

Hamburg Industrial Development Agency

**Board of Directors Meeting
December 13, 2013**

Robert Chesbro Conference Room

Present

Tom Moses
Patricia Brunner-Collins
Mike Sendor
Lou McDonald
Patricia Paul
Steve Walters

Excused

Amy Ziegler
Jack Chiappone
Norma Rusert-Kelly

Guests

Craig Cwick

Executive Director

Michael J. Bartlett

- **Move** to open the Board of Directors meeting at 8:04 am.

- **HIDA 2014 Budget**- The 2014 HIDA Budget was accepted by the Board on November 15, 2013 and was placed on file in the Town Clerk's Office. The Board now needs to formally adopt the 2014 budget.

-**Motion** to adopt the 2014 HIDA budget as submitted.

Moved: Tom Moses

Seconded: Mike Sendor

Ayes: Walters, Brunner-Collins, Paul, McDonald, Moses, Sendor

Nays: none

Carried

-**Kevin Kreutzer's** contract for consulting services is up at the end of the year. Kevin has proven to be extremely valuable on various projects related to the marketing of our land at Bayview and Route 5. Executive Director Bartlett recommended the HIDA sign a new twelve month contract at \$1250.00 a month voidable by either party with a thirty day written notice.

-**Motion** to authorize a contract between the Town of Hamburg Industrial Development Agency and Kevin Kreutzer as an independent contractor beginning on January 1, 2014 and terminating on December 31, 2014 on terms approved by the Agency's General Council and signed by Steve Walters, Chairman of the Board.

Moved: Patricia Paul

Seconded: Tom Moses

Ayes: Walters, McDonald, Sendor, Brunner-Collins, Paul, Moses

Nays: None

Carried

- **Motion** to approve the minutes from the November 15, 2013 Board of Directors meeting.

Moved: Lou McDonald

Seconded: Patricia Brunner-Collins

Ayes: Walters, Paul, Moses, Sendor, McDonald, Brunner-Collins

Nays: None

Carried

- **Motion** to approve the November 2013 Treasurer's Reports.

Moved: Mike Sendor

Seconded: Tom Moses

Ayes: Walters, McDonald, Brunner-Collins, Paul, Sendor, Moses

Nays: None

Carried

-We have received a request from the attorney representing Autumn View Health Care Facility in Hamburg asking us to approve an amended and restated master lease between Nationwide Health Properties LC and Autumn View Health Care Facility, LLC. We have approved a previous request to approve a new master lease between the same parties in 2011. The main change to the master lease involves the addition of Autumn Woods Residential Health Care Facility, located in the State of Michigan, as an additional tenant to the lease. There are a number of other less substantial changes that have been reviewed by Agency Council who see no adverse affect on the Agency.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY
APPROVING AN AMENDED AND RESTATED MASTER LEASE BETWEEN
NATIONWIDE HEALTH PROPERTIES, LLC AND AUTUMN VIEW HEALTH CARE
FACILITY, LLC

Moved: Steve Walters

Seconded: Tom Moses

Ayes: Paul, McDonald, Sendor, Brunner-Collins, Walters, Moses

Nays: None

Carried

-Meeting notes from Drew Reilly's meeting with NYSDOT regarding Route 5 access from the Lake Erie Commerce Center were reviewed. It appears DOT would allow access to Route 5 with a right hand turn only limitation until such time as a user is found to justify a signalized intersection. DOT is sending the Town a letter outlining the process that needs to be followed.

-The consultants fro CSX have informed Executive Director Bartlett that the Lake Erie Commerce Center is no longer being considered as a candidate for certification as a CSX rail-serviced site. The issue is the at-grade crossing on Bayview Road makes it extremely difficult to construct a usable spur into the property. Access through the Ford property was looked at, but because a short line services the Ford Plant that has access to other rail companies, the rail access to the property would not be exclusive to CSX.

-Mike Bartlett informed the Board that Mike Sendor, Bob Hutchinson, Kevin Kreutzer and himself met to review the three proposals received for our website development. It was felt that TransWeb marketing did not have the expertise of the other two companies and as a result was dropped from consideration. It was felt that Keenan Communication Group and the PCA Group were both similar in their ability to create and host a website. It was difficult to compare the two proposals as one had a single cost, and one had a cost plus options which would be extra. Kevin will work with the companies to get comparable costs/services, and the committee will meet again to come up with a recommendation.

- **Motion** to adjourn at 8:30 am.

Moved: Patricia Paul

Seconded: Lou McDonald

Ayes: Walters, Moses, Sendor, Brunner-Collins, Paul, McDonald

Nays: None

Carried

Sincerely,

Michael J. Bartlett
Executive Director