

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

Minutes of the 559th Meeting

Friday, August 15, 2025 – 8:31 am

James J. Allen Boardroom

Agency Offices, 4287 Main Street

PRESENT: Carlton N. Brock, Jr
William Tuyn
Anthony Agostino
Hon. Timothy Drury
Frank LoTempio, III
Nicole Gavigan
David S. Mingoia, Executive Director
Carly D. Brown, Hurwitz & Fine PC

EXCUSED: Hadar Borden

GUESTS : AIDA Staff
Jacqui Berger
Sean Hopkins,
Paul Bliss, BlissCo
Dan Gagliardo
David Kuneske

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 Anthony Agostino and unanimously carried, the minutes of the June 20, 2025 meeting were approved as presented.

BILLS & COMMUNICATIONS

Executive Director David Mingoia informed those in attendance that the Agency received correspondence from Dan Gagliardo and Sean Hopkins regarding the 1760 Maple Road, LLC project that is on today's agenda. Mr. Mingoia stated that the board was copied on the correspondence prior to the meeting.

TREASURER'S REPORT

Treasurer Anthony Agostino highlighted the Agency financial statement for June and July 2025. Upon a motion by Frank LoTempio, seconded by Nicole Gavigan, the Treasurer's Reports for June and July 2025 were approved unanimously by a vote of 6-0.

PUBLIC COMMENT

Two people spoke during the public comment portion of the meeting: Dan Gagliardo and David Kusneske.

EXECUTIVE DIRECTOR'S REPORT

Executive Director David Minogia gave a report of recent IDA activities to the Board.

COMMITTEE REPORTS

There were no Committee Reports at this meeting.

UNFINISHED BUSINESS

There was no Unfinished Business presented at this meeting.

NEW BUSINESS

I. Authorization Resolution – 1760 Maple Road, LLC

The applicant is requested assistance to construct 118 units and 7,000 square feet of commercial space across four (4) buildings. In addition to the investment in constructing the buildings, the project includes off-site sanitary improvements and the installation of pedestrian improvements at the intersection of Maple and Ayer Roads. The project includes a workforce housing component consisting of 20% of the units (24 total units) that will be leased at 80% of area median income (AMI). The applicant is committing to an additional community benefit consists of a \$250,000 financial contribution towards construction of a restroom facility at Willowdale Park. AIDA benefits are limited to the construction of the project and will not include equipping and build out of the commercial space.

The project is constructed on an infill parcel that has sat vacant for several decades along a major arterial that was originally zoned for commercial office development. The Town Board approved a modification to the Comprehensive Plan in 2022 and rezoned the property to allow for this development in 2023. Agency assistance is necessary to complete the project due to additional off site infrastructure improvements and inability to secure financing without AIDA assistance. The Reasonableness Assessment prepared by Camoin Associates notes the low return on investment even with the project incentives. Additionally, the requested assistance will enable the applicant to include the 24 requested workforce housing units.

Executive Director Mingoia also presented a cost/benefit analysis pertaining to the project.

Frank LoTempio made a motion to approve the request for assistance for 1760 Maple Road, LLC project. Willilam Tuyn seconded the motion to approve. After a discussion and brief comments by Executive Director Mingoia, votes to approve the 1760 Maple Road, LLC project

were cast by Brock, Tuyn, Agostino, Drury, LoTempio and Gavigan. The motion to approve the project was passed by a vote of 6-0.

8:51 am – Frank LoTempio made a motion to adjourn the meeting, with Anthony Agostino seconding. Motion to adjourn passed unanimously.