



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

**Hamburg Industrial Development Agency  
Board of Directors Meeting  
MEETING AGENDA  
Wednesday, September 20, 2023, 7:30 AM  
Blasdell Village Hall, Court Room, 121 Miriam Avenue, Blasdell, New York**

*Join Zoom Meeting*

<https://us02web.zoom.us/j/85621954900?pwd=bVRuNDdwVTcySEZFNHczU2pxV2VrZz09>

Meeting ID: 856 2195 4900

Passcode: 14075

1. Roll Call
2. Reading and Approval of August 2023 Minutes
3. Report of the Treasurer – August Treasurer Report
4. Executive Director Update

**New Business**

**Unfinished Business**

- Mission Hills – Extension Resolution

5. Privilege of the Floor
6. Executive Session
7. Adjournment

**Next meeting: October 18, 2023 7:30 AM Blasdell Village Hall**



**Unapproved/draft**  
(BOD motion for approval at 9/20/23 meeting)

6122 South Park Avenue  
Hamburg, New York 14075  
716.648.4145  
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**Hamburg Industrial Development Agency  
Board of Directors Meeting  
August 9, 2023, 7:30am  
Blasdell Village Hall**

**Present**

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

**Excused**

Wence Valentin

**Guests**

Jennifer Strong, Neill & Strong  
Mary Doran, HIDA

**Executive Director**

Sean Doyle

**- Pledge of Allegiance**

**-Roll Call**

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

**Moved:** Tom Moses

**Seconded:** Janet Plarr

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

**Nays:** none

***Carried***

**-Motion** to approve the July 2023 board meeting minutes

**Moved:** Cam Hall

**Seconded:** Jamel Perkins

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

**Nays:** none

***Carried***

Treasurer, Bob Reynolds, gave an update on the financials. July had income of \$4,206.72 which included a \$500 administration fee. Monthly income over expenses totaled - \$7,804.81 and total liabilities and equity equal \$961,941.23.

**-Motion** to approve the July 2023 Treasurer Report

**Moved:** Andy Palmer

**Seconded:** Davis Podkulski

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

**Nays:** none

***Carried***

### **Executive Director Update:**

- Project closings are slow – Mission Hills is on the agenda today.
- The Employee Retention Credit submitted to the IRS was denied. Upon researching the HIDA does not meet the criteria because it does not pay federal income tax and reports to a public authority. NYSEDC was not aware of any companies that applied. The Cattaraugus IDA was asked to return the funds they received for the ERC. The HIDA will monitor the outcome of the Cattaraugus IDA ERC and does not plan to pursue it any further.
- Sintra project is still on the table they are working with Hilbert and their space needs as well as looking for a viable tenant for the reuse portion of the project.
- HDC Loan fund, 2 loans were recently approved. Hat Trix was approved for \$60,000 without any contingencies. The 2nd loan approved had contingencies and a close by date of December 31, 2023. The HDC loan fund has had a lot of activity in recent months due to the rise in interest rates. The approved loans once closed will significantly draw down the available funds for lending therefore the HDC may have to request additional funding from Community Development.

The board talked about the HDC at length and the positive affect it has had on small businesses in the community. A spreadsheet of active HDC loans as well as future HDC board minutes will be sent to the HIDA board so they can see the impact of the loan fund. Additionally, the HIDA would like to identify what their contribution is to the HDC.

- Notable real estate up for sale 4467 Lake Shore Road, it would be great site for a mixed use development.
- Johnson's Landing will be opening mid-August. The project received IDA incentives as well as a HDC loan.

