



6122 South Park Avenue  
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**Hamburg New York Land Development Corporation  
Board of Directors Meeting  
August 20, 2020, 6:00pm  
Hamburg Village Hall, room 7A –in person or  
Via Zoom Teleconferencing – due to the COVID 19 Pandemic**

**Present**

Wence Valentin-in person  
Tom Moses – in person  
Robert Reynolds – in person  
Bob Hutchison - in person  
Andy Palmer – in person

**Excused**

Norma Rusert-Kelly  
Janet Plarr  
David Podkulski  
Cam Hall

**Guests**

Jennifer Strong, Neill & Strong - Zoom  
Mary Doran, HIDA – in person  
Jessica Bond, Hamburg Sun - Zoom  
Andy DeVincentis, Walden Develop - Zoom

**Executive Director**

Sean Doyle – in person

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**-Motion** to open the board meeting at 6:25pm Director Doyle.

**Moved:** Bob Hutchison      **Seconded:** Andy Palmer  
**Ayes:** Moses, Hutchison, Reynolds, Palmer, Valentin  
**Nays:** none  
**Carried**

**- Roll Call**

**-Motion** to approve the July 2020 board meetings minutes.

**Moved:** Bob Reynolds      **Seconded:** Tom Moses  
**Ayes:** Moses, Hutchison, Reynolds, Palmer, Valentin  
**Nays:** none  
**Carried**

Treasurer, Bob Reynolds, gave an update on the financials. Currently there is \$369,514.39 in the bank. The accounts earned \$132.00 in interest last month. Notable expense last month was \$2,196.25 for marketing, some of which will be reimbursed thru the National Grid Grant.

**-Motion** to approve the July 2020 Treasurer Report.

**Moved:** Bob Reynolds      **Seconded:** Wence Valentin  
**Ayes:** Moses, Hutchison, Reynolds, Palmer, Valentin  
**Nays:** none  
**Carried**

### **Executive Director Update:**

•Doyle stated he is going to distribute links and information on “Project Olive”, (Amazon project on Grant Island). He would like to discuss this larger project with the board and where it went wrong as well as get the board’s feedback. Doyle envisions local IDAs to working together, if someone gets bad press its bad for the entire area. The local newspaper noted areas of concern regarding job creation and local labor. The discussion should conclude with how we can do it better next time.

Tom Moses stated a planning coordinator is needed in both the town and village. They need someone to be the lead coordinator on projects. Paul Becker is missed as the previous village planner.

Wence Valentin, stated the current project in Lackawanna which received benefits from the ECIDA is being protested by “his brothers and sisters” (union workers) because they are hiring scabs and there is no prevailing wage in place.

-New Business

### **Director Doyle read the following Resolution for Walden Development**

*RESOLUTION OF THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION  
APPROVING THE SALE OF PROPERTY TO WALDEN DEVELOPMENT GROUP, LLC AS  
AGENT FOR AN ENTITY TO BE FORMED*

*WHEREAS, the Hamburg New York Land Development Corporation (the "Corporation") has received a written contract from Walden Development Group, LLC as Agent For An Entity To Be Formed to purchase approximately 64.5 acres of vacant land at the corner of Lake Shore Road and Bayview Road for the sum of \$1,150,000.00; 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 Walden Development Group, LLC as Agent For An Entity To Be Formed, with provisions for seller held financing.*

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

- 1. The Corporation does hereby approve the sale of the property to Walden Development Group, LLC as Agent For An Entity To Be Formed at the price of \$1,150,000.00 with seller held financing.*
- 2. That the Executive Director or other officer of the Corporation is directed to sign such contract on behalf of the Corporation and to sign the necessary closing documents to effectuate the sale and financing.*
- 3. This resolution shall take effect immediately.*

*ADOPTED: August 20, 2020*

Board member Bob Reynolds made a motion to approve the resolution then rescinded the motion. The board wanted to include wording in the contract that states the roadway at the LECC will be completed within an 18 month timeline.

**-Motion** to approve the Walden Development Contact Resolution with an amendment to the contact that states the roadway will be completed in an 18 month period.

**Moved:** Bob Reynolds      **Seconded:** Wence Valentin

**Ayes:** Moses, Hutchison, Reynolds, Palmer, Valentin

**Nays:** none

**Carried**

**-Motion** to adjourn 6:50pm

**Moved:** Bob Hutchison      **Seconded:** Tom Moses

**Ayes:** Moses, Hutchison, Reynolds, Palmer, Valentin

**Nays:** none

**Carried**

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Doyle', with a stylized flourish at the end.

Sean Doyle, Executive Director

**The next meeting will be Tuesday, September 22<sup>nd</sup> – 7:30am  
Blasdell Village Hall**