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**Hamburg Industrial Development Agency  
Board of Directors Meeting  
December 14, 2022, 7:30am  
Blasdell Village Hall**

**Present**

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

**Excused**

**Guests**

Jennifer Strong, Neill & Strong (Zoom)  
Mary Doran, HIDA  
Anna Masucci, Pitch Hamburg

**Executive Director**

Sean Doyle

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**- Pledge of Allegiance**

**-Roll Call**

**-Motion** to open the board meeting at 7:35am

**Moved:** Tom Moses

**Seconded:** Cam Hall

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

**Nays:** none

***Carried***

**-Motion** to approve the November 2022 board meeting minutes

**Moved:** Cam Hall

**Seconded:** Jamel Perkins

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

**Nays:** none

***Carried***

Treasurer, Bob Reynolds, gave an update on the financials. Payroll and expenses totaled \$12,694.17, resulting in a negative \$12,029.58 for the month of November. The total balance on the account is \$1,069,985.22.

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

**Moved:** Andy Palmer

**Seconded:** Bob Hutchison

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

**Nays:** none

***Carried***

**Executive Director Update:**

- Johnsons Taphouse should close before year end. K&H Industries/Staub will be close in 2023.
- Doyle will be meeting with the owner of the potential truck terminal on Jeffrey Boulevard.
- Working with the SBA for disaster relief assistance from the November winter storm damage. Currently, they are collating the costs to damaged buildings in the village and town. Doyle said to refer businesses to him that need assistance. Plarr stated Sean Crotty is preparing a report and it also includes damage to homes not just businesses.
- Southtown's Chamber had their annual holiday party last night. The Governance committee has updated the by-laws and appointed a new treasurer who has a better skill set and background to handle the position. The Executive Director search is in progress, interviews begin this Friday.
- Good meeting with the Town Board regarding the HDC Grant. Doyle submitted a press release to the Hamburg Sun which listed the recipients along with a picture. Unfortunately, one recipient had to decline the grant after approval due to the November winter storm damage they could no longer use the funds as intended. Another applicant has since applied for the remaining funds.

**New Business**

Reappointment of Neill and Strong Attorneys and Counselors, PC as transaction Counsel for 2023

**-Motion** to appoint Neill & Strong Attorneys and Counselors P.C. as Special Council and Transaction Council to the Hamburg Industrial Development Agency for the year 2023.

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

Bob Reynolds extended his appreciation for Attorney Strong and what a great job she does for the HIDA, and the board concurred.

Doyle read the following resolution:

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*RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY EXTENDING THE INDUCEMENT PERIOD AND THE SALES TAX PERIOD FOR RPJ HOLDINGS, LLC ("LESSEE") and JOHNSON'S TAPHOUSE, INC. ("SUBLESSEE") PROJECT, UNTIL JUNE 14, 2023.*

*WHEREAS, RPJ Holdings, 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 17,490 square foot brewing and distilling facility at 0 Lakeshore Drive in the Town of Hamburg for lease to the Agency and subsequent Leaseback to the Lessee and further sublease to JOHNSON TAPHOUSE, INC. (or related entity) (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 November 17, 2021 approved assistance for the Project; and*

*WHEREAS, there has been delay in closing the Project, due to difficulty in meeting closing requirements; 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 November 17, 2022 through June 14, 2023 and waives the extension fee.*
  - 2. This resolution shall take effect immediately.*
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-**Motion** to approve above the resolution

**Moved:** Bob Reynolds                      **Seconded:** Cam Hall

Cam Hall inquired about keeping with prior practices of 6 month extensions questioned why would the HIDA grant a 7 month extension.

Strong stated the resolution is written with a 6 month extension from today's board meeting. The resolution expired in November and was not brought to the November board meeting because they intended to close in November.

Board was in agreement to continue with prior practices and amend the resolution.

-**Motion** to amend the presented resolution and change the extension date from June 14, 2023 to May 17, 2023.

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

-**Motion** to adopt the amended resolution

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

Bob Reynolds inquired about HIDA board officer assignments for 2023. Doyle stated they are typically appointed in February/March after the town makes their organizational changes.