### **New Business**

### **Unfinished Business**

Doyle noted the date change of the HIDA August Board meeting to today to accommodate Betlem LLC with their refinance closing date. Doyle read the following resolution:

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***RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY  
CONSENTING TO A GAP MORTGAGE AND A MORTGAGE CONSOLIDATION, MODIFICATION  
AND EXTENSION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$2,128,000.00 IN  
CONNECTION WITH THE REFINANCING OF THE 2009 BETLAM ASSOCIATES LLC PROJECT***

*WHEREAS, to accomplish the purposes of the Act, the Agency induced BETLAM ASSOCIATES LLC a limited liability company to commence with the acquisition and equipping by the Agency through a lease with mortgage or lease only transaction of a commercial facility consisting of the acquisition of an parcel of land consisting of 3.5+/- acres located 250 Lake Avenue (a/k/a 0 Lake Avenue), Hamburg, New York and the renovation of an approximately 90,000 square foot building therein, by the Lessee, as Agent for the Agency, for lease by the Lessee to the Agency for sublease to the Lessee for sub-sublease to Upstate Steel, Inc., (the "Sublessee") who will be the sole occupant of the facility, all for the provision of a manufacturing and distribution Facility (the "Project") and in furtherance of said purpose the Agency adopted its Inducement Resolution on August 27, 2019; and*

*WHEREAS, pursuant to such Inducement Resolution, the Agency acquired a leasehold interest in the Facility pursuant to a certain Lease to Agency, dated as of October 1, 2019, between BETLEM ASSOCIATES LLC as lessor, and the Agency, as lessee,*

(the "Lease to Agency") and leased the Facility back to BETLEM ASSOCIATES LLC pursuant to a certain Leaseback Agreement, dated as of October 1, 2019, between the Agency, as lessor, and BETLEM ASSOCIATES LLC, as lessee, (the "Leaseback Agreement");

WHEREAS, the Agency has now received a request for the Agency's consent to the execution and delivery by BETLEM ASSOCIATES LLC, of a Gap Mortgage and a Mortgage Consolidation, Modification And Extension Agreement and other ancillary documents in an amount not to exceed \$2,128,000.00 to EVANS BANK (the "Mortgage Documents");

WHEREAS, the facility will remain a manufacturing and distribution facility; accordingly, there will be no change in the Payment in Lieu of Taxes ("PILOT") Provisions attached as Exhibit C to the Leaseback Agreement.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

Section 1. The Agency hereby consents to the execution and delivery of a Gap Mortgage and a Mortgage Consolidation, Modification And Extension Agreement and other ancillary documents, with respect to the Lease to Agency and the Leaseback Agreement.

Section 2. The execution and delivery of the Mortgage Documents in the form approved by the Chairman, Vice Chairman, Executive Director, or Assistant Secretary is hereby authorized. The appropriate officers of the Agency are hereby authorized to execute, seal, acknowledge and deliver such Certificate. The execution and delivery of the Mortgage Documents shall be conclusive evidence of due authorization and approval.

Section 3. The Agency determines that the PILOT provisions shall remain unchanged as there is no change in use or in the occupancy of the Facility.

Section 4. BETLEM ASSOCIATES LLC agrees that it will pay all Agency Administrative Fees and legal fees due at closing.

Section 5. This resolution shall take effect immediately.

Adopted: August 9, 2023

Accepted: August \_\_, 2023

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**-Motion** to approve the above resolution consent to refinance for Betlem LLC.

**Moved:** Andy Palmer                      **Seconded:** Bob Reynolds

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

**Nays:** none

**Carried**

Betlem is currently in the 2<sup>nd</sup> year of their PILOT which will expire in 2030. Additionally, Doyle stated they were denied Women Owned Business status. The women in the company were clearly involved in the PILOT process and were present at the PILOT closing. Doyle reached out to Senator Gallvin's office to appeal the denial.

-Extension request for Mission Hills, Doyle asked the developer to speak at the meeting today regarding the extension request and project status. Because he was not present Janet Plarr made a motion to table the extension request until he could speak on his behalf. The board concurred, if they are financially supporting they need to know from the developer what is going on with the project.

**-Motion** to table the extension request for Mission Hills.

**Moved:** Janet Plar                      **Seconded:** Bob Reynolds

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

**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.

Davis Podkulski had thought he would be stepping down from the Frontier School Board but stated he will be reappointed and serving one more year.

-**Privilege of the Floor** – Doyle stated the HIDA board received a response from a letter he submitted on behalf of the HIDA to the editor of the *Buffalo News*. He informed the letter writer they are welcome to come to the HIDA meeting and speak directly to the board to voice his/her concerns.

