



6122 South Park Avenue
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**Hamburg Industrial Development Agency
Board of Directors Meeting
March 15, 2023, 7:30am
Blasdell Village Hall**

Present

Janet Plarr
Cam Hall
Davis Podkulski
Bob Hutchison
Andy Palmer

Excused

Tom Moses
Wence Valentin
Bob Reynolds
Jamel Perkins

Guests

Jennifer Strong, Neill & Strong
Mary Doran, HIDA
Francesca Bond, Hamburg Sun
Robert Murray, Amazon

Executive Director

Sean Doyle

- Pledge of Allegiance

-Roll Call

-Motion to open the board meeting at 7:36am

Moved: Janet Plarr **Seconded:** Andy Palmer
Ayes: Plarr, Palmer, Hall, Hutchison, Podkulski
Nays: none
Carried

-Motion to approve the February 2023 board meeting minutes

Moved: Janet Plarr **Seconded:** Cam Hall
Ayes: Plarr, Palmer, Hall, Hutchison, Podkulski
Nays: none
Carried

In Treasurer Bob Reynolds absence, Director Doyle gave an update on the financials. January numbers included; interest income of \$1,597.77 and expenses of \$11,744.97 including payroll. Total liabilities and equity as of February 28th \$1,022,865.56.

-Motion to approve the February 2023 Treasurer Report

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

Executive Director Update:

-There has been an uptick in project activity lately, Doyle stated he is meeting later this morning with developers regarding the convent site on South Park additionally he had 2 companies looking for potential sites in Hamburg.

-K&H/Staub projects are still moving along as well as the next phase of Mission Hills which is to break ground this spring.

-WNY NASCAR, Doyle is on the board and will be participating in an economic development panel presentation at their meeting tomorrow discussing IDA benefits/incentives and how they work.

-Doyle, Hutchison and Plarr met with the Town Supervisor last week to update him on the Amazon Project.

New Business

-2nd extension request Iskalo, Doyle stated the project is 70- 80% complete it is moving along nicely and it is expected to be completely finished by May/June. Doyle read the following resolution:

***RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY")
EXTENDING THE SALES TAX PERIOD FOR ISKALO 17 LONG, LLC (THE "LESSEE") UNTIL SEPTEMBER
22, 2023***

WHEREAS, ISKALO 17 LONG LLC (the "Lessee") has entered into negotiations with the officials of the Town of Hamburg Industrial Development Agency (the "Agency") with respect to the adaptive reuse and renovation of a 28,890 square foot former grocery store for ambulatory health care services at 17 Long Avenue in the Village of Hamburg for lease to the Agency and subsequent Leaseback to the Lessee (the "Project"); and

WHEREAS, there has been delay in constructing and equipping of the Project due to the Co-Vid 19 Pandemic; and

AND WHEREAS, the first six-month approved extension period ends March 22, 2023

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

- 1. The Agency does hereby extend the sales tax period for the Lessee from March 22, 2023 to September 22, 2023.*
- 2. This resolution shall take effect immediately.*

-Motion to approve the extension request to Iskalso, 17 Long

Moved: Janet Plarr **Seconded:** Bob Hutchison

Ayes: Plarr, Hutchison, Hall, Podkulski, Palmer

Nays: none

Carried

Note – September 22nd is the scheduled board meeting date in 2023 which is why the 6 month extension was written to expire on September 22, 2023.

-1st Extension request Amazon.com Services LLC, Doyle read the following resolution:

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") FURTHER EXTENDING THE SALES TAX PERIOD UNTIL DECEMBER 31, 2023 FOR AMAZON.COM SERVICES LLC (THE "SUBLESSEE") WHO WILL BE THE SOLE OCCUPANT OF THE FACILITY ALL FOR A WAREHOUSING AND DISTRIBUTION FACILITY, AND TO TAKE OTHER PRELIMINARY ACTION.

