

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
Minutes of the 544th Meeting
Friday, December 15, 2023 – 8:30 am
James J. Allen Boardroom
Agency Offices, 4287 Main Street

PRESENT: Carlton N. Brock, Jr.
Anthony Agostino
Hon. Timothy Drury
Frank LoTempio, III
Nicole Gavigan
David S. Mingoia, Executive Director
Kevin J. Zanner, Hurwitz & Fine PC

ABSENT: Hadar Borden
William Tuyn

GUESTS : AIDA Staff
Jacqui Berger
David Tytka
Leigh McEntire, Sol Source

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 October 2023 meeting were approved as presented.

BILLS & COMMUNICATIONS

There were no bills and communications presented at this meeting.

TREASURER'S REPORT

Treasurer Agostino reviewed the highlights of the Treasurer's Reports for October and November 2023.

Upon a motion by Frank LoTempio, seconded by Nicole Gavigan and unanimously carried, the Treasurer's Reports were approved as presented.

PUBLIC COMMENT

There was no Public Comment at this meeting.

EXECUTIVE DIRECTOR'S REPORT

David Mingoia presented the Executive Director's 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. Authorization Resolution – New Road Solar I, LLC

Sol Source Power, LLC, operating for this project as New Road Solar 1, LLC, is a renewable energy company that operates in the Northeast and Midwest. Founded in 2021, the company serves a diverse range of customers, including large independent power producers, school districts and non-profits.

The applicant is seeking to install and operate a 5 MW community solar farm on 30 acres of leased land at 800 New Road. The renewable electricity generated by the system is fed directly into the local utility distribution system, where it can then be purchased by area homes and businesses as credits against their electricity bill. The expected electric generation capacity of this project is enough to power about 1,000 homes.

This project meets NY's Climate Leadership and Community Protection Act which includes a target of 70% renewable energy generation by 2030 with a goal of a zero emissions electricity sector by 2040. In 2022, General Municipal Law was amended to include language specifically for Industrial Development Agencies to support renewable energy projects. In addition, the New York State Energy Research and Development Authority developed a guidebook and guidelines for siting and incentivizing solar facilities including a PILOT calculator. Locally, the town introduced zoning for solar projects and determined which sites were suitable, mainly properties that have little market value for other uses. The applicant intends to engage local skilled sheep farmers for vegetative maintenance and other local vendors for maintenance and other ground related tasks.

IDAs play an important role as we manage the project on behalf of all taxing jurisdictions and provide certainty for financiers of the project. Under state law, solar projects are exempt from property taxes but for negotiated local PILOTS. The applicant is required per the Town's Zoning Approval to provide a performance bond to remove the solar panels after the useful life of the project is complete.

Executive Director Mingoia presented the board with a detailed Project Profile and Cost Benefit Analysis associated with this project.

Frank LoTempio made a motion to approve the New Road Solar I, LLC project. Anthony Agostino seconded the motion. There was discussion. Votes to approve the project were cast by Brock, Agostino, LoTempio and Gavigan. Motion to approve passed 4-0.

Timothy Drury entered the meeting.

II. Greater Jamaica Development Corporation – Boulevard Mall Redevelopment Proposal for RFP Services

Executive Director Mingoia presented the board with a detailed Boulevard Mall Redevelopment Proposal for RFP Services submitted by the Greater Jamaica Development Corporation.

Mr. Mingoia reminded the board that at the December 1st Executive Committee meeting, the Executive Committee reviewed a proposal for the Agency to contract with Greater Jamaica Development Corporation (GJDC) to provide RFP services for the Boulevard Mall Redevelopment project. The item was presented as a “single source” procurement under the Agency’s procurement policy. The Executive Committee reviewed the GJDC proposal and requested that the Board be presented with terms to consider with respect to a proposed contract with GJDC.

Frank LoTempio made a motion to approve the GJDC proposal for RFP services noting that any material changes in the proposal will be brought before the board for review and approval. Anthony Agostino seconded the motion. There was discussion. Votes to approve the proposal were cast by Brock, Agostino, Drury, LoTempio and Gavigan. Motion to approve passed 5-0.

9:07 am – Frank LoTempio made a motion to adjourn the meeting. Anthony Agostino seconded the motion. The motion to adjourn passed unanimously.