-**Motion** to adjourn at 8:13am

**Moved:** Andy Palmer

**Seconded:** Janet Plarr

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

**Nays:** none

**Carried**

Sincerely,

Sean Doyle, Executive Director

**Next meeting: September 20, 2023 7:30AM Blasdell Village Hall**

Town of Hamburg Industrial Development Agency  
**Treasurer's Report**  
As of August 31, 2023

	Aug 31, 23	Dec 31, 22
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
Cash		
Cash-Checking	27,401.64	6,521.18
Cash-Savings	686,954.24	816,472.57
CD Mature 4/2024	250,000.00	250,000.00
<b>Total Cash</b>	<u>964,355.88</u>	<u>1,072,993.75</u>
<b>Total Checking/Savings</b>	<u>964,355.88</u>	<u>1,072,993.75</u>
<b>Total Current Assets</b>	<u>964,355.88</u>	<u>1,072,993.75</u>
<b>TOTAL ASSETS</b>	<u><u>964,355.88</u></u>	<u><u>1,072,993.75</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
Equity		
Opening Balance Equity	499,980.27	499,980.27
Retained Earnings	573,013.48	565,034.84
Net Income	-108,637.87	7,978.64
<b>Total Equity</b>	<u>964,355.88</u>	<u>1,072,993.75</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>964,355.88</u></u>	<u><u>1,072,993.75</u></u>

Prepared By: 

## Town of Hamburg Industrial Development Agency

09/05/23

## Treasurer's Report

Accrual Basis

August 2023

	Aug 23	Jan - Aug 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Administrative Fees	0.00	500.00
Interest Earnings	2,530.75	15,494.31
Interest Earnings CD	0.00	5,022.92
Refund	14,423.71	14,622.54
<b>Total Income</b>	<u>16,954.46</u>	<u>35,639.77</u>
<b>Gross Profit</b>	16,954.46	35,639.77
<b>Expense</b>		
<b>Business Expenses</b>		
Meetings/luncheons	189.91	866.29
Mileage	72.71	774.67
<b>Total Business Expenses</b>	262.62	1,640.96
Cell Phone	83.33	666.64
<b>Complete Payroll</b>		
Employer Payroll Taxes	822.87	7,581.67
Payroll and Benefits	10,703.22	88,743.14
Processing Payroll	116.94	1,156.69
<b>Total Complete Payroll</b>	11,643.03	97,481.50
Employee Health Insurance	2,256.87	2,256.87
Grants	0.00	25,000.00
<b>Legal &amp; Professional Services</b>		
Audit	0.00	4,500.00
Legal & Professional Services - Other	0.00	625.00
<b>Total Legal &amp; Professional Services</b>	0.00	5,125.00
Membership Dues	0.00	5,000.00
<b>Office Expenses</b>		
Office Equipment	0.00	1,045.51
Postage	0.00	257.71
Subscriptions	219.99	418.03
Supplies	73.97	741.92
Office Expenses - Other	0.00	-2.45
<b>Total Office Expenses</b>	293.96	2,460.72
Payroll Expenses/Insurance	0.00	2,497.95
Public Hearings	0.00	68.00
Sponsorship	0.00	1,300.00
Training	0.00	780.00
<b>Total Expense</b>	<u>14,539.81</u>	<u>144,277.64</u>
<b>Net Ordinary Income</b>	<u>2,414.65</u>	<u>-108,637.87</u>
<b>Net Income</b>	<u><u>2,414.65</u></u>	<u><u>-108,637.87</u></u>

**RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”) EXTENDING THE INDUCEMENT PERIOD AND SALES TAX PERIOD FOR MISSION HILLS DEVELOPER, LLC (THE “LESSEE”) TO CONSTRUCT, INSTALL AND EQUIP 55 – TWO BEDROOM SENIOR HOUSING UNITS AND A COMMUNITY CENTER ON CAMP ROAD, TOWN OF HAMBURG, AS AGENT FOR THE AGENCY FOR LEASE TO THE AGENCY AND SUBSEQUENT LEASEBACK TO THE LESSEE AND TO TAKE OTHER ACTION.**

