



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

**Hamburg Industrial Development Agency
Board of Directors Meeting
September 21, 2022, 7:30am
Blasdell Village Hall**

Present

Cam Hall
Tom Moses
Davis Podkulski
Bob Hutchison
Janet Plarr
Andy Palmer
Jamel Perkins

Excused

Wence Valentin
Bob Reynolds

Guests

Jennifer Strong, Neill & Strong
Mary Doran, HIDA
Annamaria Masucci, Pitch Hamburg
Francesca Bond, Hamburg Sun (zoom)

Executive Director

Sean Doyle

-Roll Call

-Motion to open the board meeting at 7:34am.

Moved: Tom Moses **Seconded:** Janet Plarr
Ayes: Hall, Moses, Podkulski, Hutchison, Perkins, Plarr, Palmer
Nays: none
Carried

-Motion to approve the August 2022 board meeting minutes

Moved: Cam Hall **Seconded:** Andy Palmer
Ayes: Hall, Moses, Podkulski, Hutchison, Perkins, Plarr, Palmer
Nays: none
Carried

In Treasurer Bob Reynolds absence Doyle gave an update on the financials. He began by noting the recent events at the Southtowns Regional Chamber of Commerce of alleged embezzlement and the termination of their Executive Director. He is on the Chamber board and talked about the safeguards they are implementing, such as the treasurer not only looking at the financial reports but also the bank statements. Doyle stated the HIDA does a good job and has measures in place; two signers on all checks, annual audit, and no credit or debit cards. Janet Plarr stated the Audit Committee should be meeting quarterly to review financials. Doyle agreed it was a good idea and will implement.

This month interest income was \$352.93, expenses totaled \$17,571.33 and the balance on the accounts is \$962,065.92. Additionally, Key Energy closed at the beginning of September the administrative income will be reflected in next months report.

-**Motion** to approve the August 2022 Treasurer Report

Moved: Cam Hall

Seconded: Andy Palmer

Ayes: Hall, Moses, Podkulski, Hutchison, Perkins, Plarr, Palmer

Nays: none

Carried

Executive Director Update:

- Key Energy (Blasdel Battery Project) closed, project fees will be reflected in the September financials.
- Johnsons Brewhouse is moving forward, could possibly close before the end of the year.
- K&H is on the agenda today requesting extensions on both of their projects; new build & expansion.
- The 290 Lake Street project has a new purchaser, will wait and see what develops.
- South Park and Sowles multi-family/reuse project is moving along. Director Doyle is meeting later today regarding the reuse of the building at the site for medical purposes. The workforce opportunity with Hilbert College would be big plus as well as a facility of this type in the southtowns.
- CARES Grant update the HDC has approved 7 applicants for a total of \$378,000 with a balance of \$22,000 yet to be granted. Doyle stated \$378,000 has been granted however the investment in the community is double that figure based on job creation etc.
- September 28th is the joint event between the Hamburg Development Companies and the Southtowns Regional Chamber of commerce at the Lodge at Woodlawn Beach.
- The grand opening the Pitch Hamburg was held in August and well attended.
- Designation as a HUB Zone – Doyle is working to see if there are enough projects to qualify as a HUB zone.
- Next meeting is October 19, 2022.

New Business

Staub Three, LLC (new building) is requesting an extension due to contractor availability and material lead times that are pushing the project well into 2023. They are currently planning on breaking ground in the first quarter of 2023 with completion expected to be in the fall of 2023. Doyle read the following resolution:

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY EXTENDING THE INDUCEMENT PERIOD AND THE SALES TAX PERIOD FOR STAUB THREE, LLC PROJECT, UNTIL APRIL 20, 2023.

WHEREAS, STAUB THREE, LLC (the "Lessee") has entered into negotiations with the officials of the Town of Hamburg Industrial Development Agency (the "Agency") with respect to the acquisition, construction, installation and equipping of an approximately 50,000 square foot advanced manufacturing facility at 0 Grimsby Drive in the Village of Hamburg for lease to the Agency and subsequent Leaseback to the Lessee and further sublease to STAUB PRECISION MACHINE, INC. (the "Sublessee") who will be the sole tenant (the "Project"); and

WHEREAS, the Town of Hamburg Industrial Development Agency (the "Agency") by resolution adopted on October 20, 2021 approved assistance for the Project; and

WHEREAS, there has been delay in finishing the Project due to supply chain issues outside of the control of the Lessee;
and

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY AS FOLLOWS:

1. **The Agency does hereby extend the inducement period and the sales tax period for the Lessee from October 20, 2022 through April 20, 2023 and waives the extension fee.**
2. **This resolution shall take effect immediately.**

-Motion to approve above the resolution

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

Andy Palmer stated based on his experience in the field this is not a "hard ask" all contractors are booked and looking months out in job completion.

