

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
Minutes of the 564th Meeting
Friday, March 20, 2026 – 8:30 am
James J. Allen Boardroom
Agency Offices, 4287 Main Street

PRESENT: 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: Carlton N. Brock, Jr
Anthony Agostino

GUESTS : AIDA Staff
Randall Shepard, Bonadio Group (via zoom)
Steven Bengart, Town of Amherst attorney

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 Frank LoTempio, seconded by Jacquie Berger and unanimously carried, the minutes of the January 2026 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 January and February 2026.. Upon a motion by Frank LoTempio, seconded by Jacquie Berger and unanimously carried, the Treasurer's Reports for January and February 2026 were approved as 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. Finance & Audit Committee-Review and Accept the 2025 Audited Financial Statements

In the absence of the Treasurer, Executive Director Mingoia informed the board that the Audit & Finance Committee had met with the Agency's auditor, Randall Shepard from The Bonadio Group earlier in February.

Mr. Shepard reviewed the 2025 Audited Financial Statements with the board.

Frank LoTempio made a motion to accept the 2025 Audited Financial Statements as presented. Jacquie Berger seconded the motion. Votes to approved and accept the 2025 Audited Financial Statements were cast by Tuyn, LoTempio, Gavigan, Berger and Bray. Motion to approve passed by a vote of 5-0.

I. Governance Committee – 2025 Authority Mission and Performance Measurement Report

The Governance Committee met earlier in the month to review the 2025 Mission Statement and Performance Measurement Report. The Committee recommended the approval of the 2025 Mission Statement and Measurement Report as presented. Jacquie Berger made a motion to approve the 2025 Mission Statement and Measurement Report. Frank LoTempio seconded the motion. Votes to approve were cast by Tuyn, LoTempio, Gavigan, Berger and Bray. Motion to approve passed 5-0.

UNFINISHED BUSINESS

There was no Unfinished Business presented at this meeting.

NEW BUSINESS

I. Authorization Resolution – Inducon Holdings, LLC

The company is proposing to completely renovate a dilapidated existing 37,949 square feet flex building located at 415 Lawrence Bell Drive. A majority of the existing building has been vacant for nearly a decade and has been completely vacant for over 3-years. The company plans to raise the roof on half of the building and completely demolish the interior of the building and rebuild it with new walls, utilities, windows and drive doors which will make the property market ready for tenants. In its current state, there is no market for the space and it will continue to deteriorate.

The applicant intends to transition the use on the property to a product that can attract tenants. A 2023 AIDA project with a different owner (Time Equities) of the property never moved forward on its proposed demolition of the entire building down and construction of a

new 60,000 square feet warehouse. That project never proved feasible and the property was sold to Treetop Companies which is proposing this solution to remedy the property's blight.

Applicant states that AIDA incentives are necessary to offset added construction, material and labor costs. The project will maintain the existing taxes collected on the building, approximately \$22,140, and create new economic value to the community through new taxable assessment, increased property taxes and employment.

Frank LoTempio made a motion to approve the Inducon Holdings, LLC project as presented. Jacquie Berger seconded the motion. After a brief discussion votes to approve the project were cast by Tuyn, LoTempio, Gavigan, Berger and Bray. Motion to approve, passed by a vote of 5-0.

8:46 am – Nicole Gavigan made a motion to adjourn, Frank LoTempio seconded the motion. Motion to adjourn unanimously carried by a vote of 5-0.