



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

**Hamburg Industrial Development Agency
Board of Directors Meeting
September 20, 2023, 7:30am
Blasdell Village Hall**

Present

Bob Reynolds
Tom Moses
Davis Podkulski
Bob Hutchison
Cam Hall

Excused

Andy Palmer
Wence Valentin
Jamel Perkins
Janet Plarr

Guests

Jennifer Strong, Neill & Strong
Mary Doran, HIDA
Dave Manko, Mission Hills

Executive Director

Sean Doyle

- Pledge of Allegiance

-Roll Call

-Motion to open the board meeting at 7:37am

Moved: Tom Moses **Seconded:** Bob Reynolds
Ayes: Moses, Podkulski, Hutchison, Hall, Reynolds
Nays: none
Carried

-Motion to approve the August 2023 board meeting minutes

Moved: Bob Reynolds **Seconded:** David Podkulski
Ayes: Moses, Podkulski, Hutchison, Hall, Reynolds
Nays: none
Carried

Treasurer, Bob Reynolds, gave an update on the financials. August had income of \$16,954.46 of which \$14,423.71 was a refund for the Employee Retention Credit. Expenses for the month totaled \$14,539.81 of which \$11,643.03 was for payroll. Expenses over income resulted in \$2,414.65 and total liabilities and equity equal \$964,355.88.

-Motion to approve the August 2023 Treasurer Report

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

Additionally Bob stated the Executive Committee is working on the 2024 budget and it will be submitted to the board at the October meeting.

Executive Director Update:

- K&H/Staub has until next month to close then their extension expires
- Dave Manko is here today to speak on behalf of the Mission Hills project
- Activity, 77 South Buffalo Street project developer inquired about application process and meeting schedule
- Gateway Building, NYC developer is inquiring. A few months back a potential project at the site fell through due to bank financing.
- Ryan Silva, Executive Director of the New York State Economic Development Council was in town and meet with all the local IDAs regarding advocacy efforts on behalf of IDAs.
- A few properties are coming up for auction will discuss at the HNYLDC meeting.
- Next board meeting is October 18, 2023
- PITCH Hamburg will soon be accepting applications for its 2nd batch of cohorts.

Bob Hutchison stated there is a lot of activity and Amazon trucks parked at the new Hamburg warehouse facility which should be opening soon.

New Business - none

Unfinished Business

Doyle read the following resolution for Mission Hills.

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.*

-Motion to approve the above Resolution for Mission Hills
Moved: Bob Reynolds **Seconded:** Bob Hutchison

The project expired August 18, 2023 without an extension granted. It was noted and tabled at the last HIDA board meeting. Sales tax letters and st-60 have not been issued.

Dave Manko spoke to the board and explained numerous delays; briefly put there were issues with the closing documents and language in the contracts regarding railroad lines. It was a long arduous process to redo the contract, which had to go through the Governor's Office, Department of Transportation and signoff by 42 departments within the Transportation Department. It took months, and finally closed 3 weeks ago. Although interest rates are escalating and project costs are increasing he is not adjusting or requesting an increase to the project numbers he will make up the difference out of pocket.

This is the first extension request for this project and the HIDA late fee for the extension is approximately \$30,000.

Manko further went on to state there are people on a waiting list for these higher end free standing ranch style homes. Currently their properties are at 100% occupancy. The project is also abiding to Hamburg's Inclusionary Zoning Law.

Bob Reynolds proposed cutting the late fee to 50% of the fee on the combined fee schedule (\$15,241.26) and approving the extension request though February 17, 2024 as stated in the resolution.

-Motion to approve the resolution for Mission Hills as written with payment of late fee.

Moved: Bob Reynolds **Seconded:** Bob Hutchison

Ayes: Moses, Podkulski, Hutchison, Hall, Reynolds

Nays: none

Carried

-Privilege of the Floor – no comments

-Motion to adjourn at 8:01am

Moved: Davis Podkulski **Seconded:** Tom Moses

Ayes: Moses, Podkulski, Hutchison, Hall, Reynolds

Nays: none

Carried

Sincerely,



Sean Doyle, Executive Director

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