



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

**Hamburg Industrial Development Agency  
PUBLIC HEARING, Mission Hills Phase IV  
August 15, 2022 – 8:30am  
Hamburg Town Hall & via Zoom Teleconferencing**

**Present**

Davis Podkulski  
Tom Moses  
Janet Plarr  
Bob Hutchison  
Andy Palmer

**Excused**

Cam Hall  
Jamel Perkins  
Bob Reynolds  
Wence Valentin

**Guests**

Jennifer Strong, Neill & Strong - Zoom  
Mary Doran, HIDA  
David Manko, Mission Hills

**Executive Director**

Sean Doyle

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A RECORDING OF THE FULL PUBLIC HEARING MAY BE VIEWED ON YOUTUBE, Channel - Hamburg IDA

Director Doyle read the public hearing notice below that was printed in the August 5<sup>th</sup> edition of *The Hamburg Sun*.

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**LEGAL NOTICE  
NOTICE OF PUBLIC HEARING OF THE  
TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY**

Monday, August 15, 2022 – 8:30 AM– IN PERSON and VIA ZOOM VIDEOCONFERENCE

**PLEASE TAKE NOTICE** that the Town of Hamburg Industrial Development Agency will hold a public hearing to consider the following proposed financial assistance requested of the Agency.

Pursuant to Article 18-A of NYS General Municipal Law, a public hearing will be conducted electronically and in - person, as hereinafter described, by the Town of Hamburg Industrial Development Agency (the “Agency”) on August 15, 2022 at 8:30AM regarding the project, as described below, said public hearing, the public may attend in-person or via zoom videoconference. **PLEASE NOTE the special hearing logistics and instructions included at the end of this notice.**

**Members of the Agency will be in attendance at the Hamburg Town Hall, 6122 South Park Avenue, ROOM 7A Hamburg, New York 14075.**

**Mission Hills Developer, LLC. PROJECT -** Request for Agency assistance for in the form of a lease only or lease leaseback with mortgage transaction for a total Project Amount not to exceed \$12,193,011. The assistance contemplated by the Agency will include mortgage tax abatement, sales tax exemption on any materials and/or equipment purchased for incorporation into Project and real property tax abatement in accordance with existing

Agency Uniform Tax Exemption Policy and Guidelines, as amended. Mission Hills Developer, LLC (the "Lessee") has entered into negotiations with the officials of the Town of Hamburg Industrial Development Agency (the "Agency") with respect to a lease leaseback with mortgage for the new construction of 55 – 2 bedroom senior housing units and a community center on a roughly 16 acre parcel of land located at SBL # 170.07-2-1.11, 0 Camp Road, Hamburg, New York., by the Lessee, as Agent for the Agency, for lease to the Agency and leaseback by the Agency to the Lessee. The Project will allow the Lessee to expand its operations and employment in the Town of Hamburg. (the "Project").

The Agency will present information relative to this project and application at the public hearing. Persons interested may attend and will be given an opportunity during the public hearing to make statements. Also written comments may be submitted to the Agency at or before the hearing.

**PLEASE NOTE SPECIAL PUBLIC HEARING CONDUCT INSTRUCTIONS AND INFORMATION:**

The Agency will provide public access to provide oral comments during the Public Hearing at:

IN PERSON  
Hamburg Town Hall  
6100 South Park Avenue  
Hamburg , New York 14075

VIA ZOOM VIDEOCONFERENCE  
To be registered to attend the meeting please email request to [HamburgIDA@TownofHamburgNY.com](mailto:HamburgIDA@TownofHamburgNY.com) or call 716-648-4145 for meeting login information by **2:00 PM on August 12, 2022.**

Finally, the Agency also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record until the comment period closes on August 16, 2022.

Additional information can be obtained from and written comments may be addressed to:

Hamburg Industrial Development Agency  
Sean Doyle, Executive Director  
6122 South Park Avenue  
Hamburg, New York 14075

**-Motion** to open the Public Hearing at 8:33am.

**Moved:** Tom Moses    **Seconded:** Andy Palmer  
**Ayes:** Moses, Palmer, Plarr, Podkulski, Hutchison  
**Nays:** none  
**Carried**

Doyle stated the following:

- Location is 4543 Camp Road, Hamburg
- Mission Hills is the project applicant, this is Phase IV of a 4 phase development
- It is a 12+ million project constructing 55 single story 2 bedroom ranch units
- The project will create 124 temporary construction jobs
- 1 permanent full time job (60k) and 2 part time jobs (25k) with benefits will be sustained after the build is completed
- Project began in 2010 with a plan to build more affordable housing for seniors.

David Manko, spoke to the board members on behalf of Mission Hills. He brought a map of the entire 100 acre property which was divided into parcels and showed what was previously built, what area remains and the wetlands that will remain undeveloped.

Manko said he is a developer of senior housing and has 30 years of expertise. Phase I, II and III of the project are at full capacity. He did a study and the 70% of the occupants in their current facility consist of people from the Village or Town of Hamburg that sold their home. The proposed project of 55 single store ranch units currently has 22 units spoken for. The projected timeline for the project is to break ground in December and have the first units occupied by the spring of 2023, and the entire project to be completed in 18 months. The rent of the new units will be \$2,200 for an end unit at \$2,100 for a middle unit. He said there is a need for senior housing and they receive multiple applicants a week.

Plarr asked if, per the Town of Hamburg policy, 10% of their rentals will be reserved for low income individuals. Manko said his attorney is looking into the policy. He doesn't have an answer. The policy was written after the entire project was approved by the Town Board 2010, therefore he is unclear if it applies.

Plarr also asked for the total amount of tax savings on the project. Based on the current tax rate the total tax abatement is estimated at \$1,077,599.15. The land into sectioned out into parcels. The parcel Phase IV is to be built on is currently bringing in an estimated \$4,254.13 in school, town and county taxes. The first year of the proposed PILOT will generate approximately \$23,000 in tax revenue. After project completion and the PILOT burns off it is estimated the taxes on the property will be \$109,000 (at the current tax rate). It is estimated just under one thousand people live at the Mission Hills facility.

Doyle mentioned the history with the developer on previous projects (Mission Hills Phase I & II ) their employment numbers as well as their tax payments have always been on time and in compliance.

No public comments written, attending in person or online.

**-Motion** to table the public hearing until August 17<sup>th</sup> @7:30am.

**Moved:** Davis Podkulski      **Seconded:** Bob Hutchison

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

**Nays:** none

***Carried***

Public hearing tabled at 8:45am.

Sincerely,



Sean Doyle, Executive Director