

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**

**Minutes of the 557<sup>th</sup> Meeting**

**Friday, June 5, 2025 – 9:05 am**

**James J. Allen Boardroom**

**Agency Offices, 4287 Main Street**

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

EXCUSED: Carlton N. Brock, Jr  
Hadar Borden

GUESTS : AIDA Staff  
Carly D. Brown, Hurwitz Fine PC  
Jacqui Berger  
Mike Yount, Delta Sonic, Inc.  
Eric Recoon, Benderson Development

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 Anthony Agostino, seconded by Nicole Gavigan and unanimously carried, the minutes of the April 2025 meeting were approved as presented.

**BILLS & COMMUNICATIONS**

There were no Bills & Communications presented at this meeting.

**TREASURER'S REPORT**

There was no Treasurer's Report presented at this meeting.

**PUBLIC COMMENT**

There was no Public Comment at this meeting.

**EXECUTIVE DIRECTOR'S REPORT**

There was no Executive Director's Report presented at this meeting.

## **COMMITTEE REPORTS**

There were no Committee Reports at this meeting.

## **UNFINISHED BUSINESS**

There was no Unfinished Business presented at this meeting.

## **NEW BUSINESS**

### **I. Amendment To Authorization Resolution – Novum Medical Products of NY, LLC**

The Company requested that 80 Creekside Drive, LLC be added as a benefitted party to the Project in order for it to receive the mortgage recording tax exemption and partial abatement from real property taxes which were approved by the Agency for the Project.

Frank LoTempio made a motion to approve the request of Novum Medical Products of NY, LLC to add 80 Creekside Drive, LLC as a party to their project authorized in April 2025. Nicole Gavigan seconded the motion. Votes of aye were cast by Tuyn, Agostino, Drury, LoTempio and Gavigan. Motion to approve passed by a vote of 5-0.

### **II. Authorization Resolution – Delta Sonic Care Wash Systems, Inc.**

The Company proposed to renovate and occupy 6010, 6030 and 6040 North Bailey and consolidate all of its soap blending, warehousing and distribution and corporate headquarters to a one campus environment. The company is investing in new manufacturing equipment, racking, furniture and fixtures and will increase its overall space use by 31,000 square feet. The current footprint of the headquarters, fabrication and distribution is scattered across multiple locations in the Cities of Buffalo and Tonawanda and Amherst and lack available space and infrastructure to accommodate its growth objectives. As per the Countywide Uniform Tax Exemption Policy, the existing communities were contacted and provided information and consideration for this investment. Correspondence from the respective Mayors indicates that these conditions were met.

Frank LoTempio made a motion to approve the Delta Sonic Care Wash Systems, Inc. project. Nicole Gavigan seconded the motion. Votes of aye were cast by Tuyn, Agostino, Drury, LoTempio and Gavigan. Motion to approve passed by a vote of 5-0.

### **III. Authorization Resolution – Mississippi ADP, LLC-Benderson Amherst Project**

The Company proposed to remodel existing property it owns on North Bailey that would consolidate its current operations to the site and make improvements including a 10,000 SF expansion that would accommodate Delta Sonic's operations, which is the

subject of a different application. The project includes building and site work improvements that would elevate the existing properties to modern, clean office space for its employees and customers.

Benderson Development Company is headquartered in Sarasota, Florida and is seeking assistance to justify making this investment to create a campus and keep jobs in Western New York. The company is seeking to overcome challenges from financial obstacles, noting that Florida has zero income tax, to operational efficiencies such as dated mechanicals, lack of expandability and parking shortages. The Amherst location allows for current and future growth and expansive experience for staff with onsite and nearby amenities. As per the Countywide Uniform Tax Exemption Policy, the existing communities were contacted and provided information and consideration for this investment. Correspondence from the respective Mayors indicates that these conditions were met.

Frank LoTempio made a motion to approve Mississippi ADP, LLC – Benderson Amherst project. Nicole Gavigan seconded the motion. Votes of aye were cast by Tuyn, Agostino, Drury, LoTempio and Gavigan. Motion to approve passed by a vote of 5-0.

9:27 am – Frank LoTempio made a motion to adjourn the meeting. Nicole Gavigan seconded the motion. Motion to adjourn passed unanimously.