



Board of Directors Meeting
December 19, 2017
Court Room - Blasdell Village Hall

Public Hearing: Billy Lee, LLC

Present

Tom Moses
Patti Paul
Bob Reynolds
Cam Hall
Jeff Brylski
Janet Plarr

Excused

Wence Valentin
Norma Rusert-Kelly

Executive Director

Michael J. Bartlett

Guests

Nathan Neil
Jennifer Strong
Bill Savage
Jim Bucki
Joe McGough

-Move to open the Board of Directors meeting at 7:48 am.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE TO AGENCY AND A LEASEBACK AGREEMENT BETWEEN THE AGENCY AND BILLY LEE, LLC (THE "LESSEE") TO PROVIDE THE BALANCE OF THE PAYMENT IN LIEU OF TAXES PREVIOUSLY AUTHORIZED BY THE AGENCY PURSUANT TO RESOLUTION ADOPTED ON JUNE 4, 2010.

Moved: Patti Paul

Seconded: Tom Moses

Ayes: Reynolds, Hall, Brylski, Paul, Moses

Nays: none

Carried

- Jim Bucki, General Manager for Buffalo Shredding & Recovery LLC. and Joe McGough were introduced to the board. A public hearing on the company's request to increase their project cost from \$1,000,000 to \$3,585,000 was held on November 21, 2017. The increase is due to a request to provide sales tax exemption on the costs of renovation of the existing building and an increase in the cost of three new buildings being constructed as part of the project. At the time of the public hearing concerns were raised about the number of jobs being created and the pay scale of the laborers as compared to the incentives the company would receive. As a result, it was decided to table any action on the company's request until a new cost/benefit analysis was completed. The new analysis showed the company receiving approximately \$695,000 in incentives. The state and regional benefits would total \$2,260,000. It was also pointed out that the project does not reflect the \$12,000,000 worth of equipment purchases due to the equipment not being subject to sales tax. A question was raised concerning the status of a number of lower wage workers at the company. Mr. Bucki assured the board they were employees of the company and not people hired through temp agencies. They received benefits and the company attempts to promote from within whenever possible.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AMENDING THE PRIOR RESOLUTION ADOPTED ON AUGUST 15, 2017 AUTHORIZING BUFFALO SHREDDING AND RECOVERY, LLC (THE "LESSEE") TO CONSTRUCT THREE 7,200 SQUARE FOOT FLUFF STORAGE BUILDINGS ON THE SOUTH SIDE OF THEIR EXISTING BUILDING, AS AGENT FOR THE AGENCY, FOR LEASE TO THE AGENCY AND SUBSEQUENT LEASEBACK TO THE LESSEE AND TO TAKE OTHER PRELIMINARY ACTION TO INCREASE THE ESTIMATED COST OF THE THREE BUILDINGS, TO INCLUDE THE RENOVATION OF THE EXISTING BUILDING AND ENGINEERING AND ARCHITECTURAL FEES AS PART OF THE PROJECT.

Moved: Jeff Brylski

Seconded: Bob Reynolds

Ayes: Moses, Paul, Hall, Brylski, Reynolds

Nays: none

Carried

- At this time Director Plarr joined the meeting.

- The 2018 HIDA budget was accepted by the board on November 21, 2017 and placed on file in the Town Clerk's office. The board now needs to formally adopt the 2018 HIDA budget.

- **Motion** to adopt the 2018 HIDA budget as submitted:

Moved: Patti Paul

Seconded: Bob Reynolds

Ayes: Moses, Brylski, Hall, Plarr, Paul, Reynolds

Nays: none

Carried

- David Manko, President of Villages of Mission Hills II, LLC., has requested agency approval to convert their construction loan with M&T Bank in the amount of \$7,400,000 to a mortgage with CIBC Bank in the amount of \$8,480,000.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE EXECUTION AND DELIVERY OF A MORTGAGE IN THE PRINCIPAL AMOUNT OF \$8,480,000 AND AN AMENDED AND RESTATED LEASEBACK AGREEMENT IN CONNECTION WITH THE 2015 VILLAGES OF MISSION HILLS II LLC PROJECT, AND FURTHER AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH

Moved: Bob Reynolds

Seconded: Cam Hall

Ayes: Moses, Plarr, Paul, Brylski, Reynolds, Hall

Nays: none

Carried

- **Motion** to approve the minutes from the November 21, 2017 Board of Directors meeting as amended.

Moved: Janet Plarr
Seconded: Jeff Brylski
Ayes: Moses, Hall, Paul, Reynolds, Plarr, Brylski
Nays: none
Carried

-**Motion** to approve the October 2017 Treasures Report

Moved: Bob Reynolds
Seconded: Cam Hall
Ayes: Moses, Brylski, Plarr, Paul, Reynolds, Hall
Nays: none
Carried

-**Motion** to approve the November 2017 Treasures Report

Moved: Bob Reynolds
Seconded: Jeff Brylski
Ayes: Moses, Paul, Hall, Plarr, Reynolds, Brylski
Nays: none
Carried

Nathan Neill, a principal in Neill & Strong, PLLC is requesting the board to reappoint the firm as Special Council and Transaction Council for the Town of Hamburg Industrial Development Agency and the Hamburg New York Land Development Corporation for 2018. Executive Director, Bartlett, praised the firms work and stressed the point that they did not charge the IDA or LDC for the bulk of their work.

- **Motion** to reappoint Neill & Strong, PLLC as Special Council and Transaction Council to the Town of Hamburg Industrial Development Agency and Hamburg New York Land Development Corporation for 2018.

Moved: Janet Plarr
Seconded: Jeff Brylski
Ayes: Moses, Reynolds, Hall, Paul, Plarr, Brylski
Nays: none
Carried

- **Motion** to adjourn at 8:15 am

Moved: Jeff Brylski
Seconded: Patti Paul
Ayes: Moses, Plarr, Hall, Reynolds, Brylski, Paul
Nays: none
Carried

Sincerely,

Michael J. Bartlett
Executive Director