

Hamburg New York Land Development Corporation

**Board of Directors Meeting
February 14, 2014**

Robert Chesbro Conference Room

Present

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

Excused

Patricia Paul
Norma Rusert-Kelly
Jack Chiappone

Guests

Nathan Neill
Craig Cwick
Kevin Kreutzer
Drew Reilly
Bob Hutchinson

Executive Director

Michael J. Bartlett

- **Move** to open the Board of Directors meeting at 8:34 am.

- **Motion** to approve the minutes from the August 16, 2013 Board of Directors meeting.

Moved: Steve Walters

Seconded: Mike Sendor

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

Nays: None

Carried

- **Motion** to approve the minutes from the January 8, 2014 Board of Directors meeting.

Moved: Tom Moses

Seconded: Patricia Brunner-Collins

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

Nays: None

Carried

- **Motion** to approve the August 2013, September 2013, October 2013, November 2013 and December 2013 Treasurer's Reports.

Moved: Mike Sendor

Seconded: Lou McDonald

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

Nays: None

Carried

-As discussed at the HIDA Board of Directors meeting, the Land Development Corporation has received a bill from the Town for \$15,000 for interest for 2013 on the loan the LDC received from the Town for the purchase of the Bayview/Route 5 property. The LDC currently has \$7,301.74 of assets in the form of a checking and savings accounts. The LDC has received \$95,000 from the HIDA in two separate loans (\$75,000 & \$20,000). A Discussion took place on the amount of the loan and it was agreed to lend the HDC \$25,000 to cover the interest payment to the Town and leave the LDC with some operating funds.

RESOLUTION OF THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION AUTHORIZING A LOAN IN AN AMOUNT NOT TO EXCEED \$25,000 FROM THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY FOR THE PURPOSE OF MAKING AN INTEREST PAYMENT TO THE LOAN FROM THE TOWN OF HAMBURG AND TO PROVIDE FOR OPERATING EXPENSES

Moved: Tom Moses

Seconded: Steve Walters

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

Nays: None

Carried

-Executive Director Bartlett informed the Board that he has had conversations with the Krog corporation and the owners of a Canadian Steel Manufacturer about land in the Lake Erie Commerce Center. They need approximately 25 acres and would build a 200,000 square foot plant employing around 40 people. The question of price came up and Mr. Bartlett said he felt \$30,000-\$35,000 an acre was appropriate, but that he wanted to discuss it with the Board before committing to a price. While the site is very attractive to the company (Krog has requested permission to access the property and conduct test borings) rail is critical. Krog has contacted CSX regarding a rail spur for the site and without rail access the deal will not go forward. The Board felt that \$35,000 an acre was a fair price to start negotiations and had no problem with Krog having access to the property to conduct borings.

- The developer for the proposed 50 acre project on the property on the north side of Bayview Road has expressed concern in regards to a house located adjacent to out property and the CSX rail lines. He is concerned that the presence of the house could cause a problem with the project user and has asked what the Boards feelings are in regards to purchasing the property. The property is owned by Timothy Rogers, and the house and land are assessed at \$60,500.00. This would give it a market value of around \$100,000. The Board felt the time was right to negotiate the purchase of the home to Mr. Rogers and instructed Bond Council Nathan Neill to contact Mr. Rogers and open negotiations. Mr. Neill was authorized to go as high as 20% of market value based on two appraisals if deemed necessary.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT
AGENCY AUTHORIZING COUNSEL TO NEGOTIATE A PURCHASE
AGREEMENT WITH THE OWNER OF THE REMAINING RESIDENTIAL PARCEL
IN THE LAKE ERIE COMMERCE CENTER

Moved: Mike Sendor

Seconded: Steve Walters

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

Nays: None

Carried

-Supervisor Walters updated the Board on the Community Choice Legislation. As of now, State Senator Gallivan is sponsoring the Bill in the Senate. We still do not have a majority member sponsor in the Assembly now that Assemblyman Gabryszak has resigned. Towns that participate in the Community Choice Act must pass home rule resolutions stating their desire to participate. Towns using IDAs other than the ECIDA will have veto power over projects taking place in their towns.

- **Motion** to adjourn at 9:03 am.

Moved: Mike Sendor

Seconded: Tom Moses

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

Nays: None

Carried

Sincerely,

Michael J. Bartlett
Executive Director