

**Hamburg Industrial Development Agency
Board of Directors Meeting
December 14, 2012**

Robert Chesbro Conference Room

Present

Tom Moses
Mike Sendor
Patti Paul
Lou McDonald
Norma Rusert Kelly
Janet Plarr

Excused

Steve Walters
Amy Ziegler
Matt Dils

Executive Director

Michael J. Bartlett

Guest

Nathan Neill
Craig Cwick
Dave Manko
Felice Krycia

- **Move** to open the Board of Directors meeting at 8:02AM.

- **David Manko**, President of Liberty Park Senior Corp. was introduced to the Board. Liberty Park is the developer of Mission Hills Senior Community located at 4543 Camp Road in the Town. They are currently completing Phase I which consists of 112 units of market rate senior housing. Due to a high demand for units in the development, the company would like to start Phase II in the spring of 2013. He explained to the Board that banks are only financing 70% of these types of projects and without IDA assistance the project would not be feasible. The second phase will consist of 96 units and will cost around \$11 million. Dave wanted to present his project to the Board and answer any questions prior to submitting an application for assistance. No advertising has been done and yet Phase I will be sold out. Phase II is scheduled to start in first quarter of 2013. Mr. Manko answered questions from the Board and will be submitting an application in early 2013.

HIDA 2013 Budget - The 2013 Budget was accepted by the Board on November 9th 2012 and placed on file in the Town Clerk's office. The Board now needs to formally adopt the 2013 Budget.

- **Motion** to adopt the 2013 HIDA Budget as submitted.

Moved: Janet Plarr

Seconded: Tom Moses

Ayes: Paul, Moses, McDonald, Rusert Kelly, Plarr, Sendor

Nays: None

Carried

- **Executive Director Bartlett** informed the Board that the Land Development Corporation received a bill from the Town for the 2012 interest on the Town's \$750,000 loan to the LDC for the purchase of the Bayview/Rt 5 property. We currently have a balance of \$7373.46 in the LDC account, not enough to pay the \$15,000 in interest owed. Mr. Bartlett purposed an additional loan of \$20,000 to cover the shortage and leave us with some money in the account for future expenses. He also purposed to make the loan interest free and to waive the interest due on the original \$75,000 loan from the HIDA to the LDC for the purchase of the land.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING A LOAN IN THE AMOUNT OF \$20,000 TO THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION FOR THE PURPOSE OF ASSISTING THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION MAKE THE INTEREST PAYMENT THAT IS DUE TO THE TOWN OF HAMBURG AND AGREEING TO FORGIVE INTEREST ON THE LOAN PREVIOUSLY MADE TO THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION.

Moved: Patti Paul

Seconded: Lou McDonald

Ayes: McDonald, Plarr, Paul, Rusert Kelly, Moses, Sendor

Nays: None

Carried

- **Georgia Pacific/BlueLinx** - When BlueLinx purchased Georgia Pacific in 2004, the HIDA authorized the signing of a Lease Assignment and Assumption Agreement and forwarded the documents to BlueLinx for recording, which they never did. We are now trying to transfer title back to BlueLinx. To do this it's necessary to execute a new Lease Assignment and Assumption Agreement reflecting the fact Georgia Pacific Corporation converted to Georgia Pacific LLC.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE SIGNING OF A CORRECTED LEASE ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN THE FORMER GEORGIA-PACIFIC CORPORATION NOW GEORGIA-PACIFIC LLC AND BLUELINX CORPORATION.

Moved: Norma Rusert Kelly

Seconded: Janet Plarr

Ayes: Paul, Moses, Plarr, McDonald, Rusert Kelly, Sendor

Nays: None

Carried

- **Executive Director Bartlett** informed the Board that the problem concerning the abandonment of paper streets on the Bayview/Rt 5 property as a result of our purchase of the Garcia property has been resolved thanks to the hard work of Bob Hutchinson, the Town Assessor. An e-mail from the Town's legal department to the engineering department informing them it was OK to move forward on the abandonment was passed out.

Redevelopment Policy - A request from Andrew Rudnick to have the suburban IDA's pass a resolution agreeing to negotiate possible revisions to the Redevelopment Policies contained in the IDA Common Policy. It was agreed that a letter should be sent to Mr. Rudnick stating that the HIDA is intending to co-operate with other agencies to discuss revisions to the Adaptive ReUse/Enhancement Area projects but we do not think it necessary to pass a resolution to negotiate an agreement which would need another resolution. A copy of the letter to Mr. Rudnick will be sent to the other IDA's in the county.

- **A letter from the Village of Blasdell** to Executive Director Bartlett outlining complaints regarding Metalico, located on Lake Ave. and requesting that the HIDA address these complaints with the company. A letter to the company from Mr. Bartlett was also reviewed. Mr. Bartlett informed the Board that Jim Bucki, General Manager of the company, called him in response to his letter. He said he will be meeting with the site manager to discuss ways to address the problems and will call after the first of the year to set up a meeting with the village.

- **Motion** to approve the minutes from the November 9, 2012 Board of Directors meeting.

Moved: Lou McDonald

Seconded: Norma Rusert Kelly

Ayes: Paul, McDonald, Plarr, Rusert Kelly, Sendor, Moses

Nays: None

Carried

- **Motion** to approve the October 2012 HIDA Treasurer's Report.

Moved: Tom Moses

Seconded: Janet Plarr

