

TOWN OF AMHERST DEVELOPMENT CORPORATION
Agenda – 181st Meeting
Friday, March 20, 2026 – 8:30 am

James J. Allen Boardroom
Corporation Offices, 4287 Main Street

1. Roll Call
2. Reading and Approval of Minutes
3. Committee Reports
 - I. Finance & Audit Committee
 1. Acceptance and Approval of 2025 Audited Financial Statements
 - II. Governance Committee
 1. 2025 Mission Statement and Performance Report
4. New Business
5. Adjournment

TOWN OF AMHERST DEVELOPMENT CORPORATION
Minutes of the 180th Meeting
Friday, January 23, 2026 – 8:48 am
James J. Allen Boardroom
Agency Offices, 4287 Main Street

PRESENT: Carlton N. Brock, Jr
William Tuyn
Frank LoTempio, III
Nicole Gavigan
Jacqueline Berger
Brian Bray
David S. Mingoia, Executive Director
Keving J. Zanner, Hurwitz Fine PC
Carly D. Brown, Hurwitz Fine PC

EXCUSED: Anthony Agostino

GUESTS : AIDA Staff
Dave Tytko, Uniland Development

Chairman Carlton Brock 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 Jacqui Berger and unanimously carried, the minutes of the December 2025 meeting were approved as presented.

BILLS & COMMUNICATIONS

There were no Bills & Communications presented at this meeting.

COMMITTEE REPORTS

I. Nominating Committee – Election of Officers and Committee Appointments

Nominating Committee member Carlton Brock presented the recommendations of the Committee for the 2026 Board of Directors and Committee appointments:

BOARD OF DIRECTORS

| | |
|-------------------|-----------------------|
| CHAIR | Carlton N. Brock, Jr. |
| VICE-CHAIR | William W. Tuyn |
| TREASURER | Anthony T. Agostino |

SECRETARY
MEMBER
MEMBER
MEMBER

Frank LoTempio III
Nicole Gavigan
Jacqui Berger
Brian Bray

ASSISTANT SECRETARY

Kevin J. Zanner

COMMITTEES

Executive Committee

Carlton N. Brock, Jr.
William W. Tuyn
Anthony T. Agostino
David S. Mingoia

Audit/Finance Committee

Anthony T. Agostino
Nicole Gavigan
Brian Bray

Governance Committee

Carlton N. Brock, Jr.
Frank LoTempio III
Jacqui Berger

After brief discussion, Brian Bray made a motion to approve the slate of recommendations for the 2026 Board of Directors and Committee appointments. Jacqui Berger seconded the motion to approve. Votes of aye were cast by Brock, Tuyn, LoTempio, Gavigan, Berger and Bray. The motion to approve passed by a vote of 6-0.

NEW BUSINESS

There was no New Business presented at this meeting.

8:52 am – Frank LoTempio made a motion to adjourn the meeting. Jacqui Berger seconded the motion. Motion to adjourn passed unanimously.

Authority Mission Statement and Performance Measurements - 2025

Name of Public Authority: Amherst Development Corporation (ADC)

Mission Statement: The mission of the Amherst Development Corporation is to promote economic diversity and to broaden the tax base, including capital development by not-for-profit entities, for the Town of Amherst in order to maintain and enhance a high-quality living environment.

Date Reaffirmed: March 20, 2026

List of Performance Goals

Goal #1: Promote private investment and enhanced community facilities

Measured by: (1) Value of new investment from low-interest financing provided to non-profit organizations.

| | Date Issued | Bond Amount |
|--|--------------------|--------------------|
| <u>Tax-Exempt Bond Issue</u> No Issuances in 2025 | | |
| <u>Tax Exempt Bond Issue – Bond Modification</u> YMCA Buffalo Niagara | 05/25 | N/A |
| <u>Tax-Exempt Bond Issue – Payoff</u> Asbury Point, Inc. – 2011 Bond Issue | 11/25 | N/A |
| Asbury Point, Inc. – 2013 Bond Issue | 11/25 | N/A |
| Beechwood Continuing Care Center, Inc. | 11/25 | N/A |

Other Activities:

1. Fieldhouse – The ADC worked with the Town on transferring approximately 21 acres of land to 716 Sports for the development of a 331,000 indoor sports facility. A groundbreaking is expected in early 2026.
2. Boulevard Mall – The ADC executed the Boulevard Mall Funding Agreement in 2025 that will lead to the transfer of land among parties through the Corporation as part of Eminent Domain Proceedings and Land Sales, including the RFP of approximately 14 acres.