### **Unfinished Business**

-Pitch Hamburg request for funding. Doyle stated the additional requested supporting documentation was reviewed by the Executive Committee. He opened the floor up to the Executive Committee for comment.

Bob Hutchison stated that education is what fits with the HIDA purpose and is what they are proposing to support.

Anna Masucci stated the mentoring/education is individualized based on the needs/business of the cohort. Their focus now is on the education since the cohorts have been selected.

Jennifer Strong stated the HIDA can support as long as it follows its own goals. Providing general education to the business community would fit.

Bob Reynolds asked what category "education" fell under on the budget Pitch supplied to the board. Business Support Program Expenses – is the designated category of which \$15,000 was budgeted for 2023.

Jennifer Strong suggested writing a contract to include conditions such as:

- What the funding can support
- What happens if monies remain at the end of the fiscal year
- Requiring a yearly report to the HIDA on how monies were expended

Andy Palmer said he appreciates the packet of information from Pitch Hamburg it was a lot of good data. He agreed a contract is a good idea he would like to see results and know how the HIDA funding assisted. Need to keep track of the results.

Doyle stated the ECIDA has sponsored the 43 North competitions. The ABO requires additional information on monies granted above \$5,000. Anything above \$100,000 would require a public hearing. Additionally, this is an investment and there will be an expectation of return on the investment.

Bob Reynolds based on the presented budget suggested granting \$15,000 for 2023 and \$25,000 for 2024.

Bob Hutchison does not want to commit now for 2024.

Janet suggested coming up with a resolution with a \$ amount pending the execution of a contract and amending the HIDA budget for 2023 to include a "programming" category. She then made the following motions.

**-Motion** to amend the 2023 HIDA budget and add a business support "Programming" line and allocate \$25,000 to that new budget line.

**Moved:** Cam Hall

**Seconded:** Wence Valentin

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

**Nays:** none

**Carried**

**-Motion** upon execution of a contract/agreement with Pitch Hamburg the HIDA will grant \$25,000 to Pitch Hamburg for the purpose of educating the 2023 cohorts and authorize HIDA chairman to read and sign such agreement/contract.

**Moved:** Janet Plarr

**Seconded:** Wence Valentin

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

**Nays:** none

**Carried**

Cam Hall stated if they need additional funding they can always come back to the board.

Doyle stated to date Pitch Hamburg as exceeded expectations thus far. He will submit a draft contract to Attorney, Strong, based on the feedback from the board today.

-2022 staff year end payments – Chairman Bob Hutchison read the following resolutions:

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*WHEREAS, HIDA Executive Director Sean Doyle is a hardworking and valued employee of the HIDA;*

*WHEREAS, the HIDA Board recognizes the talents, hard work and dedication of Mr. Doyle and wishes to reward him for his service to the HIDA.*

*NOW THEREFORE BE IT RESOLVED AS FOLLOWS, THAT:*

1. That the HIDA pay to Sean Doyle a bonus in the amount of \$8,000.00 for the year 2022 in the next payroll.
2. This resolution shall take effect immediately.

The foregoing Resolution was duly put to a roll call vote at a regular meeting on December 14, 2022.

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

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*WHEREAS, HIDA Executive Assistant Mary Doran is a hardworking and valued employee of the HIDA;*

*WHEREAS, the HIDA Board recognizes the talents, hard work and dedication of Ms. Doran and wishes to reward her for her service to the HIDA.*

*NOW THEREFORE BE IT RESOLVED AS FOLLOWS, THAT:*

1. That the HIDA pay to Mary Doran a bonus in the amount of \$2,000.00 for the year 2022 in the next payroll.
2. This resolution shall take effect immediately.

The foregoing Resolution was duly put to a roll call vote at a regular meeting on December 14, 2022.

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

Additionally, Chairman Hutchison thanked the entire board for their work over the past year.

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

**-Motion** to adjourn at 8:23am

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

Sincerely,



Sean Doyle, Executive Director

**Next meeting: January 18, 2023 7:30AM Blasdel Village Hall**