

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

Minutes of the 563rd Meeting

Friday, January 23, 2026 – 8:30 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 William Tuyn 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.

TREASURER'S REPORT

Executive Director David Mingoia presented the Treasurer's Report for December 2025. Upon a motion by Jacqui Berger, seconded by Frank LoTempio and unanimously carried, the Treasurer's Report for December 2025 was approved a presented.

PUBLIC COMMENT

There was no public comment at this meeting.

EXECUTIVE DIRECTOR'S REPORT

Executive Director David Minogia presented his report.

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	Frank LoTempio III
MEMBER	Nicole Gavigan
MEMBER	Jacqui Berger
MEMBER	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, Frank LoTempio 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.

UNFINISHED BUSINESS

There was no Unfinished Business presented at this meeting.

NEW BUSINESS

I. Amendment to Authorization Resolution – The Greens Luxury Apartments, LLC

Greens LLC has requested that Greens II LLC be included as an additional party to the Project, and that the Agency authorize corresponding modifications to the Initial Closing

documents with respect to Parcel 1 of the Project and new PILOT/lease-leaseback documents with respect to Parcel 2 of the Project.

Frank LoTempio made a motion to approve the request from The Greens Luxury Apartments, LLC to include Greens II, LLC as an additional party to the project. Jacqui Berger seconded the motion. Votes to approve the motion were cast by Brock, Tuyn, LoTempio, Gavigan, Berger and Bray. Motion to approve passed by a vote of 6-0.

8:48 am – Frank LoTempio made a motion to adjourn, Jacqui Berger seconded the motion. Motion to adjourn unanimously carried by a vote of 6-0.