

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**  
**Minutes of the 565<sup>th</sup> Meeting**  
**Friday, April 24, 2026 – 8:30 am**  
**James J. Allen Boardroom**  
**Agency Offices, 4287 Main Street**

PRESENT: William Tuyn  
Anthony Agostino  
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: Carlton N. Brock, Jr

GUESTS : AIDA Staff  
Michael Szukala, Town of Amherst Councilman  
Steven Bengart, Town of Amherst attorney  
Marc Fineberg, 716 Sports  
Justin Fineberg, 716 Sports  
Maddilyn Schaus, 716 Sports  
David Tytko, Uniland Development  
Jacob Kindberg, National Fuel Gas

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 Jacqui Berger, seconded by Frank LoTempio and unanimously carried, the minutes of the March 2026 meeting were approved as presented.

#### **BILLS & COMMUNICATIONS**

The board was provided a copy of the Town of Amherst 2026 PILOT Exemption Report which found that the PILOTs collected in 2026 were in order and that there were no reportable findings and that all PILOTs are current. There were no comments.

#### **TREASURER'S REPORT**

Treasurer Anthony Agostino presented the Treasurer's Report for March 2026.. Upon a motion by Frank LoTempio, seconded by Jacqui Berger and unanimously carried, the Treasurer's Report for March 2026 was approved as presented.

## **PUBLIC COMMENT**

There was no public comment at this meeting.

## **EXECUTIVE DIRECTOR'S REPORT**

Executive Director David Minoglia presented his report.

## **COMMITTEE REPORTS**

There were no Committee Reports presented at this meeting.

## **UNFINISHED BUSINESS**

There was no Unfinished Business presented at this meeting.

## **NEW BUSINESS**

### **I. Amendment to Authorization Resolution – 1760 Maple Road, LLC**

The Agency received a letter from the Project Applicant requesting an increase in the mortgage recording tax benefit for one or more mortgages in an aggregate amount not to exceed Twenty-Nine Million Four Hundred Fifty-One Thousand and No/100 Dollars (\$29,451,000.00), and increase from the authorized amount of Twenty-Eight Million Two Hundred Thousand and No/100 (\$28,200,000.00). All other aspects of the project will not change.

Frank LoTempio made a motion to approve the request, Jacqui Berger seconded the motion. After brief discussion votes to approve the request were passed by Tuyn, Agostino, LoTempio, Gavigan, Bray and Berger. Motion to approve passed by a vote of 6-0.

### **II. Authorization Resolution – 330 Maple Road, LLC**

The 716 Sports Complex is a new-build, large scale sports, recreation, wellness, and hospitality facility constructed on a remediated brownfield site. The approximately 30-acre site was acquired by the Town of Amherst ("Town") in 2024 from American Campus Communities in preparation for this project. Historically, the property paid minimal property taxes as vacant land and currently is the location of recently constructed Town of Amherst softball diamonds. The development team, which has successfully completed several other real estate projects including the nearby 716 Health Building, acquired approximately 21.3 acres for the sports complex from the Town and Amherst Development Corporation and is in the process of acquiring additional adjacent acreage from the Town for the hotel component.

Two climate controlled domes totaling roughly 275,000 square feet will be positioned on either side of a 56,000 square foot building programmed for recreation adjacent activities (wellness, retail, and community spaces). A 120-room hotel is a key component of the project and is designed to support tournament activity and large events. Programming for each dome includes a 200-meter banked indoor competition track, which is new to the region, along with full-size turf fields for soccer, lacrosse, rugby and other sports. The complex is expected to

generate 788,000 annual visits initially growing to nearly 1,000,000 within 5-years. Of these visitors, 90,000 are expected to come from outside the economic development region, and is projected to grow to 130,000 annual sports tourists according to a market analysis by KemperSports.

The applicant indicated the need for financial assistance is necessary to feasibly finance a project of this scope and scale. For over two years, the Town and Amherst IDA worked with development team on structuring land purchases and incentives for this project. Indoor sports facilities are most often municipally owned and financed due to the costs to construct and finance, and limited rates of return for private investment.

Frank LoTempio made a motion to approve the 330 Maple Road, LLC project. Jacqui Berger seconded the motion to approve. After discussion, votes of aye to approve the project were cast by Tuyn, Agostino, LoTempio, Gavigan, Bray and Berger. The motion to approve, passed by a vote of 6-0.

8:52 am – Jacqui Berger made a motion to adjourn, Frank LoTempio seconded the motion. Motion to adjourn unanimously carried by a vote of 6-0.