



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

*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 July 2024 Minutes
3. Report of the Treasurer – July Treasurer Report
4. Executive Director Update

**New Business**

**Unfinished Business**

- Crossroads site updates

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

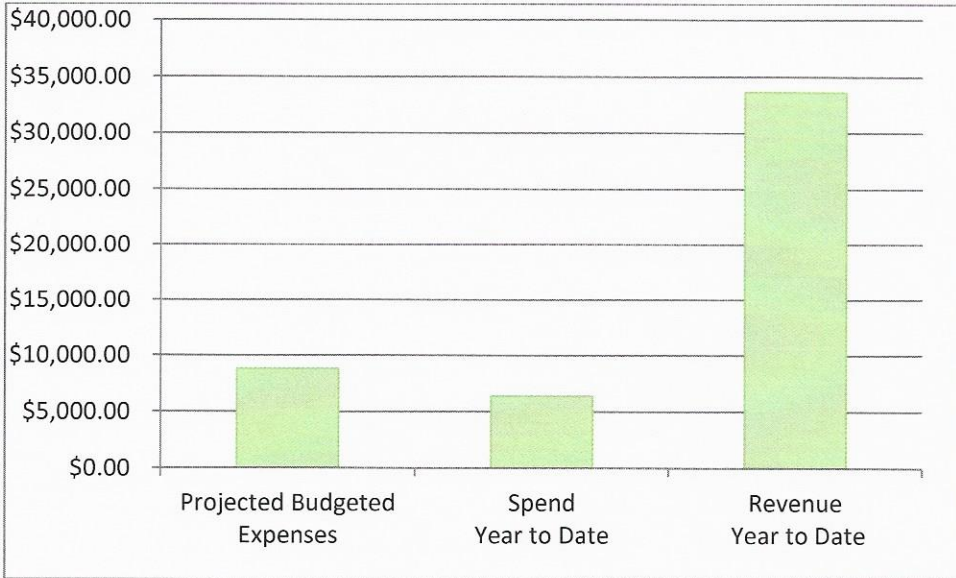
**Next meeting: September 11, 2024  
7:30am Blasdell Village Hall, Court Room, 121 Miriam Avenue**



Hamburg New York Land  
Development Corporation

Director Report  
August 2024

## Financial Performance



## Disposition Activity

- No updates

## Acquisition Activity

- No updates

## Financing Activity

- FeedMore Resolution Adopted – Closing, bond sale in process biweekly meetings – Groundbreaking date?
- 2025 Budget Items



UNAPPROVED/DRAFT  
(BOD motion for approval at 8/14/2024 meeting)

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

**Present**

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

**Excused**

Wence Valentin  
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 8:23am

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

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

**Moved:** Tom Moses                      **Seconded:** Davis Podkulski  
**Ayes:** Podkulski, Palmer, Hutchison, Moses, Hall, Perkins, Reynolds  
**Nays:**  
**Carried**

Treasurer, Bob Reynolds gave an update on the financials. June had investment income of \$4,831.74 and expenses of \$978.13 for property insurance the balance on the accounts including the 0 Lakeshore Road fixed asset is \$1,703,761.77.

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

**Moved:** Cam Hall                      **Seconded:** Andy Palmer  
**Ayes:** Podkulski, Palmer, Hutchison, Moses, Hall, Perkins, Reynolds  
**Nays:** none  
**Carried**



**Executive Director Update:**

-0 Lakeshore Road, HNYLDC wire transferred the funds (\$250) for the Fast New York Grant Application. The consultants concluded 450,000sqft is the max size building for the property based on parking assumptions etc.

-Feedmore – construction should start shortly, bond should be within then next month then move to closing.

-**Motion** to move into Executive Session regarding real estate contract at 8:29am

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

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

**Nays:** none

***Carried***

-**Motion** to move out of Executive Session with no action taken at 8:40am

**Moved:** Cam Hall                              **Seconded:** Andy Palmer

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

**Nays:** none

***Carried***

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

-**Motion** to adjourn at 8:40am

**Moved:** Andy Palmer                      **Seconded:** Jamel Perkins

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

**Nays:** none

***Carried***

Sincerely,

Sean Doyle, Executive Director

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

## Treasurer's Report

As of July 31, 2024

08/06/24

Accrual Basis

	Jul 31, 24	Dec 31, 23
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
<b>cash</b>		
cash-cash checking	7,758.17	6,277.88
Cash-Savings	84,930.75	82,786.01
CD (renewed matures 3/2025)	250,000.00	250,000.00
Demand Deposit Account	835,493.29	811,820.29
<b>Total cash</b>	<u>1,178,182.21</u>	<u>1,150,884.18</u>
<b>Total Checking/Savings</b>	<u>1,178,182.21</u>	<u>1,150,884.18</u>
<b>Total Current Assets</b>	<u>1,178,182.21</u>	<u>1,150,884.18</u>
<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>1,708,182.21</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	27,298.03	-504,990.78
<b>Total Equity</b>	<u>1,708,182.21</u>	<u>1,680,884.18</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,708,182.21</u></u>	<u><u>1,680,884.18</u></u>



## Treasurer's Report

July 2024

	Jul 24	Jan - Jul 24
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Interest Income - Bank Acct	332.71	2,144.74
Interest Income CD	1,083.08	7,850.42
Interest Income Demand Deposit	3,284.65	23,673.00
<b>Total Income</b>	<u>4,700.44</u>	<u>33,668.16</u>
<b>Gross Profit</b>	4,700.44	33,668.16
<b>Expense</b>		
Audit	0.00	4,000.00
<b>Land Purchase</b>		
0 Lakeshore Road		
Property Insurance	0.00	978.13
Real Estate Marketing	0.00	1,112.00
0 Lakeshore Road - Other	280.00	280.00
<b>Total 0 Lakeshore Road</b>	<u>280.00</u>	<u>2,370.13</u>
<b>Total Land Purchase</b>	<u>280.00</u>	<u>2,370.13</u>
<b>Total Expense</b>	<u>280.00</u>	<u>6,370.13</u>
<b>Net Ordinary Income</b>	<u>4,420.44</u>	<u>27,298.03</u>
<b>Net Income</b>	<u><u>4,420.44</u></u>	<u><u>27,298.03</u></u>