



6122 South Park Avenue
Hamburg, New York 14075
716.648.4145
www.HamburgIDA.com

**Hamburg Industrial Development Agency
Board of Directors Meeting
July 26, 2021, 7:30am
Blasdell Village Hall**

Present

Cam Hall
Tom Moses
Janet Plarr
Bob Hutchison
Andy Palmer
Davis Podkulski
Robert Reynolds
Wence Valentin

Excused

Norma Rusert-Kelly

Guests

Francesca Bond, Hamburg Sun - Zoom
Mary Doran, HIDA
Jennifer Strong, Neill & Strong
Steve Savage, Billy Lee, LLC

Executive Director

Sean Doyle

-Pledge

-Roll Call

-Motion to open the board meeting at 7:32am.

Moved: Tom Moses

Seconded: Wence Valentin

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

Nays: none

Carried

-Motion to approve the June 2021 board meeting minutes.

Moved: Andy Palmer

Seconded: Bob Hutchison

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

Nays: none

Carried

Janet Plarr joined the meeting at 7:36am

Treasurer, Bob Reynolds, gave an update on the financials. Administrative fees of \$315,500.00 were received along with \$129.69 in interest income. Largest expense is payroll and benefits. The balance on the accounts as of June 30th is \$995,528.39.

-Motion to approve the June 2021 Treasurer Report.

Moved: Andy Palmer **Seconded:** Bob Hutchison

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

Nays: none

Carried

Executive Director Update:

-Doyle updated the board on the following projects:

- Bayview Road - closed
- Carbon Activated was approved at the last meeting, currently paperwork is with the attorneys
- 290 Lake, working with the developer
- K&H Industries will be reapplying as the scope of the project has changed
- Palace Theatre, had their first draw on the loan

-2nd Quarter Financials were reviewed, everything is in order; expenses little variance, revenues are currently greater than projected.

-Project Activity:

- Key Energy, working to get the application completed, have a meeting with them today.
- 17 Long – looking into a building reuse and renovation
- K&H Industries – new application coming.

-Meeting was held with 43 North regarding Pitch Hamburg, positive meeting will look to partner with them on some aspects of the program.

-Doyle stated, a new committee was formed regarding CARES Funding and he was asked to join and will be on the committee.

-The Southtowns Regional Chamber of Commerce has a great presence on social media and hosts many events. Doyle stated if the board would like to attend any of their events please let Sean or Mary know. They have over 1,000 members. Andy Palmer has attended chamber events and stated they are worthwhile events.

-The HDC business development loan fund has had several inquiries this year. The HDC board will be meeting next week to review/vote on a loan application.

-Doyle will be attending a CARES Act presentation today.

Janet Plarr stated the Town will be holding a meeting on Thursday regarding ARPA (American Recovery Plan Act). The Town will be receiving 12 million in funding in 2 payments, half this year and half next as part of the recovery efforts. She suggested writing a letter to the town board as they will be deciding the distribution of funds. There are stipulations that are ever changing on how the funds can be spent but they can definitely go towards assisting businesses in the community. The Town board will be requesting public input the board agreed the HDC should absolutely request funds for business/economic development in the community. These funds are separate from monies distributed to school districts.

Doyle stated he would attend the meeting.

Unfinished Business -

-HIDA Local Labor Policy - currently the policy has to be signed off by the applicant. Moving forward do we revise to include “anticipate” on the application or do we remove the waiver component completely? The board discussed this at length.

The board agreed it should be a uniform policy for all local IDAs. The HIDA will put on their application/local labor policy a yes or no question as to the use of local labor. If the applicant has to deviate from the policy or has specialized training requirements it will be known up front. If after the project has begun it is determined local labor cannot be used the HIDA will;

1. Impose a fee in association with the deviation, which the HIDA can allocate towards job training/sponsorship
2. Recapture

Doyle will revise the policy and present at the next meeting. When the local IDAs Leadership Committee meets again Doyle will discuss the possibility of a uniform policy with them.

-Doyle asked the board to start thinking about topics for the September retreat/board meeting. Now that the LECC is full – what other sites should be targeted for development? Doyle would like to create a metric. Plarr, will not be in attendance for the retreat she will be out of town on business. She suggested Ravenwood North and Lake Avenue.

-Motion to move and reschedule Septembers Board of Director’s meeting to Wednesday September 22, 2021 at 4:30pm at Ilio DiPaolos Restaurant.

Moved: Cam Hall

Seconded: Davis Podkulski

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

Nays: none

Carried

Privilege of the Floor -

-Doyle opened the floor up for public comment – none. Additionally, no comments were received on the Billy Lee, LLC Project.

New Business -

Doyle recapped the Billy Lee, LLC Project as follows:

- Forgone mortgage tax abatement of \$4,500
- Sales tax abatement numbers increased from \$39,375 to \$59,286 – net change of \$15,411
- Employment numbers remain the same
- Looking to close in December of 2021

Doyle read the following resolution on the Billy Lee, LLC Project:

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING BILLY-LEE, LLC (THE "LESSEE") TO EXPAND THEIR BUSINESS LOCATED AT 4760 CAMP ROAD IN THE TOWN OF HAMBURG WITH THE CONSTRUCTION OF AN APPROXIMATELY 10,000 SQUARE FOOT ADDITION THEREON, AS AGENT FOR THE AGENCY FOR LEASE TO THE AGENCY AND SUBSEQUENT LEASEBACK TO THE LESSEE FOR FURTHER SUBLEASE TO E-ONE, INC. ("SUBLESSEE") WHO WILL BE THE SOLE OCCUPANT OF THE FACILITY ALL FOR A FIRE TRUCK MANUFACTURING FACILITY, AND TO TAKE OTHER PRELIMINARY ACTION AND AMENDING THE ASSISTANCE PREVIOUSLY APPROVED BY THE AGENCY.

-Motion to approve the above resolution for Billy Lee, LLC:

Moved: Janet Plarr

Seconded: Andy Palmer

Roll Call Vote:

Hall – aye, Moses – aye, Hutchison – aye, Palmer – aye, Podkulski – aye, Reynolds – aye, Plarr – aye, Valentin – aye

Carried

Doyle stated Betlem is looking for an extension to October 2021. Board agreed as long as it would be their last extension under the COVID Waiver. Doyle read the resolution below:

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY EXTENDING THE INDUCEMENT PERIOD AND THE SALES TAX PERIOD FOR 2019 BETLEM ASSOCIATES, LLC PROJECT, UNTIL OCTOBER 18, 2021

-Motion to approve the above resolution for Betlem Associates, LLC Project:

Moved: Bob Reynolds

Seconded: Andy Palmer

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

Nays: none

Carried

-Motion to adjourn at 8:21am

Moved: Wence Valentin


Seconded: Janet Plarr

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

Nays: none

Carried

Sincerely,



Sean Doyle, Executive Director

Next meeting August 18th 7:30am, Blasdel Village Hall