

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY**  
**Minutes of the 550th Meeting**  
**Friday, October 18, 2024 – 8:30 am**  
**James J. Allen Boardroom**  
**Agency Offices, 4287 Main Street**

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

GUESTS : AIDA Staff  
Sean Hopkins  
Supervisor Brian Kulpa  
Jessica O’Neill

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 Anthony Agostino and unanimously carried, the minutes of the September 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 Reports for September 2024.

Upon a motion by Willaim Tuyn, seconded by Hadar Borden and unanimously carried, the Treasurer’s Report for July and August 2024 was 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**

### **I. Finance & Audit Committee – 2025 Budget Recommendations**

Treasurer Agostino presented the draft 2025 Agency Budget reviewed at this month's Finance & Audit Committee Meeting, noting that it was similar to the 2024 Agency Budget and based on anticipated projects. Upon a motion by Frank LoTempio, III, seconded by Willaim Tuyn, the 2025 Agency Budget was approved as presented.

## **UNFINISHED BUSINESS**

### **I. Sawyer's Landing, LLC – Amendment Request**

The applicant was seeking a modification to previously approved AIDA project consisting of approximately 5 acres of a larger 18-acre parcel to construct a mixed-use development consisting of 146 residential units and 27,470 square feet of commercial space. The new project removes townhomes from the AIDA portion of the project, reducing the number of units to 112. The modified project still includes a workforce housing component consisting of over 22% of the units that will be leased at 80% of area median income (AMI) and consists of a combination of studio, one bedroom and two-bedroom units along with offsite recreation trails.

After discussion Frank LoTempio made a motion to approve the request of Sawyer's Landing, LLC to modify the project resulting in a decrease of the sales and use tax exemption benefits to an amount of \$3,024,560. Anthony Agostino seconded the motion to approve. Votes to approve were cast by Brock, Tuyn, Agostino, Borden, LoTempio and Gavigan. Motion to approve passed by a vote of 6-0.

## **NEW BUSINESS**

### **I. The Greens on North French Workforce Housing and North Amherst Soccer Complex Concession Building – Authorization Resolution**

The applicant proposed a project consisting of 162 apartments across five 3-story buildings near the corner of North French Road and Millersport Highway. 20% of the units will be priced at a monthly rent considered workforce housing as defined by rents approximating one-third of approximately 80% of area median income. The 32 workforce housing units will consist of 1, 2 and 3 bedroom apartments. The project also includes a condition that a Concessions building, estimated at \$650,000, will be constructed by the developer at the North Amherst Soccer Complex during the construction period. The construction of a Concession building, which will include restrooms, concessions and storage, has been on the Town of Amherst's capital list for many years without adequate funding.

After discussion Frank LoTempio made a motion to approve the project. Nicole Gavigan seconded the motion to approve. Votes to approve were cast by Brock, Tuyn, Agostino, Borden, LoTempio and Gavigan. Motion to approve passed by a vote of 6-0.

8:55 am – Frank LoTempio made a motion to adjourn the meeting. Hadar Borden second the motion. The motion to adjourn was passed unanimously.