



6122 South Park Avenue  
Hamburg, New York 14075  
716.648.4145  
[www.HamburgIDA.com](http://www.HamburgIDA.com)

**Hamburg New York Land Development Corporation  
October 22, 2020, 6:00pm  
Hamburg Town Hall, room 7A –in person or  
Via Zoom Teleconferencing – due to the COVID 19 Pandemic**

**Present**

Cam Hall – via Zoom  
Tom Moses – in person  
Janet Plarr – via Zoom  
Bob Hutchison - in person  
Andy Palmer – in person  
Davis Podkulski – in person  
Norma Rusert-Kelly – via Zoom

**Excused**

Wence Valentin  
Robert Reynolds

**Guests**

Jennifer Strong, Neill & Strong - via Zoom  
Mary Doran, HIDA – in person  
Francesca Bond, Hamburg Sun - via Zoom

**Executive Director**

Sean Doyle – in person

---

**-Motion** to open the board meeting at 6:49pm Director Doyle.

**Moved:** Tom Moses

**Seconded:** Bob Hutchison

**Ayes:** Hall, Moses, Plarr, Hutchison, Palmer, Podkulski, Rusert-Kelly

**Nays:** none

**Carried**

**- Roll Call**

**-Motion** to approve the September 2020 board meeting minutes.

**Moved:** Davis Podkulski

**Seconded:** Bob Hutchison

**Ayes:** Hall, Moses, Plarr, Hutchison, Palmer, Podkulski, Rusert-Kelly

**Nays:** none

**Carried**

Director Doyle gave an update on the financials as Bob Reynolds was excused from the meeting. There was interest income of approximately \$84 in September and a balance of approximately \$369,000 in the bank accounts. The Walden Development land sale should close in November along with the Carwell purchase of parcel C. Remaining cautiously optimistic that the motion at September's board meeting motivated Carwell to close by the November.

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

**Moved:** Andy Palmer

**Seconded:** Norma Rusert-Kelly

**Ayes:** Hall, Moses, Plarr, Hutchison, Palmer, Podkulski, Rusert-Kelly

**Nays:** none

**Carried**

**Executive Director Update:**

-There has been significant amount of clearing of parcel A at the LECC from Walden Development, hoping that the success of this developer and parcel continues whether it's with a tenant or speculative development.

-There has been one small hiccup with the clearing of parcel A. There was dumping of hazardous material found at the south end of the property where it borders Universal Engine. Doyle spoke with and sent a formal letter to Universal Engine to have them remove the items belonging to them. They have removed some items but there are other things that were obviously dumped not by Universal Engine, for example telephone poles, railroad ties, concrete blocks. Doyle is getting 3 bids on the price of removing these hazardous materials. It will likely cost between \$5,000 and \$10,000 as it is labor and equipment intensive. The board suggested going back to Walden and reducing the cost for the land by the amount it will cost to remove the items. This might be the easiest route to take, once the bids come in Doyle will most likely hold a special virtual board meeting to vote on plan for removal.

-2020 Budget – the Land Corporation is doing well. Expenses are higher because we are selling more land which requires surveys etc.

-2021 Budget – Doyle reviewed the 2021 proposed Budget with the board.

**-Motion** to approve the 2021 HNYLDC budget.

**Moved:** Andy Palmer

**Seconded:** Davis Podkulski

**Ayes:** Hall, Moses, Plarr, Hutchison, Palmer, Podkulski, Rusert-Kelly

**Nays:** none

*Carried*

**-Motion** to adjourn 7:03pm

**Moved:** Andy Palmer

**Seconded:** Davis Podkulski

**Ayes:** Hall, Moses, Plarr, Hutchison, Palmer, Podkulski, Rusert-Kelly

**Nays:** none

*Carried*

Sincerely,



Sean Doyle, Executive Director

**The next meeting will be Tuesday, November 22<sup>nd</sup> – 7:30am  
Court Room, Blasdel Village Hall**