WHEREAS, the Town of Hamburg Industrial Development Agency by resolution adopted on February 16, 2021 as amended on June 16, 2021 induced the Lessee and the Sublessee to receive Agency assistance with respect to the construction and equipping by the Agency through a lease with mortgage or lease only transaction of a commercial warehouse and distribution facility on a 57.914 acre parcel of land located the corner of Lakeshore and Bayview Roads already owned by the Lessee, in Hamburg, New York and the construction of an approximately 181,500 square foot building therein, by the Lessee, as Agent for the Agency, for lease by the Lessee to the Agency for leaseback by the Agency to the Lessee for sub-sublease to Amazon.com Services LLC, (the "Sublessee") who will be the sole occupant of the facility, all for the provision of a warehousing and distribution Facility (the "Project"); and

WHEREAS, due to various macroeconomic issues such as industry-wide supply chain challenges and inflationary pressures that have impacted not only this site but Amazon's entire network of facilities.

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 Sublessee from March 15, 2023 to December 31, 2023 with no extension fee.
2. This resolution shall take effect immediately.

-Motion to approve the extension request to Amazon.com Services, LLC.

Moved: Janet Plarr

Seconded: Davis Podkulski

Palmer stated he appreciated the 13 million already spent in labor on the project however he hesitated at an extension longer than 6 months as that would be inconsistent with extensions granted on other projects. The board has consistently granted 6 month extensions with the understanding the project operator can come back to the board if an additional extension is needed.

Hall agreed with Palmer.

Board discussed and agreed that within the 6 months they like to see demonstrated progress on the project. The board is also aware and takes into consideration the supply chain disruptions that have been occurring over the past several years.

Hutchison agreed with the 6 month extension.

-Motion to amend the above resolution as follows: *The Agency does hereby extend the inducement period and the sales tax period for the Sublessee from March 15, 2023 to September 22, 2023 with no extension fee.*

Moved: Janet Plarr

Seconded: Cam Hall

Ayes: Plarr, Hall, Hutchison, Podkulski, Palmer

Nays: none

Carried

-**Motion** to approve the sales tax extension to Amazon.com Services LLC as amended.

Moved: Andy Palmer **Seconded:** Janet Plarr
Ayes: Plarr, Hall, Hutchison, Podkulski, Palmer
Nays: none
Carried

Newspaper designation

- **Resolved**, that the Hamburg Industrial Development Agency Board designate the *Hamburg Sun* and *The Buffalo News* as official newspapers for the Hamburg Industrial Development Agency for the year 2023.

Moved: Andy Palmer **Seconded:** Bob Hutchison
Ayes: Plarr, Hall, Hutchison, Podkulski, Plamer
Nays: none
Carried

Hamburg IDA Policies

- **Motion** to re-adopt the following Hamburg Industrial Development Agency Policies as written March 15, 2023; Travel Policy, Sexual Harassment Policy, Whistleblower Policy, Procurement Policy, Property Disposal Guidelines.

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

* **Reminder** to the board annual sexual harassment training is required by law for all board members. Training thru current employer is acceptable please forward the HIDA proof of completion.

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

Executive Session

-**Motion** to move into executive session at 7:56am regarding employment contract.

Moved: Andy Palmer **Seconded:** Janet Plarr
Ayes: Plarr, Hall, Hutchison, Podkulski, Palmer
Nays: none
Carried

-**Motion** to move out of executive session at 7:59am with no action taken.

Moved: Hall **Seconded:** Palmer
Ayes: Plarr, Hall, Hutchison, Podkulski, Palmer
Nays: none
Carried

-**Motion** to adjourn at 7:59am

Moved: Cam Hall **Seconded:** Janet Plarr

Ayes: Hall, Palmer, Plarr, Hutchison Podkulski

Nays: none

Carried

Sincerely,

Sean Doyle, Executive Director

Next meeting: April 19, 2023 7:30AM Blasdel Village Hall