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**Hamburg New York Land Development Corporation  
Board of Directors Meeting  
May 19, 2021, 7:30am  
Blasdell Village Hall & Zoom Teleconferencing, due to the COVID 19 Pandemic**

**Present**

Cam Hall  
Tom Moses  
Janet Plarr  
Bob Hutchison  
Andy Palmer  
Davis Podkulski  
Robert Reynolds  
Norma Rusert-Kelly-Zoom  
Wence Valentin - Zoom

**Excused**

**Guests**

Francesca Bond, Hamburg Sun - Zoom  
Mary Doran, HIDA

**Executive Director**

Sean Doyle

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**- Roll Call**

**-Motion** to open the board meeting at 8:11 am.

**Moved:** Bob Reynolds

**Seconded:** Tom Moses

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

**Nays:** none

**Carried**

**-Motion** to approve the April 2021 board meeting minutes.

**Moved:** Janet Plarr

**Seconded:** Bob Hutchison

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

**Nays:** none

**Carried**

Treasurer, Bob Reynolds, gave an update on the financials. It was a great month with proceeds of the land sale to Bayview Road Associates deposited in the amount of \$1,020,830.00. A commission of \$51,041.50 was paid out on the sale of the parcel. Balance on the accounts is approximately \$1.7 million. Motion to approve was tabled due to a question on the balance sheet - end of month balance vs year to date balance difference. Mary will look into for next month. **Financial report approval tabled**

Janet Plarr, stated the Land Development Corporation should be looking into investing in CDs and short term investments especially with the increase in the bank account. She suggested NYClass for CDs/investments which is specific to municipalities. Will get information for the Finance Committee to review

**Executive Director Update:**

-Palace Theatre, owner has been working with attorney Jennifer Strong to get the loan closed. He is enthusiastic about making the necessary changes to keep the Palace Theatre in business. Chairman, Palmer, stated we should take advantage of some good publicity. We are the "good steward" making this project happen which will benefit of the entire community.

**-Motion** to approve the 2020 Audit.

**Moved:** David Podkulski

**Seconded:** Andy Palmer

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

**Nays:** none

**Carried**

**-Motion** to move into Executive Session regarding contract discussions 8:25am.

**Moved:** Andy Palmer

**Seconded:** Janet Plarr

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

**Nays:** none

**Carried**

*Norma Rusert-Kelly left the meeting*

**-Motion** to move out of Executive Session with contract proposal at 8:58am.

**Moved:** Tom Moses

**Seconded:** Bob Reynolds

**Ayes:** Hall, Moses, Hutchison, Palmer, Podkulski, Reynolds, Plarr

**Nays:** none

**Carried**

Director Doyle read the following resolution:

RESOLUTION OF THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION  
APPROVING THE PURCHASE OF IMPROVED REAL PROPERTY FROM BFG ELECTROPLATING &  
MANUFACTURING. CO.

WHEREAS, the Hamburg New York Land Development Corporation (the "Corporation") would like to Purchase long vacant and dilapidated commercial buildings for the purpose of rehabilitating the same for use as a business incubator to help grow the local business economy; and

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

1. The Corporation does hereby approve the purchase of improved real property commonly known as 33 Scott Street, Hamburg, New York from BFG ELECTROPLATING & MANUFACTURING CO. for a price of \$ 115,500.00.
2. That counsel for the Corporation is directed to prepare 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.

**-Motion** to approve the above resolution to purchase 33 Scott Street.

**Moved:** Andy Palmer

**Seconded:** Davis Podkulski

**Ayes:** Hall, Moses, Hutchison, Palmer, Podkulski, Reynolds, Plarr, Valentin

**Nays:** none

*Carried*

Janet Plarr stated as we move forward on the 33 Scott Street Project a resolution should be written to authorize Director Doyle to approve certain expenditures pertaining to this project only above his current threshold. Foregoing board approval will insure payments can be made in a timely fashion therefore not delaying the project, waiting approval from the board.

**-Motion** to adjourn at 9:05am

**Moved:** Bob Reynolds

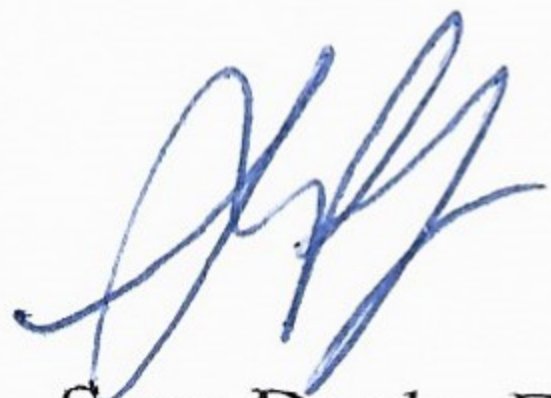
**Seconded:** Andy Palmer

**Ayes:** Hall, Moses, Hutchison, Palmer, Podkulski, Reynolds, Plarr

**Nays:** none

*Carried*

Sincerely,



Sean Doyle, Executive Director

**Next meeting June 16, 2021, 7:30am,  
Blasdell Village Hall**