



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

**Hamburg Development Corporation  
Board of Directors Annual Meeting  
January 14, 2025 – 8:00am  
Ilio DiPaolo's Restaurant  
3785 South Park Avenue, Blasdell, New York**

**Present**

Marie Domon  
Jeff Halas  
Ryan Gannon  
Jeff Leyonmark  
Vince Ricotta

Damon Ayer  
Leo Michalek  
Andrea Locurto-Stoll  
Vicki Haas  
Evan Maloney  
Davis Podkulski

**Excused**

Shawn Buffum  
Ashley Butera  
Molly Georger  
Jim Ziemer  
Kevin Rautenstrauch  
Patrick Williams

**Guests**

Mary Doran, HDC  
Danner Leyonmark

**Executive Director**

Sean Doyle

---

**-Roll Call**

Director Doyle passed out welcome packets to the new board members. He explained the loan program; how it works and how it is funded for the benefit of the new board members.

**-Motion** to open the Board of Directors meeting at 9:06am.

**Moved:** Vince Ricotta                   **Seconded:** Marie Domon

**Ayes:** Leyonmark, Ricotta, Domon, Gannon, Halas

**Nays:** none

**Carried**

Doyle went around the room and had the new and current board members introduce themselves.

**-Motion** to approve the minutes from the September 10, 2024 Board of Directors meeting.

**Moved:** Marie Domon                   **Seconded:** Vince Ricotta

**Ayes:** Leyonmark, Ricotta, Domon, Gannon, Halas

**Nays:** none

**Carried**

Director Doyle reviewed the financials; as of December 31, 2024 there is \$1,974.80 in the unrestricted account and \$145,744.89 in the restricted account/ monies available for lending. According to the Agreement with Community Development if the restricted account increases above \$250,000 threshold monies over the \$250,000 are to be given back to HUD.

Doyle referenced to the Treasurer report for the list of current loans. Loans receivable total \$429, 451.66, 3 loans were paid off in 2024 and 2 new loans were approved. The HDC Loan report breaks down the loans into their business segment. This something the HDC recently started tracking to be mindful of financial diversity in the business portfolio.

**Motion** to approve the Treasurer's reports for the period ending December 31, 2024

**Moved:** Marie Domon                    **Seconded:** Ryan Gannon

**Ayes:** Leyonmark, Ricotta, Domon, Gannon, Halas

**Nays:** none

*Carried*

**Directors Report/Unfinished & New Business:**

Be it Resolved, We thank outgoing members: Ryan Gannon, Molly Georger, and Jeff Leyonmark who fulfilled 2 consecutive 3- year terms serving the Hamburg Development Corporation. Thank you again for your valued service and support.

**Moved:** Jeff Halas                    **Seconded:** Marie Domon

**Ayes:** Leyonmark, Ricotta, Domon, Gannon, Halas

**Nays:** none

*Carried*

**-Motion** to appoint Jeff Halas as President of the Hamburg Development Corporation, Damon Ayer as President – Elect, and Shawn Buffum as Secretary / Treasurer for a one year term beginning January 13, 2025.

**Moved:** Vince Ricotta                    **Seconded:** Marie Domon

**Ayes:** Leyonmark, Ricotta, Domon, Gannon, Halas

**Nays:** none

*Carried*

**-Motion** to appoint Damon Ayer, Ashley Butera, Vicki Hass, Andrea Locurto-Stoll, Evan Maloney, Leo Michalek, and Davis Podkulski as board members of the Hamburg Development Corporation, for a three-year term beginning January 14, 2024.

**Moved:** Jeff Halas                    **Seconded:** Ryan Gannon

**Ayes:** Leyonmark, Ricotta, Domon, Gannon, Halas

**Nays:** none

*Carried*

**-Motion** to elect the following members to the loan committee of the Hamburg Development Corporation: Damon Ayer, Molly Georger, Jeff Halas, Evan Maloney.

**Moved:** Vicki Haas                    **Seconded:** Marie Domon

**Ayes:** Leyonmark, Ricotta, Domon, Gannon, Halas, Ayer, Locurto-Stoll, Maloney, Michalek, Podkulski

**Nays:** none

*Carried*

The contract between the Hamburg Development Corporation and H. Sicherman & Company is up for renewal. Sicherman and Company provide service to the HDC including reporting and employment auditing services, program review criteria and conformance consulting in accordance to HUD guidelines.

**-Motion** authorizing Sean Doyle, Executive Director of the Hamburg Development Corporation to sign a one – year extension of our existing agreement with H. Sicherman and Company for the Calendar year of 2025. Total charges not to exceed \$1,000.00 US dollars for the HDC Loan fund administration.

**Moved:** Jeff Halas

**Seconded:** Evan Maloney

**Ayes:** Leyonmark, Ricotta, Domon, Gannon, Halas, Ayer, Locurto-Stoll, Maloney, Michalek, Podkulski

**Nays:** none

***Carried***

-Meeting schedule going forward, will get 4 dates out on the calendar for the 2025 calendar year, most likely Tuesday mornings at 8am. Meetings can be attended via Zoom or in person at the HDC offices.

Update – 2 loans are currently in distress;

1. Leski/Hat Trix, trouble collecting from them, previously sent a demand letter and they paid the late fees etc. They are not responsive to email, calls or text. The HDC is happy to work with companies in distress however when they are non-responsive to requests it makes it difficult.

2. Busy Beaver – the loan is paused awaiting sale of business. Currently working with the appropriate parties to get an application going and transfer the loan to the new owner.

**-Motion** to adjourn at 9:36am

**Moved:** Jeff Halas

**Seconded:** Vince Ricotta

**Ayes:** Leyonmark, Ricotta, Domon, Gannon, Halas, Ayer, Locurto-Stoll, Maloney, Michalek, Podkulski

**Nays:** none

***Carried***

Respectfully submitted,

Sean Doyle, Executive Director  
Hamburg Development Corporation