

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

**Minutes of the 538th Meeting
Friday, December 16, 2022 – 8:38 am
James J. Allen Boardroom
Agency Offices, 4287 Main Street**

PRESENT: Carlton N. Brock, Jr.
William Tuyn
Anthony Agostino
Timothy Drury
Hadar Borden
Frank LoTempio, III
Nicole Gavigan
David S. Mingoia, Executive Director
Kevin J. Zanner, Hurwitz & Fine PC

GUESTS : AIDA Staff

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 Anthony Agostino and unanimously carried, the minutes of the October 2022 meeting were approved as presented.

BILLS & COMMUNICATIONS

There were no Bills & Communications presented at this meeting.

TREASURER'S REPORT

Treasurer Agostino reviewed the highlights of the Treasurer's Report for October and November 2022.

Upon a motion by Frank LoTempio, seconded by Hadar Borden and unanimously carried, the Treasurer's Reports for October and November 2022 were approved as presented.

PUBLIC COMMENT

There was no Public Comment at this meeting.

EXECUTIVE DIRECTOR'S REPORT

Attached to the minutes is the Executive Director's Report.

COMMITTEE REPORTS

Executive Director requested that a Nominating Committee be established for the 2023 Board of Directors.

William Tuyn made a motion to establish a Nominating Committee of Hadar Borden and Anthony Agostino. The motion was seconded by Frank LoTempio. Votes of aye were cast by Brock,

Tuyn, Agostino, Drury, Borden, LoTempio and Gavigan. Motion to the establish the nominating committee passed by a vote of 7-0.

UNFINISHED BUSINESS

There was no Unfinished Business presented at this meeting.

NEW BUSINESS

I. Amendment to Authorization Resolution – Stark Real Estate Holdings, LLC

The Agency received a request from Stark Reals Estate Holdings, LLC to amend the its 2021 Authorization Resolution. By letter dated October 31, 2022, the Company informed the Agency of several substantive changes to the Project which were necessitated by the COVID-19 pandemic and supply chain issues.

The proposed changes include a redesign of the Project to include LEED Silver and WELL Building designations in order to reduce the Company’s carbon footprint in support of federal and state environmental goals at the Project’s 2100 Wehrle Drive location, and the Company also informed the Agency that it is no longer seeking benefits for the portion of the Project which was to have been undertaken at 60 Lawrence Bell Drive, which is not moving forward at this time;

Executive Director Mingoia presented an updated Cost Benefit Analysis of the proposed amended project to the board.

After a brief discussion, a motion to approve the amended authorization resolution for Stark Real Estate Holdings, LLC project was made by Frank LoTempio. William Tuyn seconded the motion to approve. Votes of aye were cast by Brock, Tuyn, Agostino, Drury, Borden, LoTempio and Gavigan. Motion to approve passed 7-0.

II. Draft 2023 BOD Meeting Schedule

Executive Director dispersed a Draft 2023 Board Meeting Schedule. He asked the Board to let know of any conflicts or concerns they might have.

9:16 am – Frank LoTempio made a motion to adjourn the meeting. Anthony Agostino seconded the motion. Motion to adjourn passed unanimously.