TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
Minutes of the 567th Meeting
Friday, October 16, 2026 – 8:30 am
James J. Allen Boardroom
Agency Offices, 4287 Main Street

PRESENT: Carlton N. Brock, Jr.
William Tuyn
Anthony Agostino
Frank LoTempio, III
Brian Bray
Angela Rossi
David S. Mingoia, Executive Director
Keving J. Zanner, Hurwitz Fine PC
Sarah K. Hyman, Hurwitz Fine PC

EXCUSED: Jacquie Berger

GUESTS : AIDA Staff
Michael Szukala, Town of Amherst Councilman
Steven Bengart, Town of Amherst attorney
Paul Bliss, BlissCo.

Chairman Carlton Brock Jr. called the meeting to order and reminded everyone the meeting was being video recorded and live-streamed.

MINUTES

Upon a motion by Anthony Agostiono, seconded by Frank LoTempio and unanimously carried, the minutes of the July 2026 meeting were approved as presented.

BILLS & COMMUNICATIONS

There were no Bills & Communications presented at this meeting.

TREASURER'S REPORT

Treasurer Anthony Agostino presented the Treasurer's Reports for July, August and September 2026. Brian Bray made a motion to approve the Treasurer's Reports for July, August and September 2026. Frank LoTempio seconded the motion. Votes to approve were cast by Brock, Tuyn, Agostino, LoTempio, Bray and Rossi. Motion to approve passed by a vote of 6-0.

PUBLIC COMMENT

There was no Public Comment at this meeting.

EXECUTIVE DIRECTOR'S REPORT

Executive Director presented his report.

COMMITTEE REPORTS

I. Audit & Finance Committee – 2027 Budget Recommendations

Treasurer Agostino presented the draft 2027 Agency Budget that was reviewed at this month's Finance & Audit Committee Meeting, noting that it was similar to the 2026 Agency Budget and based on anticipated projects. Upon a motion by William Tuyn, seconded by Frank LoTempio, the 2027 Agency Budget was approved as presented.

II. Establish Nominating Committee for 2027 Election of Officers and Committee Assignments

Anthony Agostino and Frank LoTempio agreed to serve as the Nominating Committee for the 2027 Election of Officers and Committee Assignments.

UNFINISHED BUSINESS

I. 6812 Main Street, LLC – Amendment to Authorization Resolution

Company requested that the Authorization Resolution of January 17, 2025 be amended to reduce the number of Workforce Housing units from eight (8) to five (5). Company also requested an increase in the mortgage amount from $10,770,000 to $11,500,000 citing increase in construction costs associated with the project.

After discussion, Frank LoTempio made a motion to approve the request by 6812 Main Street, LLC. Angela Rossi seconded the motion to approve. Votes of aye were cast by Brock, Tuyn, Agostino, LoTempio and Rossi. A vote of no was cast by Bray. Motion to approve passed by a vote of 5-1.

II. Greens on Dodge II, LLC – Amendment to Authorization Resolution

Company requested that the Authorization Resolution of November 21, 2025 be amended to increase the mortgage amount from $20,000,000 to $21,500,000 citing increased construction costs.

After discussion, Frank LoTempio made a motion to approve the request by Geens on Dodge II, LLC. William Tuyn seconded the motion to approve. Votes of aye were cast by Brock, Tuyn, Agostino, LoTempio, Bray and Rossi. Motion to approve passed by a vote of 6-0.

III. NBT Bank (6460 Main Street) – Assignment and Assumption of Lease

Company requested Agency consent to the Assignment and Assumption of Lease of the 2019 Evans Bank project and also requested a modification to the employment requirement to reflect current NBT Bank employment of 104 jobs throughout the Compliance Period of the project.

After discussion, Frank LoTempio made a motion to approve the requests. William Tuyn seconded the motion to approve. Votes of aye were cast by Brock, Tuyn, Agostino, LoTempio, Bray and Rossi. Motion to approve passed by a vote of 6-0.

IV. Bureau Veritas Consumer Products Services, Inc.

Company recently informed the Agency that they were unable to fulfill its obligation under the Employment Commitment of their 2017 project, which extended into 2029. In August 2023, the Agency terminated the existing PILOT on the project via a Financial Assistance Modification Agreement (FA Modification Documents). Company is working on extending the lease on its building and a waiver of the employment requirement set forth in the FA Modification Documents.

After discussion, Frank LoTempio made a motion to approve the waiver conditioned on a lease extension. William Tuyn seconded the motion to approve. Votes of aye were cast by Brock, Tuyn, Agostino, LoTempio, Bray and Rossi. Motion to approve passed by a vote of 6-0.

NEW BUSINESS

There was no New Business presented at this meeting.

ADJOURNMENT

9:00 am – Frank LoTempio made a motion to adjourn the meeting. Anthony Agostino seconded the motion. Motion to adjourn passed unanimously.