

**Hamburg New York Land Development Corporation
Board of Directors Meeting
February 03, 2012
Room 7B - Hamburg Town Hall**

Present

Amy Ziegler
Tom Moses
Lou McDonald
Matt Dils
Steve Walters
Marcella Fugle
Patricia Paul

Excused

Norma Russert Kelly
Stan Figiel

Guest

Craig Cwick
Nathan Neill

Executive Director

Michael J. Bartlett

- **Move** to open the Board of Directors meeting at 8:23 a.m.

- **Motion** to approve the minutes from the October 7, 2011 Board of Directors meeting.

Moved: Amy Ziegler

Seconded: Lou McDonald

Ayes: Walters, Moses, McDonald, Dils, Paul, Ziegler, Fugle

Nays: None

Carried

- **Motion** to approve the minutes from the December 16, 2011 Board of Directors meeting.

Moved: Amy Ziegler

Seconded: Tom Moses

Ayes: Walters, Dils, Fugle, McDonald, Paul, Ziegler, Moses

Nays: None

Carried

- **Motion** to approve the September 2011 Treasurer's Report.

Moved: Lou McDonald

Seconded: Marcella Fugle

Ayes: Walters, Ziegler, Moses, Dils, Paul, McDonald, Fugle

Nays: None

Carried

- **Motion** to approve the October 2011 Treasurer's Report

Moved: Patricia Paul

Seconded: Steve Walters

Ayes: Ziegler, McDonald, Moses, Dils, Fugle, Paul, Walters

Nays: None

Carried

- **Motion** to approve the November 2011 Treasurer's Report.

Moved: Tom Moses

Seconded: Patricia Paul

Ayes: Ziegler, McDonald, Moses, Dils, Fugle, Paul, Walters

Nays: None
Carried

- **Motion** to approve the December 2011 Treasurer's Report.

Moved: Matt Dils
Ayes: Ziegler, Paul, McDonald, Moses, Fugle, Dils, Walters
Nays: None
Carried

Seconded: Steve Walters

- **Executive Director Bartlett** pointed out that as of 12-31-11 the HNYLDC had \$27,136.20 in its bank accounts. We have just approved a payment of \$5097.62 to Wendel for its work on our pre-permitted application and we just paid \$1853.62 in property taxes. Going forward we have the potential cost of purchasing the Garcia property located within the Lake Erie Commerce Center, the cost of a Wetlands Delineation update and costs associated with applying for Shovel Ready Status for the Lake Erie Commerce Center with New York State. Bartlett pointed out that we may need to consider how to get additional funding to the LDC in the coming months.

- **A resolution** authorizing the HNYLDC to sell a one acre parcel of land in the Lake Erie Commerce Center to the HIDA for \$30,000 with a 30 year mortgage at a 2% interest rate was discussed.

RESOLUTION OF THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION AUTHORIZING THE PURCHASE SALE OF A PARCEL OF LAND TO THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY FOR THE PROPOSED FUTURE LOCATION OF AN OFFICE FOR THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY

Moved: Matt Dils
Ayes: Walters, Ziegler, Fugle, Paul, Moses, Dils, McDonald
Nays: None
Carried

Seconded: Lou McDonald

-**Garcia Land** - Executive Director Bartlett informed the Board that the Garcia Family has countered our offer of \$2000.00 (with the LDC attorney handling the transaction) for their .15 acre parcel located in the Lake Erie Commerce Center with an offer of \$8200.00. The Board directed Bartlett to offer the Garcia Family the following two options:

\$2500.00 with the LDC attorney's handling the transaction
OR
\$3500.00 with the Family paying for their own attorney

The use of eminent domain to obtain the property was also discussed. Bartlett will communicate the offer to the Garcia Family.

- **Motion** to adjourn at 8:37 a.m.

Moved: Steve Walters
Ayes: Ziegler, Moses, Walters, Dils, McDonald, Paul, Fugle
Nays: None
Carried

Seconded: Matt Dils

Sincerely,

Michael J. Bartlett
Executive Director

**Hamburg New York Land Development Corporation
Board of Directors Meeting
February 24, 2012
Room 7B - Hamburg Town Hall**

Present

Patricia Paul
Tom Moses
Lou McDonald
Stan Figiel
Steve Walters
Marcella Fugle

Excused

Amy Ziegler
Norma Russert Kelly
Matt Dils

Guest

Craig Cwick
Nathan Neill
Bob Hutchison
Felice Krycia

Executive Director

Michael J. Bartlett

- **Move** to open the Board of Directors meeting at 8:25 a.m.

- **Motion** to approve the minutes from the February 3, 2012 Board of Directors meeting.

Moved: Patricia Paul

Seconded: Marcella Fugle

Ayes: Walters, Moses, McDonald, Figiel, Paul, Fugle

Nays: None

Carried

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

Moved: Steve Walters

Seconded: Stan Figiel

Ayes: Walters, Moses, Figiel, Paul, McDonald, Fugle

Nays: None

Carried

- Discussion on a proposed resolution of the Hamburg New York Land Development Corporation authorizing the lease of the Lake Erie Commerce Center to the HIDA and leaseback by the Agency to the Corporation. This will allow the Corporation to receive a tax abatement through the Agency while it is developing the business park.

RESOLUTION OF THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION (THE "CORPORATION") AUTHORIZING THE LEASE OF THE BUSINESS PARK TO THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AND LEASEBACK BY THE AGENCY TO THE CORPORATION

Moved: Marcella Fugle

Seconded: Tom Moses

Ayes: Walters, Fugle, Paul, McDonald, Figiel, Moses

Nays: None

Carried

- Proposed HIDA 1 acre site - A discussion took place regarding the location of the 1 acre site the HIDA has been authorized to purchase from the HNYLDC as proposed by the Krog Corporation.

