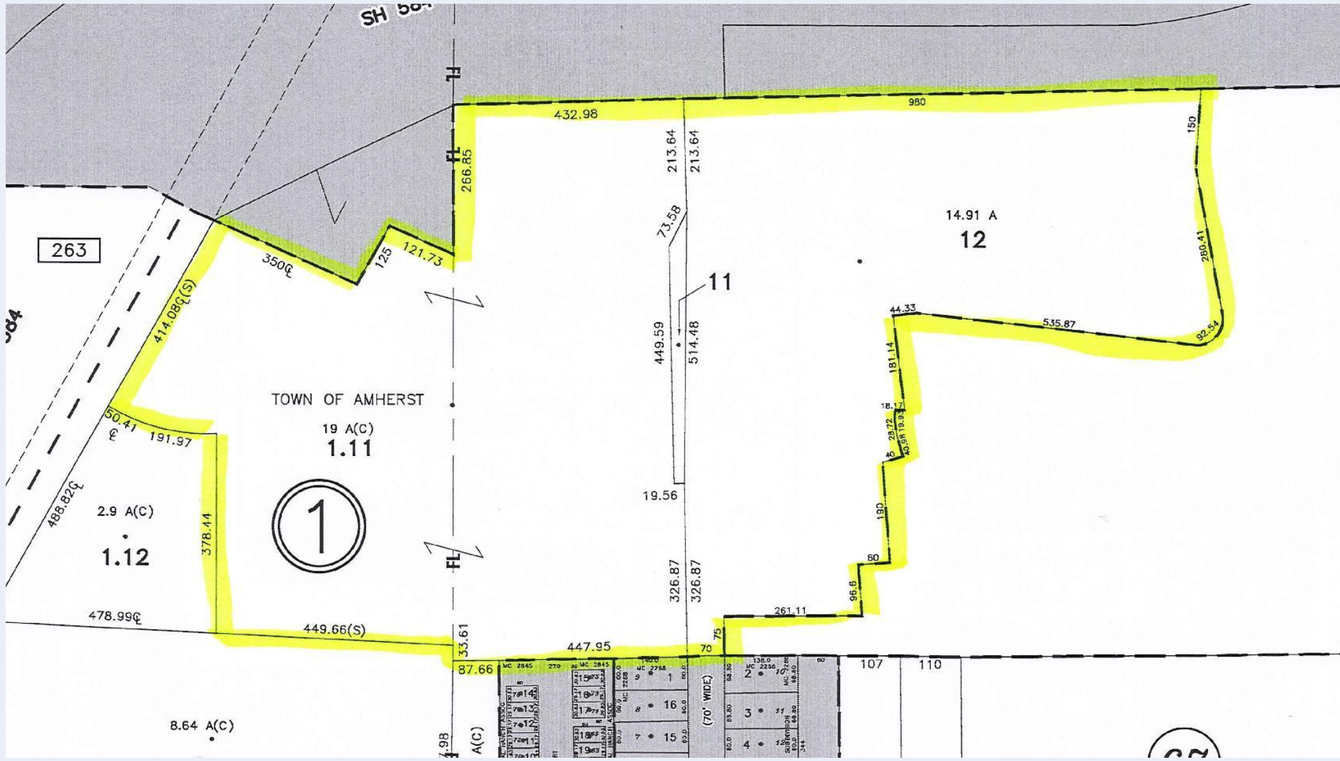
VIBRANT, MIXED-USE DEVELOPMENT



- Mixed-Use
- Mixed-Income
- Structured Parking
- 400 – 600 multi-family residential units

PILOT INCREMENT FINANCING (PIF)

- Applies to AIDA eligible projects in defined geographic zone
- Modeled after Amherst Central Park/Northtown Center Project
  - Taxing jurisdictions realize full revenues retail/restaurant redevelopment
- Revenues generated From Amherst Central Park PIF
  - Northwest Community Center
  - Park & Recreation Improvements
    - Softball Diamonds and Northtown Center Complex

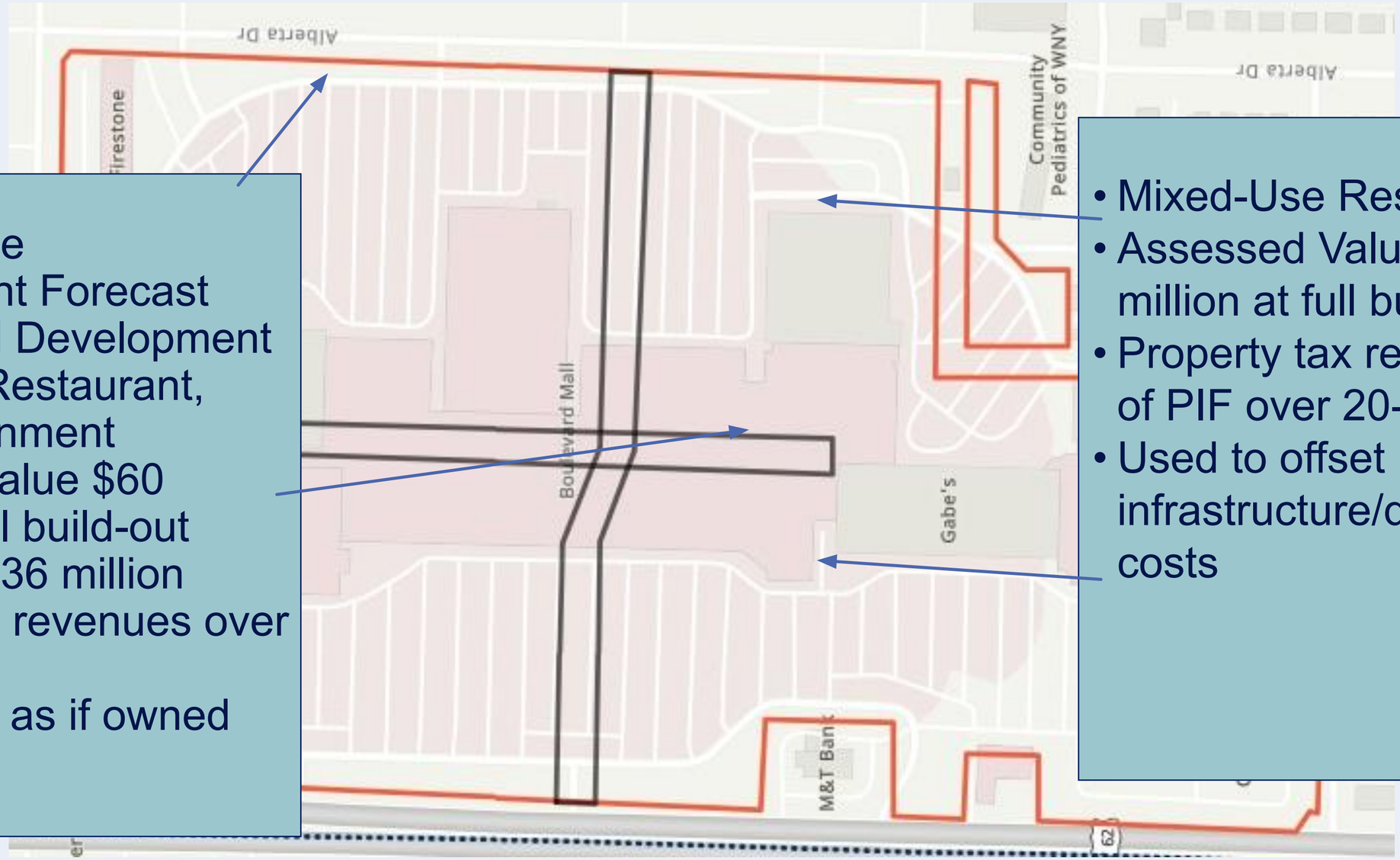


FINANCING BOULEVARD MALL REDEVELOPMENT

- Public-Private-Partnership
- Geography limited to Boulevard Mall Site
- Direct new AIDA eligible PILOTs from projects on site to a fund
  - Only applies to Amherst IDA eligible projects
- PIF Funds pay for Town infrastructure and onsite expenditures
- 3(4)-Party Agreement allow for designation of PILOTs to a Fund to pay for agreed upon expenses
  - 20-year term
  - Taxing jurisdictions receive 100% of new property taxes and special district charges on non-Amherst IDA projects
- Draft agreements similar to Amherst Central Park PIF Agreements

