



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

**Hamburg New York Land Development Corporation  
Board of Directors Meeting  
MEETING AGENDA  
Wednesday, July 10, 2024, 7:30am  
Hamburg Volunteer Fire Department, 301 Union Street, Hamburg New York**

*Join Zoom Meeting*

<https://us02web.zoom.us/j/85240174874?pwd=YzJnU3JicnhSSVZyQ0xxMm1sejlkUT09>

Meeting ID: 852 4017 4874

Passcode: 14075

1. Roll Call
2. Reading and Approval of June 2024 Minutes
3. Report of the Treasurer – June Treasurer Report
4. Executive Director Update

**New Business**

**Unfinished Business**

- Crossroads site updates

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

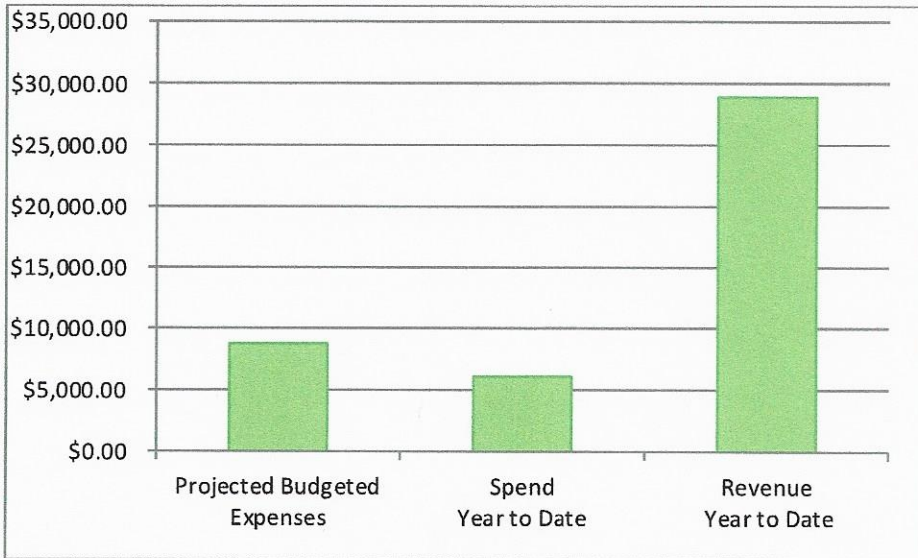
**Next meeting: August 14, 2024  
7:30am Blasdell Village Hall, Court Room, 121 Miriam Avenue**



Hamburg New York Land  
Development Corporation

Director Report  
July 2024

## Financial Performance



## Disposition Activity

- Fast NY Grant
  - Application submitted
- Reviewing a plot plan for single user total SF of a building - Update 450,000SF Max
- Executive Committee meeting with potential developer

## Acquisition Activity

- No updates

## Financing Activity

- FeedMore Resolution Adopted – Closing, bond sale in process biweekly meetings – construction contract close to completion



UNAPPROVED/DRAFT  
(BOD motion for approval at 7/10/2024 meeting)

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**Hamburg New York Land Development Corporation  
Board of Directors Meeting  
June 12, 2024, 7:30am  
Hamburg Volunteer Fire Department, 301 Union Street**

**Present**

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

**Excused**

Wence Valentin  
Bob Reynolds  
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 8:43am

**Moved:** Tom Moses                      **Seconded:** Jamel Perkins  
**Ayes:** Podkulski, Palmer, Hutchison, Moses, Hall, Perkins  
**Nays:** none  
**Carried**

**-Motion** to approve the May 2024 board meeting minutes

**Moved:** Cam Hall                      **Seconded:** Andy Palmer  
**Ayes:** Podkulski, Palmer, Hutchison, Moses, Hall, Perkins  
**Nays:**  
**Carried**

In Treasurer, Bob Reynolds, absence Doyle gave an update on the financials. May had investment income of \$3,706.51 and expenses of \$1,112.00 the balance on the accounts including the 0 Lakeshore Road fixed asset is \$1,699,908.16.

**-Motion** to approve the May 2024 Treasurer Report

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

**Executive Director Update:**

-Uptick in interest on the Crossroads site, will keep engaged with a potential purchaser waiting to receive a qualified development plan from them. Additionally, had a separate showing to another interested party who liked the location but needs a larger parcel.

-Reviewed the Blasdell site but it is not a good fit for our agency.

-3970 Big Tree, the former Gateway Printing building, is moving and the site will be up for lease/sale.

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

**-Motion** to adjourn at 8:48am

**Moved:** Tom Moses                      **Seconded:** Bob Hutchison

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

**Nays:** none

***Carried***

Sincerely,

Sean Doyle, Executive Director

**Next meeting: July 10, 2024 7:30am  
Blasdell Village Hall, 121 Miriam**



Hamburg New York Land Development Corporation

Treasurer's Report

June 2024

	Jun 24	Jan - Jun 24
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Interest Income - Bank Acct	281.43	1,812.03
Interest Income CD	1,191.65	6,767.34
Interest Income Demand Deposit	3,358.66	20,388.35
<b>Total Income</b>	<u>4,831.74</u>	<u>28,967.72</u>
<b>Gross Profit</b>	4,831.74	28,967.72
<b>Expense</b>		
Audit	0.00	4,000.00
<b>Land Purchase</b>		
0 Lakeshore Road		
Property Insurance	978.13	978.13
Real Estate Marketing	0.00	1,112.00
<b>Total 0 Lakeshore Road</b>	<u>978.13</u>	<u>2,090.13</u>
<b>Total Land Purchase</b>	<u>978.13</u>	<u>2,090.13</u>
<b>Total Expense</b>	<u>978.13</u>	<u>6,090.13</u>
<b>Net Ordinary Income</b>	<u>3,853.61</u>	<u>22,877.59</u>
<b>Net Income</b>	<u><u>3,853.61</u></u>	<u><u>22,877.59</u></u>



## Treasurer's Report

As of June 30, 2024

	Jun 30, 24	Dec 31, 23
<b>ASSETS</b>		
<b>Current Assets</b>		
Checking/Savings		
cash		
cash-cash checking	6,955.09	6,277.88
Cash-Savings	84,598.04	82,786.01
CD (renewed matures 3/2025)	250,000.00	250,000.00
Demand Deposit Account	832,208.64	811,820.29
<b>Total cash</b>	<u>1,173,761.77</u>	<u>1,150,884.18</u>
<b>Total Checking/Savings</b>	<u>1,173,761.77</u>	<u>1,150,884.18</u>
<b>Total Current Assets</b>	1,173,761.77	1,150,884.18
<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>1,703,761.77</u></u>	<u><u>1,680,884.18</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
Opening Balance Equity	530,000.00	530,000.00
Unrestricted Net Assets	1,150,884.18	1,655,874.96
Net Income	22,877.59	-504,990.78
<b>Total Equity</b>	<u>1,703,761.77</u>	<u>1,680,884.18</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,703,761.77</u></u>	<u><u>1,680,884.18</u></u>