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**Hamburg New York Land Development Corporation
Board of Directors Meeting
December 15, 2021, 7:30am
Blasdell Village Hall**

Present

Norma Rusert-Kelly
Tom Moses
Davis Podkulski
Bob Hutchison (via Zoom no vote)
Cam Hall
Janet Plarr
Robert Reynolds
Andy Palmer

Excused

Wence Valentin

Guests

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

Executive Director

Sean Doyle

-Roll Call

-Motion to open the board meeting at 8:24am.

Moved: Andy Palmer

Seconded: Janet Plarr

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

Nays: none

Carried

-Motion to approve the minutes from the November board meeting.

Moved: Janet Plarr

Seconded: Tom Moses

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

Nays: none

Carried

Treasurer, Bob Reynolds, gave an update on the financials; consultant fees of \$20,980 were incurred resulting in negative income for the month. Overall liabilities and equity have increased, December 2020 balance \$740,704.48 - November 2021 \$1,666,656.99.

-Motion to approve the November Treasurer Report.

Moved: Janet Palmer

Seconded: Tom Moses

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

Nays: none

Carried

Bob Hutchison joined the meeting at 8:28am.

Executive Director Update:

-Palace Theatre repaid their first draw on the loan in the amount of \$80,315.00 (with attorney and title fees the total amount \$84,450). They were originally approved for \$215,000 however due to funding received from other sources they did not need the full amount. To settle their account Doyle is proposing modifying their commitment fees based on what was actually borrowed not approved. The fees would be reduced from \$2,150 to \$845.50.

-Motion to approve the reduced commitment fee of \$845.50 from the Palace Theatre Loan.

Moved: Bob Reynolds **Seconded:** Norma Rusert-Kelly
Ayes: Moses, Podkulski, Hall, Plarr, Reynolds, Palmer, Rusert-Kelly
Nays: none
Carried

-Key Site Strategy will be reviewed in January 2020.

-Privilege of the Floor – no comments

-Motion to move into Executive Session regarding contract negotiations at 8:31am.

Moved: Andy Palmer **Seconded:** Bob Reynolds
Ayes: Moses, Podkulski, Hall, Plarr, Reynolds, Palmer, Rusert-Kelly
Nays: none
Carried

-Motion to move out Executive Session with no action taken at 9:01am.

Moved: Andy Palmer **Seconded:** Janet Palmer
Ayes: Moses, Podkulski, Hall, Plarr, Reynolds, Palmer, Rusert-Kelly
Nays: none
Carried

-Motion to terminate the 33 Scott Street contract during the due diligence period based on due diligence findings.

Moved: Andy Palmer **Seconded:** Bob Reynolds
Ayes: Moses, Podkulski, Hall, Plarr, Reynolds, Palmer, Rusert-Kelly
Nays: none
Carried

-Motion to adjourn at 8:02am

Moved: Andy Palmer

Seconded: Norma Rusert-Kelly

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

Nays: none

Carried

**At the end of the meeting Norma Rusert-Kelly announced that it would be her last meeting. She is stepping down from the board after 20+ years. She thanked everyone on the board and would like to see another representative from the Village of Hamburg on the board.*

Director Doyle thanked her for her service and wished her well along with the other members of the board.

Sincerely,

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

Sean Doyle, Executive Director