ITEM	ESTIMATED COST
Planning	$300,000
Surveys	$50,000
Environmental	$25,000
GEIS	$150,000
Legal / Eminent Domain	$400,000
Appraisals	$300,000
Acquisition Cost	$5,000,000
Community Center	$15,000,000
Roadway/Utility Infrastructure	$9,000,000
Park Development	$600,000
TOTAL:	**~$35,000,000**

MODELED TAX REVENUES – 20 YEARS



- Conservative Development Forecast
- Commercial Development
  - Retail, Restaurant, Entertainment
- Assessed Value $60 million at full build-out
- Estimated $36 million property tax revenues over 20-years
- Non-abated as if owned property

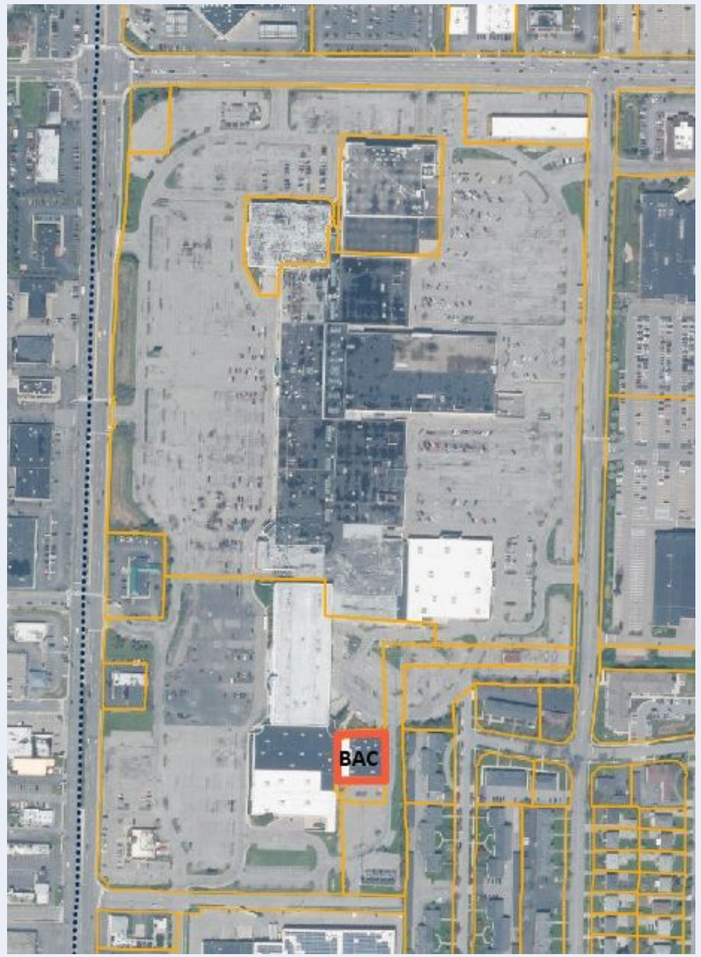
- Mixed-Use Residential
- Assessed Value $65 million at full build-out
- Property tax revenues part of PIF over 20-years
- Used to offset infrastructure/development costs

SUCCESSFUL REDEVELOPMENT

- Phased reactivation of site as high-density, mixed-use development
- Generation of long-term revenue to Town, school district and county
- High quality commercial/retail development
- Variety of housing to meet varied needs of Amherst residents
- Community center with adjacent park