WHEREAS, 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 the construction, installation and equipping of 55 – two bedroom senior housing units and a community center at Camp Road in the Town of Hamburg for lease to the Agency and subsequent Leaseback to the Lessee (the "Project"); and

**WHEREAS, the Town of Hamburg Industrial Development Agency (the “Agency”) by resolution adopted on August 17, 2022 approved assistance for the Project; and**

**WHEREAS, there has been delay in finishing the Project and in obtaining financing; and**

NOW, THEREFORE, THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY HEREBY RESOLVES AS FOLLOWS:

- 1. The Agency does hereby extend the inducement period and the sales tax period for the Lessee from August 18, 2023 through February 17, 2024 upon payment by the Lessee of the extension fee per the Agency Fee Schedule; and**
- 2. This resolution shall take effect immediately.**

ADOPTED: September 20, 2023

ACCEPTED: September \_\_, 2023

MISSION HILLS DEVELOPER, LLC  
as Lessee

By \_\_\_\_\_  
Louis Manko, Managing Member





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**Hamburg New York Land Development Corporation  
Board of Directors Meeting  
MEETING AGENDA  
Wednesday, September 20, 2023, 7:30 AM  
Blasdell Village Hall, Court Room, 121 Miriam Avenue, Blasdell, New York**

*Join Zoom Meeting*

<https://us02web.zoom.us/j/85621954900?pwd=bVRuNDdwVTcySEZFNHczU2pxV2VrZz09>

Meeting ID: 856 2195 4900

Passcode: 14075

1. Roll Call
2. Reading and Approval of August 2023 Minutes
3. Report of the Treasurer – August Treasurer Report
4. Executive Director Update

**New Business**

- 5710 Camp Road – Auction, Bid Authorization Resolution
- New York State Thruway Exit 57 Parcel Auction – Bid Authorization Resolution

**Unfinished Business**

- 0 Lakeshore Road – update

5. Privilege of the Floor
6. Executive Session
7. Adjournment

**Next meeting: September 20, 2023 7:30 AM Blasdell Village Hall**



Unapproved/draft  
(BOD motion for approval at 8/20/23 meeting)

6122 South Park Avenue  
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**Hamburg New York Land Development Corporation  
Board of Directors Meeting  
August 9, 2023, 7:30am  
Blasdel Village Hall**

**Present**

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

**Excused**

Wence Valentin

**Guests**

Jennifer Strong, Neill & Strong  
Mary Doran, HIDA

**Executive Director**

Sean Doyle

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**- Pledge of Allegiance**

**-Roll Call**

**-Motion** to open the board meeting at 8:14am

**Moved:** Tom Moses

**Seconded:** Jamel Perkins

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

**Nays:** none

***Carried***

**-Motion** to approve the July 2023 board meeting minutes

**Moved:** Janet Plarr

**Seconded:** Davis Podkulski

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

**Nays:** none

***Carried***

Treasurer, Bob Reynolds, gave an update on the financials. July had interest income of \$5,598.23. He reviewed the new lines added to the financials to cover the expenses associated with the purchase of 0 Lakeshore Road. To date a total of \$542,121.81 has been spent on the property additionally the Lakeshore Road property has been added as a fixed asset on the balance sheet with a value of \$530,000 (the purchase price). Total liabilities and equity equal \$1,668,429.39. He also stated the combined interest earned on HIDA and HNYLDC for the month of July just about offsets the cost of payroll.

**-Motion** to approve the July 2023 Treasurer Report

**Moved:** Cam Hall

**Seconded:** Andy Palmer

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

**Nays:** none

***Carried***

### **Executive Director Update:**

-The 0 Lakeshore Road purchase is complete. Doyle discussed next steps for the land;

Contact Wendel for pre-permit process costs, taking this route any potential users would not have to go through town planning, this could potentially expedite development process.

Before the pre-permit process begins, Doyle will be meeting with local manufacturing business to determine their level of interest in the property as well as financial feasibility, they hit a lot of the HIDA's mission and NYS goals. If they are not viable option then the HNYLDC would move forward with pre-permit process.

