

Hamburg Industrial Development Agency

**Board of Directors Meeting
April 18, 2017
Room 7B - Hamburg Town Hall**

Present

Jeff Brylski
Tom Moses
Wence Valentin
Lou McDonald
Cameron Hall
Janet Plarr
Bob Reynolds

Excused

Pattie Paul
Norma Rusert-Kelly

Guests

Nathan Neill
Phil Riggs
Todd Marie
Alan Marie
Jennifer Strong
Bryan Sidorowicz
Heather Sidorowicz
Jeff Donner

Executive Director

Michael J. Bartlett

Deputy Director

Olivia Hill

- Move to open the Board of Directors meeting at 7:49 am.

- RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING JEFFREY BOULEVARD HOLDINGS, LLC (THE "LESSEE") TO CONSTRUCT AN APPROXIMATELY 25,000 SQUARE FOOT ADDITION TO AN EXISTING APPROXIMATELY 30,000 SQUARE FOOT BUILDING LOCATED AT 3949 JEFFREY BOULEVARD CURRENTLY OWNED BY THE AGENCY AND LEASED TO THE LESSEE FOR SUBLEASE TO HAMBURG FINISHING WORKS, INC. (THE "SUBLESSEE"), AS AGENT FOR THE AGENCY, FOR LEASE TO THE AGENCY AND SUBSEQUENT LEASEBACK TO THE LESSEE FOR SUB-SUBLEASE TO THE SUBLESSEE, AND AS PART OF THIS TRANSACTION FOR THE AGENCY TO CONVEY FEE TITLE TO THE LESSEE WHILE RETAINING A LEASEHOLD INTEREST UNDER A LEASE TO AGENCY AND TO TAKE OTHER PRELIMINARY ACTION.

Moved: Janet Plarr

Seconded: Tom Moses

Ayes: Reynolds, Valentin, Brylski, McDonald, Hall, Plarr, Moses

Nays: none

Carried

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") FURTHER AMENDING THE INDUCEMENT RESOLUTION ADOPTED BY THE AGENCY ON DECEMBER 22, 2015, EXTENDED FOR AN ADDITIONAL ONE YEAR PERIOD ON NOVEMBER 15, 2016 AND AMENDED ON DECEMBER 20, 2016 TO INCREASE THE ESTIMATED MAXIMUM COST OF THE PROJECT FROM \$5,045,000 TO \$7,728,584.39 AND TO AMEND THE SALES TAX PROVISION

Moved: Bob Reynolds

Seconded: Jeff Brylski

Ayes: Moses, McDonald, Plarr, Hall, Valentin, Reynolds, Brylski

Nays: none

Carried

- Jeff Donner, owner of Gateway Printing, was introduced to give the Board an update on his plans to acquire the former Big Tree Fire Hall located at 4307 South Park Avenue. The company is currently located at 3970 Big Tree Road and is in need of additional production space to maintain and grow its current client base. The company is looking to move its direct mail, fulfillment, and product distribution business into the South Park Building. The proposed financial assistance contemplated by the Agency includes mortgage tax exemption benefits, sales and use tax exemption benefits, and real property tax abatement benefits (in compliance with Agency's Uniform Tax Exemption Policy). The building currently pays no property taxes so even with a PILOT, the Town, County and

Frontier School District will see an increase in revenue. The company is requesting the assistance to help offset the financial stress caused by the cost of renovating the building.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING GATEWAY PRINTING AND GRAPHICS, INC. (THE "LESSEE") TO ACQUIRE AN EXISTING APPROXIMATELY 16,000 SQUARE FOOT BUILDING, WHICH WAS FORMERLY THE BIG TREE VOLUNTEER FIRE COMPANY FIRE HALL, ON AN APPROXIMATELY 1.9 ACRE PARCEL OF LAND LOCATED AT 4307 SOUTH PARK AVENUE IN THE TOWN OF HAMBURG, AND AUTHORIZING THE LESSEE TO RENOVATE THE EXISTING BUILDING AND TO ACQUIRE AND INSTALL MACHINERY AND EQUIPMENT REQUIRED IN CONNECTION THEREWITH, AS AGENT FOR THE AGENCY, ALL FOR COMMERCIAL PRINTING FACILITY, FOR LEASE BY THE LESSEE TO THE AGENCY AND SUBSEQUENT LEASEBACK BY THE AGENCY TO THE LESSEE AND TO TAKE OTHER PRELIMINARY ACTION.

Moved: Wence Valentin

Seconded: Cameron Hall

Ayes: Moses, Brylski, Reynolds, Plarr, McDonald, Valentin, Hall

Nays: none

Carried

- Heather Sidorowicz, owner of Southtown Audio Video, was introduced. Heather's business is located at 75 Lake Street in the Village of Hamburg. She also owns 79 and 81 Lake Street. 81 Lake Street is used for warehouse space by the business and 79 Lake Street is leased to Dirtbusters, an outbound cleaning service for homes and offices. Heather is proposing to replace the facades on all three buildings and bring the three buildings together in one complimentary look. Heather is requesting Agency assistance under the Town's Enhancement Area Program. Executive Director Bartlett explained we would not be taking any action today other than determining whether the project qualified for assistance. He felt it did qualify based on the fact less than 1/3 of the project cost was for the retail/residential portion of the buildings. The Board also felt the project qualified for assistance and the company will submit an application for Board action at our May 2017 Board meeting.

- **Motion** to approve the March 2017 Treasurer's Reports

Moved: Jeff Brylski

Seconded: Bob Reynolds

Ayes: Moses, McDonald, Hall, Plarr, Valentin, Brylski, Reynolds

Nays: none

Carried

- **Motion** to approve the minutes from the March 21, 2017 Board of Directors meeting

Moved: Cameron Hall

Seconded: Tom Moses

Ayes: Reynolds, Plarr, Valentin, Brylski, McDonald, Hall, Moses

Nays: none

Carried

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

Moved: Cameron Hall

Seconded: Jeff Brylski

Ayes: Moses, Valentin, McDonald, Plarr, Hall, Reynolds, Brylski

Nays: none

Carried

Sincerely,

Michael J. Bartlett
Executive Director