Amherst Leads

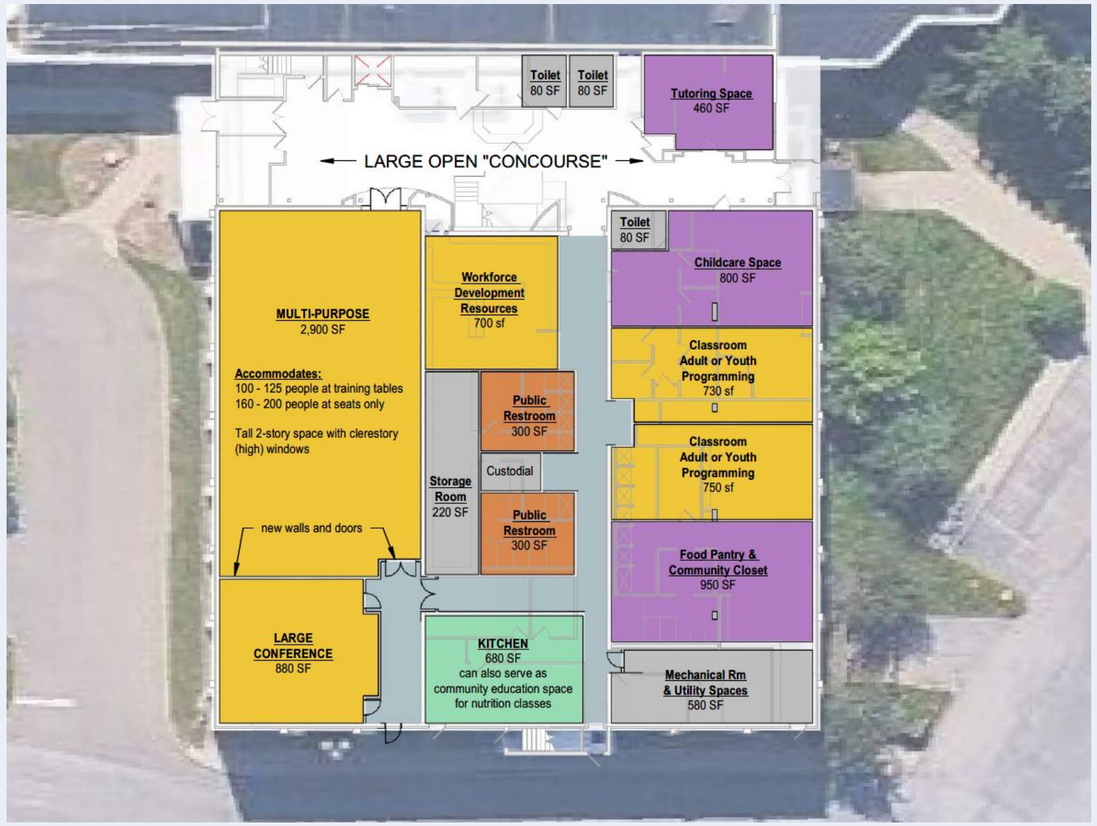
COMMUNITY CENTER AT FORMER BAC



- Public-Private Partnership – 30-year lease
- Variety of community-oriented programming
- Possible sublet of smaller spaces to not for profit service providers
- Co-location of SHCSD offices

