



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

**Hamburg New York Land Development Corporation  
Board of Directors Meeting**

**MEETING AGENDA  
Wednesday December 15, 2021 7:30 AM  
Blasdell Village Hall, Court Room, 121 Miriam Avenue, Blasdell, New York**

Join Zoom Meeting

<https://us02web.zoom.us/j/89064913933?pwd=Y0c2TmFUN1FYVWNyR0dvNGlyRit4dz09>

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 890 6491 3933

Passcode: 14075

1. Roll Call
2. Reading and Approval of Minutes
  - November 2021 Meeting Minutes
3. Report of the Treasurer
  - November Treasurer Report
4. Executive Director Update:  
**Unfinished Business**
  - Palace Theatre Loan – Due December 21st without interest penalties
  - Key Site Strategy
5. Privilege of the floor  
  
**New Business** (*deadline for New Business is Thursday at 5:00*)
6. Executive Session – Contract negotiation
7. Adjournment

**HAPPY HOLIDAYS**

**Next meeting: Wednesday, January 12, 2022 7:30am Blasdell Village Hall**



**Unapproved/draft**  
(BOD motion for approval at 12/15/21 meeting)

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**Hamburg New York Land Development Corporation  
Board of Directors Meeting  
November 17, 2021, 7:30am  
Blasdell Village Hall**

**Present**

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

**Excused**

Norma Rusert-Kelly  
Andy Palmer

**Guests**

Jennifer Strong, Neill & Strong  
Mary Doran, HIDA  
Francesca Bond, Hamburg Sun - Zoom

**Executive Director**

Sean Doyle

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**-Roll Call**

**-Motion** to open the board meeting at 8:18am.

**Moved:** Bob Reynolds                      **Seconded:** Bob Hutchison  
**Ayes:** Moses, Hutchison, Podkulski, Valentin, Hall, Plarr, Reynolds  
**Nays:** none  
**Carried**

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

**Moved:** Janet Palmer                      **Seconded:** Wence Valentin  
**Ayes:** Moses, Hutchison, Podkulski, Valentin, Hall, Plarr, Reynolds  
**Nays:** none  
**Carried**

Treasurer, Bob Reynolds, gave an update on the financials for both September and October.

September – \$153.81 in interest received, balance of \$1,687,324.55.

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

**Moved:** Janet Palmer                      **Seconded:** Wence Valentin  
**Ayes:** Moses, Hutchison, Podkulski, Valentin, Hall, Plarr, Reynolds  
**Nays:** none  
**Carried**

October – \$148.60 interest received, balance of \$1,687,473.15.

**-Motion** to approve the October Treasurer Report.

**Moved:** Janet Palmer

**Seconded:** Bob Hutchison

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

**Nays:** none

**Carried**

**Executive Director Update:**

-Doyle stated about 6 weeks ago had a tour of the Amazon site. Local labor and construction are huge on this project and they are committed to following our policies. The 200,000 square foot building is very impressive. He held an in-service training with Bayview Road Associates pertaining to the reporting requirements of the tax abatements. Going forward he will continue to do this training with new projects.

-Doyle is working on the Key Site strategy as discussed at the September strategic planning meeting.

-Scott Street, Labella completed the 2<sup>nd</sup> round of testing last Friday. Should have the report back by the end of the month, initial findings look positive.

**-Privilege of the Floor** – no comments

**-Motion** to remit payment in the amount of \$20,980 for professional services to LaBella Associates for Phase II ESA - \$18,180 and \$2,800 for conceptual design at the 33 Scott Street Site.

**Moved:** Bob Reynolds

**Seconded:** Bob Hutchison

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

**Nays:** none

**Carried**

**-Motion** to adjourn at 8:28am

**Moved:** Davis Podkulski

**Seconded:** Wence Valentin

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

**Nays:** none

**Carried**

Sincerely,

Sean Doyle, Executive Director

Hamburg New York Land Development Corporation  
**Treasurer's Report**  
As of November 30, 2021

	Nov 30, 21	Dec 31, 20
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
cash-cash checking	2,273.83	13,119.77
Cash-Savings	1,579,833.16	727,584.71
<b>Total Checking/Savings</b>	<b>1,582,106.99</b>	<b>740,704.48</b>
<b>Total Current Assets</b>	<b>1,582,106.99</b>	<b>740,704.48</b>
Other Assets		
Loans Receivable		
Palace Offices - Loan	84,550.00	0.00
<b>Total Loans Receivable</b>	<b>84,550.00</b>	<b>0.00</b>
<b>Total Other Assets</b>	<b>84,550.00</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>1,666,656.99</b>	<b>740,704.48</b>
<b>LIABILITIES &amp; EQUITY</b>		
Equity		
Unrestricted Net Assets	740,704.48	384,558.16
Net Income	925,952.51	356,146.32
<b>Total Equity</b>	<b>1,666,656.99</b>	<b>740,704.48</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,666,656.99</b>	<b>740,704.48</b>

9:32 AM

12/08/21

Accrual Basis

# Hamburg New York Land Development Corporation

## Treasurer's Report

November 2021

	<u>Nov 21</u>	<u>Jan - Nov 21</u>
Ordinary Income/Expense		
Income		
Administrative Fee	0.00	2,250.00
Interest-Deposits	163.75	1,864.09
Land Sale	0.00	1,020,830.00
<b>Total Income</b>	<u>163.75</u>	<u>1,024,944.09</u>
Gross Profit	163.75	1,024,944.09
Expense		
Audit	0.00	3,750.00
Commission	0.00	60,500.00
Consultant Fees	20,980.00	30,725.00
Land Purchase	0.00	2,000.00
Legal fees & expenses	0.00	2,500.00
Taxes and Filing Fees	0.00	125.00
<b>Total Expense</b>	<u>20,980.00</u>	<u>99,600.00</u>
Net Ordinary Income	-20,816.25	925,344.09
Other Income/Expense		
Other Income		
Refund	0.00	608.42
<b>Total Other Income</b>	<u>0.00</u>	<u>608.42</u>
Net Other Income	0.00	608.42
<b>Net Income</b>	<u><u>-20,816.25</u></u>	<u><u>925,952.51</u></u>

Prepared By:

