

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**  
**Minutes of the 526<sup>th</sup> Meeting**  
**Monday, July 16, 2021 – 8:30 am**  
**James J. Allen Boardroom**  
**Agency Offices, 4287 Main Street**

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

GUESTS: AIDA Staff  
David Tytko, Uniland Development

GUESTS via Zoom: Deep Katdare, Related Company

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 Anthony Agostino seconded by Hadar Borden and unanimously carried, the minutes of the June meeting were approved as presented.

**BILLS & COMMUNICATIONS**

There were no Bills & Communications presented at this meeting.

**TREASURER'S REPORT**

Upon a motion by William Tuyn, seconded by Frank LoTempio and unanimously carried, the Treasurer's Report for June 2021 was approved as presented.

**PUBLIC COMMENT**

There was no Public Comment at this meeting.

8:38 am – Judge Drury entered the meeting

**EXECUTIVE DIRECTOR'S REPORT**

The Executive Director's Report is attached to these minutes.

**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 Resolutions

- a. **Princeton Amherst Preservation LP** - The project applicant is Princeton Amherst Preservation, L.P., a single-asset entity formed for the purposes of acquiring, rehabilitating, owning, financing, leasing and operating Princeton Court Apartments, a multi-family affordable development.

Princeton Court is a 304 unit affordable, Section 8 property constructed in 1949. The purpose of the project is to improve 24 two-story buildings and parking garage through significant renovations and preserve an important affordable housing resource in Amherst. The property, while maintained, has physical needs that require significant investment including a number of exterior and infrastructure improvements requested by the Town of Amherst. The applicant is proposing to invest \$49,000 per unit in direct hard costs (approximately \$65,000 in total construction costs) to improve the physical and aesthetic appearance of the entire property.

- b. **Oxford Amherst Preservation, LP** - The project applicant is Oxford Amherst Preservation, L.P., a single-asset entity formed for the purposes of acquiring, rehabilitating, owning, financing, leasing and operating Oxford Villages Townhomes, a multi-family affordable development.

Oxford Village is a 316 unit affordable, Section 8 property for families constructed in 1946. The purpose of the project is to improve 68 two-story buildings and parking garage through significant renovations and preserve an important affordable housing resource in Amherst. The property, while maintained, has physical needs that require significant investment including a number of exterior and infrastructure improvements requested by the Town of Amherst. The applicant is proposing to invest \$49,000 per unit in direct hard costs (approximately \$60,000 in total construction costs) to improve the physical and aesthetic appearance of the entire property. In addition, the new owner will coordinate with the Related Affordable Foundation to bring additional resources and tenant services seeking to break the cycle of poverty.

- c. **Brewster Amherst Preservation, LP** - The project applicant is Brewster Mews Preservation, L.P., a single-asset entity formed for the purposes of acquiring, rehabilitating, owning, financing, leasing and operating Brewster Mews Apartments, a multi-family affordable development.

Brewster Mews is a 216 unit affordable, Section 8 property for persons 62 or older, handicapped or disabled constructed in 1978. The purpose of the project is to improve 19 two-story buildings through significant renovations and preserve an important senior affordable housing resource in Amherst. Brewster Mews, while maintained, has physical needs that require significant investment. The applicant is proposing to invest \$45,000 per unit in direct hard costs (approximately \$56,000 in total construction costs) to improve the physical and aesthetic appearance of the entire property. This project also includes an addition to the clubhouse for a computer lab, fitness center and additional room for onsite personnel.

- d. Parkside Amherst Preservation, LP** - The project applicant is Parkside Amherst Preservation, L.P., a single-asset entity formed for the purposes of acquiring, rehabilitating, owning, financing, leasing and operating Parkside Houses Apartments, a multi-family affordable development.

Parkside Houses is a 180 unit affordable, Section 8 property for families constructed in 1974. The purpose of the project is to improve 33 two-story buildings through significant renovations and preserve an important affordable housing resource in Amherst. Parkside Houses, while maintained, has physical needs that require significant investment. The applicant is proposing to invest \$50,000 per unit in direct hard costs (approximately \$62,000 in total construction costs) to improve the physical and aesthetic appearance of the entire property. In addition, the new owner will coordinate with the Related Affordable Foundation to bring additional resources and tenant services seeking to break the cycle of poverty.

Executive Director Mingoia asked the representative of the four applicants, Deep Katdare, to briefly address the board on the projects. There was a discussion period.

Frank LoTempio made a motion to approve the Princeton Amherst Preservation, LP project. William Tuyn seconded the motion. Votes to approve Princeton Amherst Preservation, LP project were cast by Brock, Tuyn, Agostino, Drury, Meyer, Borden and LoTempio. Motion to approve passed 7-0.

William Tuyn made a motion to approve the Oxford Amherst Preservation, LP project. Philip Meyer seconded the motion. Votes to approve Oxford Amherst Preservation, LP project were cast by Brock, Tuyn, Agostino, Drury, Meyer, Borden and LoTempio. Motion to approve passed 7-0.

Philip Meyer made a motion to approve the Parkside Amherst Preservation, LP project. Frank LoTempio seconded the motion. Votes to approve Parkside Amherst Preservation, LP project were cast by Brock, Tuyn, Agostino, Drury, Meyer, Borden and LoTempio. Motion to approve passed 7-0.

9:14 am – Hadar Borden made a motion to adjourn the meeting. Frank LoTempio seconded the motion to adjourn. The motion to adjourn was unanimously carried with a vote of 7-0.