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Hamburg New York Land Development Corporation

**Board of Directors Meeting
February 27, 2020
Hamburg Town Hall, Room 7A**

Present

Andy Palmer
Tom Moses
Davis Podkulski
Bob Hutchison
Cam Hall

Excused

Wence Valentin
Janet Plarr
Norma Rusert-Kelly
Robert Reynolds

Guests

Jennifer Strong, Neill & Strong (via conference call)
Mary Doran, Hamburg Development Companies

Executive Director

Sean Doyle

- **Move** to open the Board of Directors meeting at 6:36pm, Executive Director, Doyle.

Moved: Tom Moses **Seconded:** Bob Hutchison
Ayes: Palmer, Moses, Hutchison, Hall, Podkulski
Nays: none
Carried

- **Roll Call**

-**Motion** to approve the January 2020 Board meeting minutes

Moved: Andy Palmer **Seconded:** Cam Hall
Ayes: Palmer, Moses, Hutchison, Hall, Podkulski
Nays: none
Carried

Bob Reynolds, Treasurer, was excused due to illness. Director Doyle, gave a brief update on finances. Currently \$383k in cash, the only expense incurred thus far in 2020 was for consultant fees for a survey of parcel C at the LECC.

- **Motion** to approve the January 2020 Treasurers Report

Moved: Cam Hall **Seconded:** Andy Palmer
Ayes: Palmer, Moses, Hutchison, Hall, Podkulski
Nays: none
Carried

Executive Director Update:

- Undisclosed user still continuing to work with broker on LECC site. They need heavy power 5+ megawatts which is available on the site.
- There is a local developer interested in Parcel A – the full site for speculative warehouses. There are many questions that would need to be answered. Doyle will be meeting with them next week.
- Update signage/small marketing project – Doyle applied for a grant thru National Grid for a more comprehensive package.

Andy Palmer, mentioned the \$250k grant Betlem received from National Grid to remediate the brownfields at their site on Lake Avenue. He thanked Sean for his work in connecting the two. Additionally, he mentioned the article in Business First which ranked Hamburg #3 for growth in WNY and #1 in the Southtowns

Executive Director New Business:

-Approve the sale of Parcel C (5.57 acres) to Carwell Products along with the authorization to pay McGuire Development Company a 5% broker fee.

- Carwell does rust inhibiting to industrial and commercial fleets, some personal vehicles but their focus is mostly on fleets.
- They package the solution in containers to distribute to other Carwell sites around the country.
- They would like to purchase the parcel on the southeast corner of Lake Erie Boulevard and erect 2 separate buildings; one building for their offices a second building speculative for lease.
- They do not service the fleet onsite – they go to them.
- Negotiations started at 32,000 an acre and are currently at 37,702 an acre, for a total purchase price of \$210,000.
- The parcel includes a half acre of federal wetlands which they will maintain.

Director Doyle Read the following resolution:

RESOLUTION OF THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION APPROVING THE SALE OF PROPERTY TO CARWELL PRODUCTS INC. AND/OR ASSIGNS, A CORPORATION TO BE FORMED

WHEREAS, the Hamburg New York Land Development Corporation (the "Corporation") has received a written proposal from Carwell Products Inc. and/or Assigns, a Corporation to be formed ("Carwell") to purchase approximately 5.57 acres of vacant land (with .59 acres of wetlands) in the Lake Erie Commerce Park for the sum of \$210,000.00; and

WHEREAS, the Corporation has reviewed the proposal submitted and has determined that it is in the best interest of the Corporation to sell such property to Carwell or a related entity and directs that counsel for the Corporation and the Executive Director finalize a Contract, in substantially the form attached hereto, for the sale of such property at the price proposed.

NOW, THEREFORE, be it resolved by the Corporation as follows:

- 1. The Corporation does hereby approve the sale of the property in the Lake Erie Commerce Park to Carwell or a related entity at the price of \$210,000.00.*
- 2. That counsel for the Corporation and the Executive Director are directed to finalize a contract in accordance with the provisions as set forth above and the Executive Director or other officer of the Corporation is directed to sign such contract on behalf of the Corporation.*

3. *This resolution shall take effect immediately.*

ADOPTED: February 27, 2020

-Motion to approve the sale of Parcel C to Carwell Products

Moved: Andy Palmer **Seconded:** Bob Hutchinson
Ayes: Palmer, Moses, Hutchison, Hall, Podkulski
Nays: none
Carried

Doyle stated they are looking at a 45 day close and will start development soon after. It's likely they will be in the ground by the end of summer.

-Motion to approve the 5% broker fee to McGuire Development Company

Moved: Andy Palmer **Seconded:** Bob Hutchinson
Ayes: Palmer, Moses, Hutchison, Hall, Podkulski
Nays: none
Carried

Next Meeting – Tuesday March 24, 2020 7:30am Blasdel Village Hall

- Motion to adjourn at 6:52pm.

Moved: Cam Hall **Seconded:** Davis Podkulski
Ayes: Palmer, Moses, Hutchison, Hall, Podkulski
Nays: none
Carried

Sincerely,



Sean Doyle, Executive Director