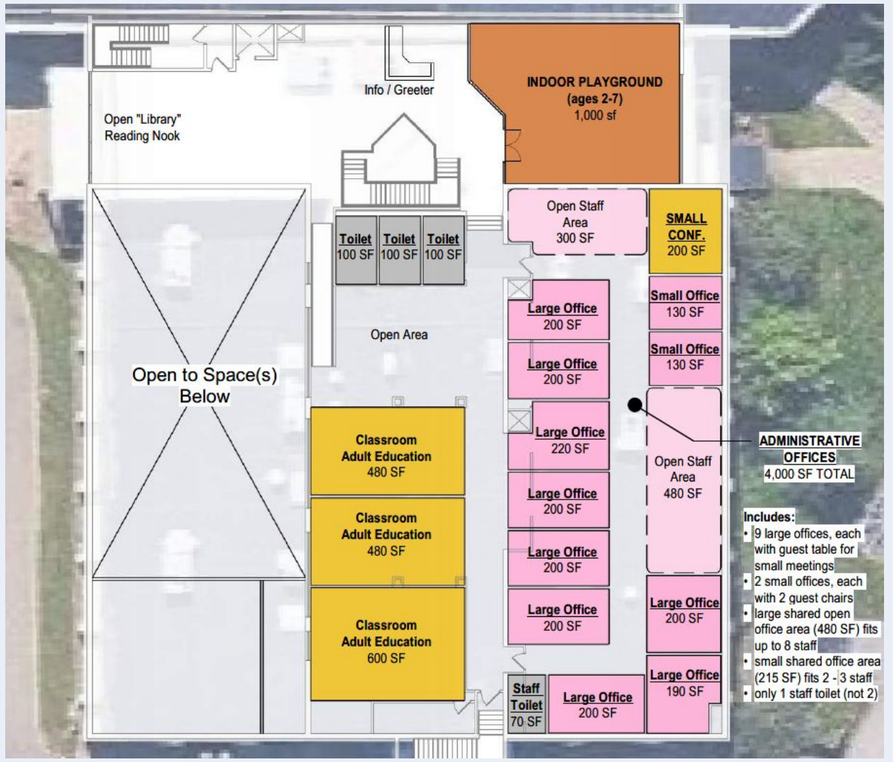

Current Buffalo Athletic Club building on the former mall site

SHCSD OFFICES AT COMMUNITY CENTER (CONCEPT 1)

