

David S. Mingoia
Executive Director



4287 Main Street
Amherst, New York 14226
Tel: 716.688.9000 Fax: 716.688.0205
www.amherstida.com

September 12, 2023

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Willowbrook Hospitality, LLC
100 Corporate Parkway
Suite 500
Amherst, New York 14226
Attn: Michael Montante

RE: Town of Amherst Industrial Development Agency
Willowbrook Hospitality, LLC
2020 Amherst Manor Hotel Project

Dear Mr. Montante:

This is a request for information concerning the above-referenced project ("Project") made pursuant to Sections 3.3, 5.1 and 8.5 of the Lease Agreement between Willowbrook Hospitality, LLC (the "Company") and the Town of Amherst Industrial Development Agency (the "Agency") dated as of February 1, 2020 (the "Lease Agreement").

Information Pertaining to USA Hockey Material Factor

Pursuant to Section 8.5 (a)(vi) of the Lease Agreement, the Company agreed, as a Material Factor for the Project, to:

"exercis[e] its best efforts [during the term of the Lease Agreement] to cause the following to occur; it being understood that the Company does not control the operations of the Northtown Center complex or have a direct contractual relationship with USA Hockey:

(A) having USA Hockey declare the Northtown Center as the "National Home of the USA National Sled Hockey Programs," with such designation to remain in effect throughout the Compliance Period;

(B) having USA Hockey Disabled Disciplines host at least three (3) tournaments at the Northtown Center during each year of the Compliance Period;

(C) having USA Hockey host annual training programs, camps and festivals at the Northtown Center during each year of the Compliance Period; and

(D) having USA Hockey house the USA National Deaf/Hard of Hearing, Blind Hockey and Standing/Amputee teams for their training weeks during each year of the Compliance Period.

Please provide the following information and supporting documentation with respect to the Company's compliance with the USA Hockey Material Factor:

1. Please confirm in writing whether USA Hockey has declared the Northtown Center as the "National Home of the USA National Sled Hockey Programs." If USA Hockey has not made this declaration, please provide a detailed written statement, including dates and supporting documentation (in the form of emails, correspondence and other documents) demonstrating the Company's best efforts from February 1, 2020 through the date of this letter to have USA Hockey declare the Northtown Center as the "National Home of the USA National Sled Hockey Programs."

2. Please confirm in writing whether USA Hockey Disabled Disciplines has hosted at any tournaments at Northtown Center from February 1, 2020 through the date of this letter and if so, please provide the dates that such tournaments were hosted. If USA Hockey Disabled Disciplines has hosted less than three (3) tournaments in any year (measured from February 1 to January 31, starting with February 1, 2020), please provide a detailed written statement, including dates and supporting documentation (in the form of emails, correspondence and other documents) demonstrating the Company's best efforts to have USA Hockey Disabled Disciplines host at least three (3) tournaments at the Northtown Center.

3. Please confirm in writing whether USA Hockey has hosted annual training programs, camps and festivals at the Northtown Center from February 1, 2020 through the date of this letter and provide the dates that such annual training programs, camps and festivals were hosted. Please provide a detailed written statement, including dates and supporting documentation (in the form of emails, correspondence and other documents) demonstrating that the best efforts undertaken by the Company have caused USA Hockey to host training programs, camps and festivals at the Northtown Center since February 1, 2020.

4. Please confirm in writing whether USA Hockey housed at the hotel the USA National Deaf/Hard of Hearing, Blind Hockey and Standing/Amputee teams for their training weeks each year from February 1, 2020 through the date of this letter, and if so, please provide the dates and number of hotel rooms that were booked for such purpose. If USA Hockey did not utilize the hotel for the USA National Deaf/Hard of Hearing, Blind Hockey and Standing/Amputee teams for their training weeks in any year (measured from February 1 to January 31, starting with February 1, 2020), please provide a detailed written statement, including dates and supporting documentation (in the form of emails and correspondence) demonstrating the Company's best efforts to have USA Hockey house at the hotel the USA National Deaf/Hard of Hearing, Blind Hockey and Standing/Amputee teams for their training weeks each year from February 1, 2020 through the date of this letter.

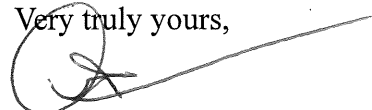
Information Concerning the Project's Designation as a Tourism Destination

In Section 3.3 of the Lease Agreement, the Company represented and warranted to the Agency that the Project is a "tourism destination with facilities likely to attract a significant number of visitors from outside the local development region the Project is located." In Section 12.4 of the Lease Agreement, the Company committed to operating the Project as a qualified "project" in accordance with and as defined under the Industrial Development Agency Act.

Please provide in the form of a written statement with supporting documentation demonstrating the Company's compliance with these requirements. Please include in your response detailed hotel visitor information—the Agency is specifically requesting data demonstrating that individuals living outside of the WNY economic development region stayed at the hotel in order to attend events that were hosted at the Northtown Center for the period commencing as of February 1, 2020 through the date of this letter. For purposes of this response, please note that the WNY economic development region includes Erie, Niagara, Cattaraugus, Chautauqua and Allegany counties.

Please provide your response within thirty (30) days from the date of this letter. Thank you for your anticipated cooperation.

Very truly yours,



David S. Mingoia
Executive Director

cc: Susan Hassinger, Esq. (*via certified mail*)
Uniland Development Company
100 Corporate Parkway
Suite 500
Amherst, New York 14226

Carlton Brock, AIDA Chair