**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**

**Minutes of the 535th Meeting**

**Friday, May 20, 2022 – 8:35 am – via Zoom**

**James J. Allen Boardroom**

**Agency Offices, 4287 Main Street**

PRESENT: William Tuyn

Anthony Agostino

Timothy Drury

Hadar Borden

Frank LoTempio, III

Nicole Gavigan

David S. Mingoia, Executive Director

Kevin J. Zanner, Hurwitz & Fine PC

EXCUSED: Carlton N. Brock, Jr.

GUESTS via Zoom: AIDA Staff

 Jacqualine Berger, TOA Councilmember

 David Tytka, Uniland Development

 Paul Bliss, MEL Investors, LP

 Vice Chairman William Tuyn called the meeting to order and reminded everyone the meeting was being video recorded and live-streamed.

**MINUTES**

Upon a motion by Frank LoTempio, seconded by Anthony Agostino and unanimously carried, the minutes of the April 2022 meeting were approved as presented.

**BILLS & COMMUNICATIONS**

The board was provided a copy of the Town of Amherst 2022 PILOT Exemption Report which found that the PILOTs collected in 2022 were in order and that there were no reportable findings. There were no comments.

**TREASURER’S REPORT**

Upon a motion by Frank LoTempio, seconded by Hadar Borden and unanimously carried, the Treasurer’s Report for April 2022 was approved as presented.

**PUBLIC COMMENT**

There was no Public Comment at this meeting.

**EXECUTIVE DIRECTOR’S REPORT**

 Attached to the minutes is the Executive Director’s Report.

Executive Director Mingoia asked the Board to join him in congratulating AIDA staff member Jon O’Rourke on his upcoming retirement. Mr. Mingoia presented Mr. O’Rourke with a plaque thanking him for his service to the Town of Amherst and to the Agency.

**COMMITTEE REPORTS**

There were no Committee Reports presented at this meeting.

**UNFINISHED BUSINESS**

There was no Unfinished Business presented at this meeting.

**NEW BUSINESS**

1. 6842 Main Street, LLC – Authorization Resolution

The applicant is requesting authorization for an approximately $18,700,000 lease transaction for property located at 6842-6846 Main St. The project will be a mixed-use, comparable to the recently completed building at 6770-6790 Main St. The site is currently vacant and generates $38,839 in annual town, county & school taxes. Project is located within the Clarence Central School District.

The project is located within a Town Designated Enhancement Zone and an adopted Retrofit Zoning District and includes approximately 80,000 square feet of apartments and 10,000 square feet of retail/office space. The project will contain 67 apartments with the developer targeting ten units for workforce housing to enhance live, work play opportunities in a walkable setting.

The applicant states that Agency assistance is necessary to complete the project as approved by the Town given the enhanced building materials and improvements required in the mixed-used districts and the design advisory board. Project financing is now much more difficult due to COVID-19 and now requires increased equity on already higher construction and labor costs. Projects including commercial space are less attractive to lenders. The inclusion of the workforce housing priced for employees working at nearby businesses is an additional cost to the project.

Frank LoTempio made a motion to approve the project, with Anthony Agostino seconding the motion.

After discussion, votes to approve the authorization resolution for 6842 Main Street, LLC project were cast by Tuyn, Agostino, Drury, Borden, LoTempio and Gavigan. Motion to approve passed by a vote of 6-0.

9:07 am - Frank LoTempio made a motion to adjourn the meeting. Anthony Agostino seconded the motion to adjourn. The motion to adjourn passed unanimously by a vote of 6-0.