



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

**Hamburg Industrial Development Agency
Board of Directors Meeting
February 12, 2025, 7:30am
Blasdell Village Hall**

Present

Bob Reynolds
Janet Plarr
Jamel Perkins
Bob Hutchison
Mary Ann Costello
Cam Hall

Excused

Wence Valentin
Tom Moses
Andy Palmer

Guests

Jennifer Strong, Neill & Strong
Mary Doran, HIDA

Executive Director

Sean Doyle

- Pledge of Allegiance

-Roll Call

-Motion to open the board meeting at 7:36am

Moved: Janet Plarr **Seconded:** Mary Ann Costello
Ayes: Reynolds, Plarr, Perkins, Hutchison, Costello, Hall
Nays: none
Carried

-Motion to approve the January 2025 board meeting minutes

Moved: Cam Hall **Seconded:** Bob Hutchison
Ayes: Reynolds, Plarr, Perkins, Hutchison, Costello, Hall
Nays: none
Carried

Treasurer, Bob Reynolds, gave an update on the financials. January had income of \$3,124.99 and operating expenses totaled \$20,860.74. Total assets equal \$923,889.77. Additionally, he notified the board the CD comes due in March.

-Motion to approve the January 2025 Treasurer Report

Moved: Janet Plarr **Seconded:** Jamel Perkins
Ayes: Reynolds, Plarr, Perkins, Hutchison, Costello, Hall
Nays: none
Carried

Correspondence:

-HIDA received letter from the County Executive which Chair, Bob Hutchison read aloud to the board:



COUNTY OF ERIE
MARK C. POLONCARZ
COUNTY EXECUTIVE

January 16, 2025

Robert Hutchinson, Board Chair
Sean Doyle, Executive Director
Hamburg Industrial Development Agency
6122 South Park Avenue
Hamburg, NY 14075

RE: Support for Hamburg IDA's Position on Housing

Dear Chair Hutchinson and Executive Director Doyle:

I commend your organization for taking a public stance in support of the continued construction of housing in our community. As we all are aware, there is a significant shortage of housing nationwide and here in Erie County, especially affordable housing. There is no one-size-fits-all approach to getting more units on the market at reasonable costs, which means the public and private sectors need to be creative in addressing this crisis.

I am glad the Hamburg IDA recognizes the need to embrace housing development beyond the outdated view that certain communities can only have single-family homes. In fact, US Census data shows that nearly 30% of housing units in Hamburg are multi-unit structures, and nearly a quarter of households are renters. Implementing a moratorium on the construction of multi-unit housing is the worst possible action that could be taken at this time.

Furthermore, it is not only the public who understands this, so do the homebuilders. Last year, I attended a discussion in Washington, D.C. where Karl Eckhart, Vice President of State and Local Government Affairs at the National Association of Home Builders, surprised the attendees when he implored local government officials to stop authorizing the construction of only single-family homes.

He went on to note the only way our nation will properly address the housing shortage is if local governments support the construction of all types of housing: single-family, multi-unit, senior, and other approaches, such as tiny homes. If the national trade organization that represents the homebuilders recognizes the fact that more multi-unit housing is needed, so should all of us.

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Support for Hamburg IDA's Position on Housing
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As public servants, we need to take forward-thinking and responsible approaches. Dense neighborhoods and communities – when planned thoughtfully and strategically – are good for not only the local community but the overall region.

Well-planned developments attract residents, stimulate economic activity, and provide efficiencies for public infrastructure. Permitting different forms of housing development does not take away from another form of development. Single-family home construction is at a historic low in our area; there is no reason to further stifle the construction of new types of housing that are so desperately needed.

Thank you again for your public leadership on this matter. Increasing our housing stock benefits local towns and villages, and our county and region. My administration has prioritized regional approaches, which lower public costs and benefits all our communities and we stand ready to work with any public and private partners who share this strategic, collaborative vision.

Sincerely yours,

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/ze

cc: Hon. John Gilmour
Hon. Catherine A. Rybczynski
Town of Hamburg Board

Hutchison, publically thanked Poloncarz for the endorsement. He also thanked all the HIDA board members who attended the Town Board meeting that nigh. He appreciates everyone's support and the positive outcome that was accomplished.

Executive Director Update:

- Doyle met with the new supervisor. She expressed an interest in the redevelopment of the old convent site on South Park redevelopment at that site has lagged. It is currently owned by Sinatra Development.
- Gateway building closed. The HIDA is looking forward to working with the new owners on the redevelopment. Development of that site will be good leverage for the HNYLDC property across the street.
- Amazon is building a small accessory structure, an outbuilding on site.
- The 10 acre parcel on Jeffrey Boulevard and the mixed use project on Riley Boulevard are both in the design development phase
- Autozone building has multiple offers, the land next to the parcel (8.6 acres) has already sold.
- Stadium area zoning – Orchard Park is holding a public hearing, would like to see both Hamburg and Orchard Park have compatible zoning for enhanced stadium activity.
- Doyle provided the Town of Hamburg board with "HIDA 2024 at a Glance" summary sheet, there was some inaccuracy presented at the last Town of Hamburg Board meeting the sheet highlighted 2024's accomplishments and dispelled some of the myths.

New Business

ANNUAL MEETING – Committee Assignments

-Motion to elect the Executive Committee as follows; Bob Hutchison, Chair; Janet McGregor-Plarr , Vice Chair; Cameron Hall, Secretary and Robert Reynolds, Treasurer for a term ending February 11, 2026

Moved: Bob Reynolds **Seconded:** Jamel Perkins
Ayes: Reynolds, Plarr, Perkins, Hutchison, Costello, Hall
Nays: none
Carried

-Motion to elect Audit committee members Bob Hutchison, Mary Ann Costello and Robert Reynolds to the committee for a term ending February 11, 2026

Moved: Cam Hall **Seconded:** Jamel Perkins
Ayes: Reynolds, Plarr, Perkins, Hutchison, Costello, Hall
Nays: none
Carried

-Motion to elect Governance committee members Bob Hutchison, Andy Palmer and Jamel Perkins to the committee for a term ending February 11, 2026

Moved: Mary Ann Costello **Seconded:** Janet Plarr
Ayes: Reynolds, Plarr, Perkins, Hutchison, Costello, Hall
Nays: none
Carried

-Motion to Elect Finance committee members Hutchison, Reynolds, and McGregor-Plarr to the committee for a term ending February 11, 2026

Moved: Cam Hall **Seconded:** Mary Ann Costello
Ayes: Reynolds, Plarr, Perkins, Hutchison, Costello, Hall
Nays: none
Carried

-Privilege of the Floor – no comments

-Motion to adjourn at 7:59am

Moved: Cam Hall **Seconded:** Bob Hutchison
Ayes: Reynolds, Plarr, Perkins, Hutchison, Costello, Hall
Nays: none
Carried

Sincerely,



Sean Doyle, Executive Director

Next meeting: March 12, 2025, 7:30am Blasdel Village Hall