Ayes: Hall, Moses, Podkulski, Hutchison, Perkins, Plarr, Palmer

Nays: none

Carried

Grimsview Properties (expansion) due to factors out of their control they will not have their project completed by October 2022, delays in building steel, and the Erie County Sanitation Department permitting the sanitary sewer move has delayed the project by 8 weeks, completion is set for December 2022. Doyle read the following resolution:

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY EXTENDING THE INDUCEMENT PERIOD AND THE SALES TAX PERIOD FOR GRIMSVIEW PROPERTIES, LLC PROJECT, UNTIL APRIL 20, 2023.

WHEREAS, GRIMSVIEW PROPERTIES, LLC (the "Lessee") has entered into negotiations with the officials of the Town of Hamburg Industrial Development Agency (the "Agency") with respect to the construction, installation and equipping of an approximately 18,000 square foot addition to an existing advanced manufacturing facility at 160 Grimsby Drive in the Village of Hamburg for lease to the Agency and subsequent Leaseback to the Lessee and further sublease to K & H INDUSTRIES, INC. (the "Sublessee") who will be the sole tenant (the "Project"); and

WHEREAS, the Town of Hamburg Industrial Development Agency (the "Agency") by resolution adopted on October 20, 2021 approved assistance for the Project; and

WHEREAS, there has been delay in finishing the Project due to supply chain issues outside of the control of the Lessee;
and

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY AS FOLLOWS:

1. **The Agency does hereby extend the inducement period and the sales tax period for the Lessee from October 20, 2022 through April 20, 2023 and waives the extension fee.**
2. **This resolution shall take effect immediately.**

-Motion to approve the above resolution

Moved: Tom Moses **Seconded:** Janet Plarr

Ayes: Hall, Moses, Podkulski, Hutchison, Perkins, Plarr, Palmer

Nays: none

Carried

2023 Budget – Doyle presented the board with the proposed budget for 2023. It was reviewed by the Executive Committee last week, he highlighted the following:

- The 2022 revenue forecast is based on Johnson's Brewhouse and the K&H Expansion closing in 2022
- The 2023 revenue forecast is based on projects in the pipeline. The baseline is an average of 20 to 30 million in projects per year which would generate \$225,000 to \$250,000 revenue per year
- Expect \$2,500 in revenue from the administration of the CARES Grant.
- Employment contracts are up for both Doyle and Doran in June of 2023
- The retirement contribution figure is per their respective contracts
- The cost for processing payroll has remained steady
- Employee taxes and insurance has continued to increase
- \$2,500 was allotted for computer upgrade/expenses
- Doyle did not complete the Economic Developer Certification in 2022 the expense was carried over to 2023 budget.

-Motion to approve the 2023 HIDA Budget

Moved: Cam Hall **Seconded:** Jamel Perkins
Ayes: Hall, Moses, Podkulski, Hutchison, Perkins, Plarr, Palmer
Nays: none
Carried

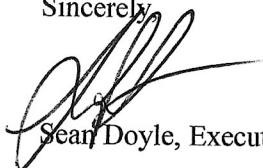
Janet Plarr stated is it not required in NYS for public benefit companies to carry FMLA for employees unless it is stated in their contract. Doyle will look into this as the payroll taxes and insurances have continued to increase.

Unfinished Business

-Privilege of the Floor – Annamaria Masucci spoke on behalf of Pitch Hamburg explaining their vision/ purpose and how they plan to accomplish their mission. They are designed to support the creation of new small businesses that add to the economic vibrancy in Hamburg.

-Motion to adjourn at 8:29am
Moved: Janet Plarr **Seconded:** Cam Hall
Ayes: Hall, Moses, Podkulski, Hutchison, Perkins, Plarr, Palmer
Nays: none
Carried

Sincerely,



Sean Doyle, Executive Director

Next meeting: October 19, 2022, 7:30AM Blasdel Village Hall