To determine brownfield eligibility, property needs more investigation, will have to follow-up with consultants.

Janet Plarr left the meeting at 8:30am.

Stay in communication with Town as it submits for brownfield opportunity area status.

Doyle is going to invite the consultant to and Executive Committee meeting to discuss options.

Recap -

Follow up with local user  
Supervisor Meeting – Use and pre permit  
Executive Committee meeting with consultant  
Determine Brownfield status eligibility  
Remediation costs if needed  
Pre-permit costs if needed

### **New Business**

### **Unfinished Business**

#### **-Privilege of the Floor**

**-Motion** to adjourn at 8:42am

**Moved:** Cam Hall

**Seconded:** Bob Hutchison

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

**Nays:** none

**Carried**

Sincerely,

Sean Doyle, Executive Director

**Next meeting: September 20, 2023 7:30AM Blasdel Village Hall**

## Hamburg New York Land Development Corporation

09/05/23

## Treasurer's Report

Accrual Basis

As of August 31, 2023

	Aug 31, 23	Aug 30, 23
<b>ASSETS</b>		
<b>Current Assets</b>		
Checking/Savings		
cash		
cash-cash checking	1,671.76	1,671.76
Cash-Savings	879,997.32	876,728.08
CD Renew Mature 4/2024	250,000.00	250,000.00
<b>Total cash</b>	<u>1,131,669.08</u>	<u>1,128,399.84</u>
<b>Total Checking/Savings</b>	<u>1,131,669.08</u>	<u>1,128,399.84</u>
<b>Total Current Assets</b>	1,131,669.08	1,128,399.84
<b>Fixed Assets</b>		
0 Lakeshore Road	530,000.00	530,000.00
<b>Total Fixed Assets</b>	<u>530,000.00</u>	<u>530,000.00</u>
<b>TOTAL ASSETS</b>	<u><u>1,661,669.08</u></u>	<u><u>1,658,399.84</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
Opening Balance Equity	530,000.00	530,000.00
Unrestricted Net Assets	1,655,874.96	1,655,874.96
Net Income	-524,205.88	-527,475.12
<b>Total Equity</b>	<u>1,661,669.08</u>	<u>1,658,399.84</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,661,669.08</u></u>	<u><u>1,658,399.84</u></u>

## Treasurer's Report

August 2023

	Aug 23	Jan - Aug 23
Ordinary Income/Expense		
Income		
Interest-Deposits	3,269.24	27,484.00
Interest Income CD	1,170.45	5,381.93
Total Income	4,439.69	32,865.93
Gross Profit	4,439.69	32,865.93
Expense		
Audit	0.00	3,750.00
Land Purchase		
0 Lakeshore Road		
Attorney Fees	0.00	1,600.00
Deposit & Purchase	0.00	529,073.68
Due Diligence	11,200.00	16,380.00
Property Insurance	0.00	978.13
Purchase Fees	0.00	5,290.00
Total 0 Lakeshore Road	11,200.00	553,321.81
Total Land Purchase	11,200.00	553,321.81
Total Expense	11,200.00	557,071.81
Net Ordinary Income	-6,760.31	-524,205.88
Net Income	-6,760.31	-524,205.88

**NOTICE OF SALE**

STATE OF NEW YORK  
COUNTY COURT : COUNTY OF ERIE

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IN THE MATTER OF FORECLOSURE OF TAX  
LIENS BY PROCEEDING IN REM PURSUANT  
TO THE IN REM PROVISIONS OF THE ERIE  
COUNTY TAX ACT AND THE RESOLUTION OF  
THE ERIE COUNTY LEGISLATURE AS SHOWN  
BY ITEM 4E-26 (2023) PAGES 173-222 OF THE  
MINUTES OF THE PROCEEDINGS OF SAID  
LEGISLATURE FOR THE YEAR 2023