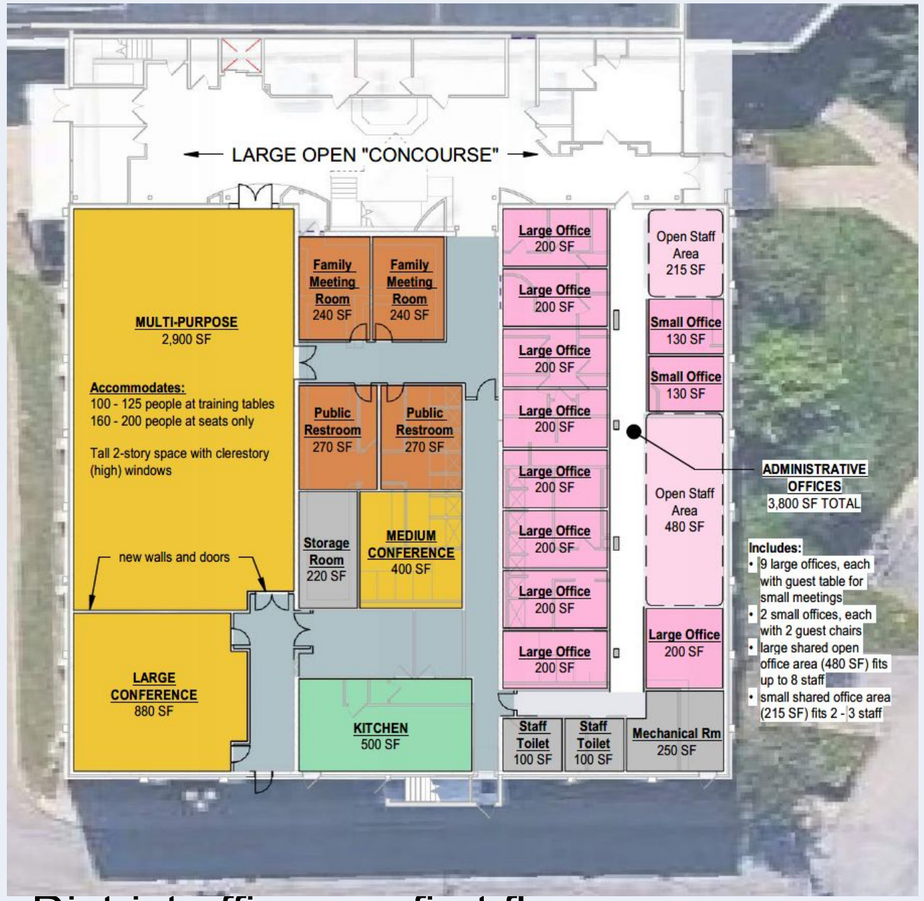


- First floor shared with Town
- District offices on second floor

- Town responsible for buildout of Town and SHCSD spaces - state aid available?
- No SHCSD rent for life of PIF – rent expected after expiration
- SHCSD responsible for furniture and equipment

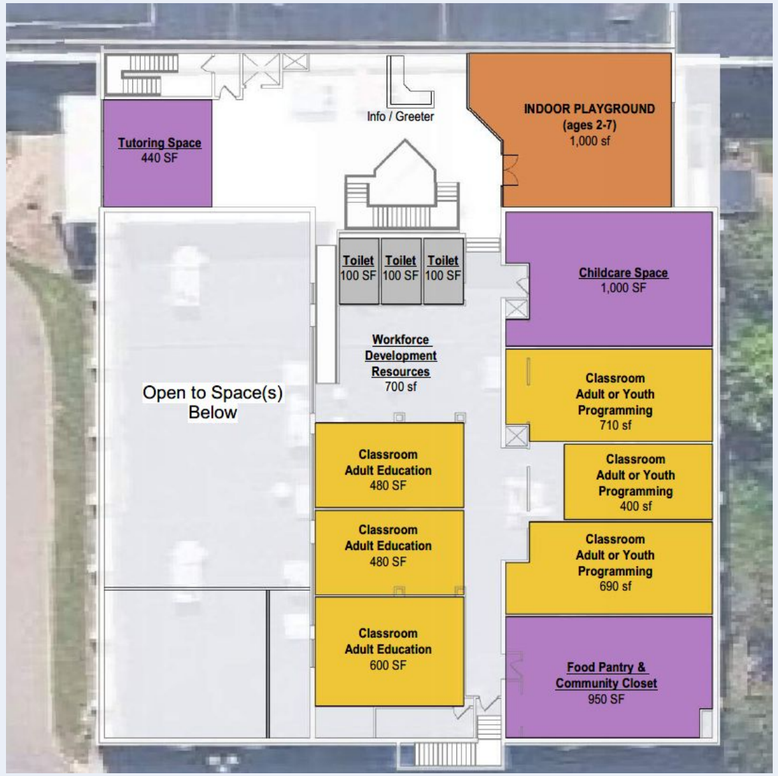


SHCSD OFFICES AT COMMUNITY CENTER (CONCEPT 2)



- District offices on first floor
- Town space on second floor

- Town responsible for buildout of Town and SHCSD spaces - state aid available?
- No SHCSD rent for life of PIF – rent expected after expiration
- SHCSD responsible for furniture and equipment



QUESTIONS?

Elizabeth A. Burakowski, Esq.

Director of Special Projects

Town of Amherst

eburakowski@amherst.ny.us

(716) 631-7094

David S. Mingoia

Executive Director/CEO/CFO

Amherst Industrial Development Agency

dmingoia@amherstida.com

(716) 688-9000

SWEET HOME CENTRAL SCHOOL DISTRICT

Attendance Procedures & Wellness Plan Update

Tuesday, July 7, 2026
Sweet Home Board of Education

EVERY STUDENT, ONE COMMUNITY, READY FOR THE FUTURE.