- The Board reviewed the letter sent to Mary Garcia with our latest offer for the land her family owns in the Lake Erie Commerce Center.

- **Motion** to adjourn at 8:40 a.m.

Moved: Steve Walters

Seconded: Patricia Paul

Ayes: Figiel, Moses, Walters, McDonald, Paul, Fugle

Nays: None

Carried

Sincerely,

Michael J. Bartlett
Executive Director

**Hamburg New York Land Development Corporation
Board of Directors Meeting
July 20, 2012
Room 7B - Hamburg Town Hall**

Present

Amy Ziegler
Tom Moses
Lou McDonald
Matt Dils
Steve Walters
Patricia Paul

Excused

Marcella Fugle
Norma Rusert Kelly
Stan Figiel

Guest

Craig Cwick

Executive Director

Michael J. Bartlett

- **Move** to open the Board of Directors meeting at 8:31 a.m.

-**An e-mail** from the Garcia Family indicating a willingness to accept \$6000.00 for their parcel of land located within the Lake Erie Commerce Center with the LDC attorney handling the transaction was discussed. Even though it was felt the price for the land was too high, the need to gain control of the parcel to enable the Town to abandon several paper streets so as not to hinder future development was important.

- **Motion** to pay \$6000.00 to the Garcia Family for land owned by the family within the boundaries of the Lake Erie Commerce Center and to have the LDC's attorneys handle the transaction.

Moved: Amy Ziegler

Seconded: Tom Moses

Ayes: Walters, Moses, McDonald, Dils, Paul, Ziegler

Nays: None

Carried

Hamburg Floor Covering - Negotiations are taking place with the company who wish to purchase several acres of land to put up a building. After originally looking to purchase the land at the corner of Route 5 and Bayview Road, they are now looking at a site on Bayview near the railroad tracks. The Board needs to determine a price to charge for the land. As per the agreement with the Town, the minimum price we can charge is \$25,000 per acre. It was agreed to ask for \$27,000 an acre with room to negotiate if necessary.

- **Motion** to approve the minutes from the February 24, 2012 Board of Directors meeting.

Moved: Amy Ziegler

Seconded: Matt Dils

Ayes: Walters, McDonald, Moses, Paul, Ziegler, Dils

Nays: None

Carried

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

Moved: Amy Ziegler

Seconded: Patricia Paul

Ayes: Walters, Ziegler, Moses, Dils, Paul, McDonald

Nays: None

Carried

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

Moved: Amy Ziegler

Seconded: Matt Dils

Ayes: Ziegler, McDonald, Moses, Dils, Paul, Walters

Nays: None

Carried

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

Moved: Amy Ziegler

Ayes: Ziegler, McDonald, Moses, Dils, Paul, Walters

Nays: None

Carried

Seconded: Matt Dils

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

Moved: Steve Walters

Ayes: Ziegler, Paul, McDonald, Moses, Dils, Walters

Nays: None

Carried

Seconded: Tom Moses

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

Moved: Lou McDonald

Ayes: Walters, Dils, Moses, Paul, McDonald, Ziegler

Nays: None

Carried

Seconded: Amy Ziegler

- **Motion** to adjourn at 8:47 a.m.

Moved: Amy Ziegler

Ayes: Ziegler, Moses, Walters, Dils, McDonald, Paul

Nays: None

Carried

Seconded: Matt Dils

Sincerely,

Michael J. Bartlett
Executive Director

**Hamburg New York Land Development Corporation
Board of Directors Meeting
December 14, 2012**

Robert Chesbro Conference Room

Present

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

Excused

Amy Ziegler
Matt Dils
Steve Walters

Guest

Craig Cwick
Nathan Neill
Felice Krycia

Executive Director

Michael J. Bartlett

- **Move** to open the Board of Directors meeting at 8:49 a.m.

RESOLUTION OF THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION AUTHORIZING A LOAN IN AN AMOUNT OF \$20,000 FROM THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY FOR THE PURPOSE OF ASSISTING THE CORPORATION TO PAY INTEREST ON THE LOAN FROM THE TOWN OF HAMBURG TO THE CORPORATION OR THE PURPOSE OF PURCHASING THE ARCELOR MITTAL STEEL PROPERTY ON BAYVIEW ROAD IN THE TOWN OF HAMBURG FROM ARCELOR MITTAL STEEL

Moved: Tom Moses

Seconded: Mike Sendor

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

Nays: None

Carried

- **Motion** to approve the minutes from the July 2, 2012 Board of Directors meeting.

Moved: Patti Paul

Seconded: Lou McDonald

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

Nays: None

Carried

- **Motion** to approve the Treasurer's Report from July 2012, August 2012, September 2012, October 2012 and November 2012.

Moved: Janet Plarr

Seconded: Tom Moses

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

Nays: None

Carried

- **Website** - We have been informed by the Authorities Budget Office that under Section 2800 (2)(B) of Public Authorities Law, we are required to have a website. Executive Director Bartlett has been in contact with the state and has been told that having a shared website with the IDA is acceptable. Mr Bartlett has also been in touch with the HIDA website provider and they will be giving him an idea on cost. She feels it will be in the hundreds of dollars. Mr Bartlett has also been in touch with Hilbert College regarding using an intern to develop the website. If we go this route it probably won't be completed until May 2013.

- **Motion** to adjourn at 8:54 a.m.

Moved: Janet Plarr

Seconded: Patti Paul

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

Nays: None
Carried

Sincerely,

Michael J. Bartlett
Executive Director