IN REM NO. 171  
INDEX NO. 2023-600169

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**PLEASE TAKE NOTICE** that on **SEPTEMBER 20, 2023 at 9:00 a.m.**  
(Registration at 8:00 a.m.) at the **BUFFALO NIAGARA CONVENTION CENTER, 153**  
**Franklin St, Buffalo, New York 14202, Room 101, the Erie County Director of Real**  
**Property Tax Services will offer at Public Auction to the highest responsible bidder the**  
**delinquent parcels set forth in the Judgment(s) of Foreclosure and Sale obtained in the**  
**above noted In Rem Proceeding pursuant to Article 11 of the Erie County Tax Act;**

**PLEASE TAKE FURTHER NOTICE** that the parcels will be sold and  
conveyed pursuant to the Terms of Sale. The Terms and Conditions, the list of properties  
to be sold, and other details including information on bidder registration may be obtained  
from the Department of Real Property Tax Services website <http://www3.erie.gov/ccrpts/>.

Town of Hamburg Industrial Development Agency  
6122 South Park Ave  
Hamburg, NY 14075  
171: 001115

Margaret A. Hurley, Esq.  
LIPPES MATHIAS LLP  
*Attorney for the Petitioner*  
50 Fountain Plaza, Suite 1700  
Buffalo, New York 14202  
(716) 884-3135

Subject Property: Camp Rd, Hamburg New York  
In Rem 171  
Serial 001115

**NOTICE OF SALE**

STATE OF NEW YORK  
COUNTY COURT : COUNTY OF ERIE

---

IN THE MATTER OF FORECLOSURE OF TAX  
LIENS BY PROCEEDING IN REM PURSUANT  
TO THE IN REM PROVISIONS OF THE ERIE  
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from the Department of Real Property Tax Services website <http://www3.erie.gov/ecrpts/>.

Margaret A. Hurley, Esq.  
LIPPES MATHIAS LLP  
*Attorney for the Petitioner*  
50 Fountain Plaza, Suite 1700  
Buffalo, New York 14202  
(716) 884-3135

Town of Hamburg Industrial Development Agency  
6122 South Park Ave  
Hamburg, NY 14075  
171: 001114

Subject Property: 5710 Camp Rd, Hamburg New York  
In Rem 171  
Serial 001114



**NOTICE OF SALE**

STATE OF NEW YORK  
COUNTY COURT : COUNTY OF ERIE

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IN THE MATTER OF FORECLOSURE OF TAX  
LIENS BY PROCEEDING IN REM PURSUANT  
TO THE IN REM PROVISIONS OF THE ERIE  
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Margaret A. Hurley, Esq.  
LIPPES MATHIAS LLP  
*Attorney for the Petitioner*  
50 Fountain Plaza, Suite 1700  
Buffalo, New York 14202  
(716) 884-3135

Town of Hamburg Industrial Development Agency  
6122 South Park Ave  
Hamburg, NY 14075  
171: 001039

Subject Property: Elmview Ave, Hamburg New York  
In Rem 171  
Serial 001039

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**Thruway  
Authority**

**NEW YORK STATE THRUWAY AUTHORITY**

**NOTICE OF AUCTION OF SURPLUS REAL PROPERTY**

The New York State Thruway Authority (NYSTA), by this notice dated September 14, 2023, is offering at a public voice auction a single parcel of real property (Real Property Reference No. TB21-2) which is directly across from Thruway Interchange 57 on the west side of NY Route 75 (Camp Road) near mile post 436.7 of the Erie Section of the New York State Thruway (I-90) in the Town of Hamburg, County of Erie, State of New York.

The auction will be held on October 12, 2023, at NYSTA's Buffalo Division headquarters located at 455 Cayuga Road, Suite 800 (Training Classroom), Cheektowaga, New York 14255. The registration period for prospective bidders is from 9:00 a.m. to 10:00 a.m. and the auction will begin promptly at 10:00 a.m.

To obtain a copy of the auction packet, which includes registration forms and other auction-related information, contact NYSTA, attention: Joseph Roberti at (518) 436-2840 at the following e-mail address: [joseph.roberti@thruway.ny.gov](mailto:joseph.roberti@thruway.ny.gov) or go to NYSTA's website at the following link address:

**[www.thruway.ny.gov/business/realproperty/sales.html](http://www.thruway.ny.gov/business/realproperty/sales.html)**