

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
Minutes of the 553rd Meeting
Friday, January 17, 2025 – 8:30 am
James J. Allen Boardroom
Agency Offices, 4287 Main Street

PRESENT: Carlton N. Brock, Jr.
William Tuyn
Anthony Agostino
Frank LoTempio, III
Nicole Gavigan
David S. Mingoia, Executive Director
Kevin J. Zanner, Hurwitz & Fine PC
Christopher Canada, Hodgson Russ LLP

ABSENT: Hadar Borden

GUESTS : AIDA Staff
Jacqui Berger
Hon. Timothy Drury
Sean Hopkins
Paul Bliss
David Tytko

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 William Tuyn and unanimously carried, the minutes of the November 2024 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 November and December 2024.

Upon a motion by Frank LoTempio, seconded by William Tuyn and unanimously carried, the Treasurer's Reports for November and December 2024 were approved as presented.

PUBLIC COMMENT

There was no Public Comment at this meeting.

EXECUTIVE DIRECTOR'S REPORT

David Mingoia presented the Executive Director's 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. Amendment to Authorization Resolution – NED-New Energy Solar 8, LLC

The Company informed the Agency that an error had been made in the Company's application with respect to the alternating current (AC) capacity of the Project, and that the 4.384 MW figure cited in the Application referred to the direct current (DC) capacity for the Project' and requested the Agency amend the November 2024 Authorization Resolution to reflect that the AC capacity of the Project is 2.90 MW

After discussion, William Tuyn made a motion to approve the amendment to authorization resolution from NED-New Energy Solar 8, LLC project. Frank LoTempio seconded the motion to approve. Votes of aye were cast by Brock, Tuyn, Agostino, LoTempio and Gavigan. Motion to approve, passed 5-0.

II. Authorization Resolution – 6812 Main Street, LLC

The applicant requested Agency assistance to construct a 5-story mixed-use building totaling approximately 51,600 square feet, featuring 14,000 square feet of commercial space and 34 market rate apartments on the upper floors. The project includes a workforce housing component consisting of 20% of the units that will be leased at 80% of area median income (AMI). As an additional condition, the applicant has agreed to provide an additional public benefit in playground/park improvements of approximately \$250,000.

After discussion, Frank LoTempio made a motion to approve the request by 6812 Main Street, LLC. William Tuyn seconded the motion to approve. Votes of aye were cast by Brock, Tuyn, Agostino, LoTempio and Gavigan. Motion to approve passed 5-0.

III. Contract for Business Development Consultant

Executive Director Mingoia discussed with the board the need to hire a business Development Consultant. The board received the resume and proposal on scope of services from Mark Storch.

After discussion, Frank LoTempio made a motion to approve of the hiring of business development consultant, March Storch. William Tuyn seconded the motion. Votes of aye were cast by Brock, Tuyn, Agostino, LoTempio and Gavigan. Motion to approve passed 5-0.

9:06 am – Frank LoTempio made a motion to adjourn the meeting. William Tuyn seconded the motion. The motion to adjourn was passed unanimously.