

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**  
**Minutes of the 532<sup>nd</sup> Meeting**  
**Friday, February 18, 2022 – 8:30 am – via Zoom**  
**James J. Allen Boardroom**  
**Agency Offices, 4287 Main Street**

Pursuant to the provisions of Part E of Chapter 417 of the Laws of 2021, the Town of Amherst Industrial Development Agency Board of Directors Meeting was conducted through via Zoom and live streamed at [www.AmherstIDA.com](http://www.AmherstIDA.com). In attendance at the meeting at Amherst IDA offices was Executive Director David Mingoia. A video recording of the meeting can be accessed and viewed at [www.AmherstIDA.com](http://www.AmherstIDA.com)

PRESENT via Zoom: William Tuyn  
Anthony Agostino  
Timothy Drury  
Hadar Borden  
Nicole Gavigan  
David S. Mingoia, Executive Director  
Kevin J. Zanner, Hurwitz & Fine PC

EXCUSED: Carlton N. Brock, Jr.  
Frank LoTempio, III

GUESTS via Zoom: AIDA Staff  
Jacqueline Berger, TOA Councilmember  
Megan Bogdan, 60 John Glenn, Inc.

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 Hadar Borden seconded by Timothy Drury and unanimously carried, the minutes of the January 2022 meeting were approved as presented.

**BILLS & COMMUNICATIONS**

There were no Bills & Communications presented at this meeting.

**TREASURER’S REPORT**

Upon a motion by Timothy Drury, seconded by Hadar Borden and unanimously carried, the Treasurer’s Report for January 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.

## **COMMITTEE REPORTS**

There were no Committee Reports presented at this meeting.

## **UNFNISHED BUSINESS**

There was no Unfinished Business presented at this meeting.

## **NEW BUSINESS**

### **I. Authorization Resolution – 60 John Glenn, Inc.**

60 John Glenn, Inc is the holding company for General Oil Equipment (GOE) and Amherst Stainless Fabricators. GOE was established in 1938 as an equipment supplier to gas stations until acquiring a metal fabricating company to expand their product offerings. The company's current focus is the manufacture of innovative equipment for the food processing and pharmaceutical industry worldwide. Its stainless steel coating systems are sold to baking industry worldwide leaders including Kellogg, Kraft, Cadbury and Quaker Pepsi.

The applicant is seeking to expand their current operations by adding 14,000 square feet to their manufacturing space. The expansion is necessary to add state of the art machinery, allow for additional materials storage and to improve efficiencies in the process to take advantage of market growth. These factors will contribute to job growth and retention, and expansion.

Executive Director reviewed the Project Profile and Cost Benefit Analysis for the project. After a brief discussion, Anthony Agostino made a motion to approve the project. Hadar Borden seconded the motion to approve.

Agency counsel Kevin Zanner took a roll-call of the votes. Tuyn, approve; Agostino, approve, Drury, approve; Borden, approve; Gavigan, approve. The motion to approve the authorization of the 60 John Glenn, Inc. project passed by a vote of 5-0.

### **II. Amended and Restated Uniform Tax Exemption Policy (UTEP)**

Executive Director Mingoia reviewed the proposed Amended and Restated Uniform Tax Exemption Policy (UTEP) with the board. He noted that the revised UTEP improves user understanding of eligible projects and accounts for new types of projects such as Renewables (Solar, Wind). State Law is referred to, not reprinted in the UTEP, which allows the document to remain current if IDA statute changes. He stated that policies may be different between IDAs are addendums, which allows us to still present one set of benefits and eligibility for projects looking at multiple locations in Erie County while maintaining flexibility for individual board priorities. Inter-municipal move criteria and notification requirements remain, as does the continuance of a county-wide leadership council that exists to discuss policy changes and issues.

Anthony Agostino made a motion to approve the Amended and Restated Uniform Tax Exemption Policy (UTE) as presented. Timothy Drury seconded the motion to approve. Votes to

approve were cast by Tuyn, Agostino, Drury, Borden and Gavigan. Motion to approve passed by a vote of 5-0.

### **III. Amended and Restated Senior Housing Policy**

Executive Director Mingoia reviewed the proposed Amended and Restated Senior Housing Policy with the board.

Anthony Agostino made a motion to approve the Amended and Restated Senior Housing Policy. Hadar Borden seconded the motion to approve. Votes of aye were cast by Tuyn, Agostino, Drury, Borden and Gavigan. Motion to approve passed 5-0.

### **IV. Release of Partial Premises – 191/195 Park Club Lane**

M & T Bank is requesting requesting that the Agency release a portion of premises known as 195 Park Club Lane. The parcel was part of the real property constituting the leased premises involved with the 2013 M & T Bank data center project. The release will accommodate the parking lot for the potential Roswell Park Cancer Institute medical and research offices on Park Club Lane. The remainder of the 2013 M & T Bank data center project PILOT will remain unaffected by the release.

Hadar Borden made a motion to approve the request for partial release of premises at 195 Park Club Lane. Nicole Gavigan seconded the motion to approve. Votes of aye were cast by Tuyn, Agostino, Drury, Borden and Gavigan. Motion to approve the request for partial release of premises at 195 Park Club Lane, passed 5-0.

9:13 – Anthony Agostino made a motion to adjourn the meeting. Nicole Gavigan seconded the motion to adjourn. The motion to adjourn was unanimously approved.