



6122 South Park Avenue  
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[www.HamburgIDA.com](http://www.HamburgIDA.com)

**Hamburg New York Land Development Corporation  
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

**Executive Director**

Sean Doyle

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**-Roll Call**

**-Motion** to open the board meeting at 8:02am

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

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

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

Treasurer, Bob Reynolds, gave an update on the financials. August had interest income of \$4,439.69 and due diligence expenses of \$11,200.00. Expenses over income resulted in - \$6,760.31 and total liabilities and equity equal \$1,661,669.08.

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

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

**Executive Director Update:**

-Executive Committee discussed the Lakeshore Road property and the results of the Phase II due diligence report by LaBella. The report showed minor suspect contamination, the Executive Committee has decided not to do any more testing at the current time. Will get pricing on pre-development activities and geo

technical analysis at the site and seek grant(s) through Empire State Development or Federal support with the idea to move the project to pre-permit stage (same as was done at the LECC). Additionally, Doyle will look at more cost effective ways to add infrastructure by potentially gaining access to the land from different areas.

Board discussed at length the 2024 budget and how to allocate for the 0 Lakeshore Road asset in the budget and notate it on balance sheet. Treasurer concerned the 2023 budget appears to have a large deficit when in actuality a land asset was obtained without being budgeted. The board was in agreement to defer to the HIDA accountant, maybe a footnote on the audit.

-The Village of Hamburg is looking for IDA support for a grant in the form of a letter regarding 33 Scott Street. The letter would state the property needs the financial support based upon the HIDA's due diligence reports. If the grant is received the HIDA would potentially have the opportunity to manage the redevelopment of the property.

-**Motion** for Director Doyle to write a letter to Village of Hamburg in support of a grant to 33 Scott Street.

**Moved:** Bob Reynolds                      **Seconded:** Davis Podkulski

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

**Nays:** none

**Carried**

#### **New Business**

-5710 Camp Road is up for auction today, the property consists of 3 parcels about 15 acres each. A lot of unknowns about the property and structures as it was previously used as concrete business. Doyle will attend the auction to see who purchases the property.

-Exit 57 property will also be up for auction on October 12, 2023 from the NYS Thruway Authority. The opening bid is 4 million around \$300,000 an acre.

-**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 Blasdell Village Hall**