2025-26 District Wellness Committee

Donald Feldmann, Asst. Superintendent	*Karen DeLaPlante, Principal*
Marcy Gerlach, Athletic Trainer	*Sara Juico, Parent*
Keli-Koran Luchey, School Counselor	*Anne Nowak, FSC Coordinator*
Mary Rao, Teacher	*Kristi Sajdak, Food Service Director*
Yelena Suffoletto, School Nurse	*Peter Bellanti, Board of Education*
Marissa Dauria, Principal	*Christine Kasper, Teacher*
Shannon Hutchinson, School Nurse	*Kristin Puff, School Nurse*
Deepa Saini, Parent	*Jessica Stephens, Parent*
Brandon Woods, School Counselor	*Erica Duerr, School Nurse*
Karen Barrett, Clerical	*Morgan LePage, School Nurse*

Attendance Procedures
Daily School Attendance Interventions

A. **Prior to the Start of School** – A letter will be sent home to all students, including those that had attendance issues the school year prior, promoting regular school attendance as well as an excuse form[1] that parents/guardians can fill out and sign in the instance of absence and/or tardiness. **This form will be also available on the District website** and the District will provide ways to make the form available for translation purposes.

- **Excuse form will be placed on District website for start of school**

Attendance Procedures
Daily School Attendance Interventions

B. **First Intervention** - The first intervention is a letter sent to the parent/person in parental relation requesting more information about the student absences and/or tardiness. The letter will encourage the parent/person in parental relation to promote regular school attendance, to monitor future absences, **and indicate that additional interventions may occur**. The school attendance policy and a copy of the student's attendance record will be included in the mailing.

Attendance Procedures
Daily School Attendance Interventions

C. **Second Intervention** – The second **intervention is a letter sent to the parent/person in parental relation requesting that the parent/person in parental relation contact the school to set up a meeting/conference. A copy of the student's attendance record will be included with the letter. If the parent/person in parental relation does not schedule the meeting, school personnel will reach out to schedule the meeting.**

Attendance Procedures
Daily School Attendance Interventions

D. Third Intervention – This is a conference between the parent/person in parental relation and school personnel. The purpose of the conference is to determine a course of action that will improve the student's attendance. A copy of the student's attendance record will be included during the meeting. In the conference, the committee will create a plan to improve attendance which includes offering the parent assistance to address any issues that may be impacting the child's ability to attend school. This may include actions such as referral to the Family Support Center, referral community support services, or a re-evaluation of appropriate school placement (if the student receives special education services). The parent will also be informed of possible building actions should the attendance issue continue including home visits or a referral to Child Protective Services for educational neglect.

Attendance Procedures
Daily School Attendance Interventions

E. Additional interventions - If attempts to reach the parent/guardian through phone calls, letter and request for a conference have been unsuccessful, or if the student continues to be absent from school (10 days absent in first ten weeks; 20 days absent in first twenty weeks; 30 days absent in first thirty weeks), the district will conduct a home visit as a further attempt to reach the parent/ address the issue. When a family has received three interventions, and exceeds the total number of days allowable absences by the District plan, school officials will pursue formal sanctions such as referral to CSE for a re-evaluation of appropriate placement, or referral to Child Protective Services for educational neglect, if appropriate.

Local Wellness Policy
Class Party and School Celebration Food List

Class Parties and School Celebrations

Students will no longer be allowed to bring in food items to distribute to classmates for birthdays. Food can be brought in for other holiday and year-end celebrations, but must be from the pre-approved list below. Those items on the list are acceptable and peanut and tree nut free:

REMOVE: Enjoy Life Baked Chewy Bars- Caramel Apple, Caramel Blondie, Cocoa Loco, Sunseed butter crunch (product discontinued)

QUESTIONS?



Glendale Lighthouse Status



Congratulations Glendale!

Recertified as a Leader in Me Lighthouse School

E-Bikes/E-Scooters





Kathryn Barillari
Assistant Superintendent of
Curriculum & Instruction



Dr. Finune Shaibi
Assistant Superintendent of
Human Resources



Lindsay Marcinelli
Director of
Special Programs



Marissa Dauria
High School
Principal



Stephen Shepherd
Middle School
Principal



Chandra Jagielo
Assistant Director of
Special Programs

EVERY STUDENT,

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2026-27
GOALS

QUESTIONS?

CONTACT INFO

716 250 1402

1901 Sweet Home Road

@SweetHomeCSD

mginestre@
sweethomeschools.org