

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
Minutes of the 561st Meeting
Friday, November 21, 2025 – 8:43 am
James J. Allen Boardroom
Agency Offices, 4287 Main Street

PRESENT: Carlton N. Brock, Jr
William Tuyn
Anthony Agostino
Hon. Timothy Drury
Hadar Borden
Frank LoTempio, III
David S. Mingoia, Executive Director
Keving J. Zanner, Hurwitz Fine PC
Carly D. Brown, Hurwitz Fine PC

EXCUSED: Nicole Gavigan

GUESTS : AIDA Staff
Jacqui Berger
Sean Hopkins, Esq
Jacob Kindberger, National Fuel Gas

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 Hadar Borden, seconded by Frank LoTempio and unanimously carried, the minutes of the October 2025 meeting were approved as presented.

BILLS & COMMUNICATIONS

Executive Director Mingoia referred to a letter the Agency received from Supervisor-elect Shawn Lavin. The letter asks for any ideas or input from the board of directors as Mr. Lavin begins his transition to Supervisor in 2026.

TREASURER'S REPORT

Treasurer Anthony Agostino reviewed the October 2025 report with the board. Mr. Agostino noted that the Agency remains on solid financial footing for 2025.

PUBLIC COMMENT

There was no public comment at this meeting.

EXECUTIVE DIRECTOR'S REPORT

Executive Director David Minogia presented his 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 – Greens on Dodge II, LLC

The applicant requested assistance to construct 108 multifamily units on a 5.17acre parcel on Dodge Road in the Audubon New Community, which is a master planned development began in the 1970's related to the construction of the SUNY Buffalo Amherst flagship campus. The proposed project will include a workforce housing component consisting of 20% of the units priced at 80% area median income for 15-years. The project site is the former Arbordale Nursery and includes necessary site work to ready the property for new construction from its former commercial use. Executive Director Mingoia presented a Cost Benefit Analysis for this project.

The project received Site Plan approval in 2022 and has not achieved financial feasibility due to financing and construction costs. A Reasonableness Assessment prepared by Camoin Associates notes the lower than industry expected return on investment even with incentives. The requested assistance will enable the applicant to include the 22 requested workforce housing units. The existing property pays approximately \$10,000 a year in taxes, a figure that will increase six times even with an AIDA PILOT.

After discussion, William Tuyn made a motion to approve the Greens on Dodge II, LLC project. Frank LoTempio seconded the motion to approve. Votes to approve were cast by Brock, Tuyn, Agostino, Drury, Borden and LoTempio. Motion to approve passed by a vote of 6-0.

9:04 am – Frank LoTempio made a motion to adjourn the meeting. Hadar Borden seconded the motion. Motion to adjourn passed unanimously.