

**Hamburg Industrial Development Agency
Board of Directors Meeting
February 22, 2013**

Room 7B - Hamburg Town Hall

Public Hearing - Villages of Mission Hills, LLC

Present

Tom Moses
Mike Sendor
Steve Walters
Amy Ziegler
Matt Dils
Janet Plarr

Excused

Patti Paul
Norma Rusert Kelly
Lou McDonald

Executive Director
Michael J. Bartlett

Guest

Nathan Neill
Craig Cwick
Dave Manko
Mike Grabecki
Andy Romanowski

- **Move** to open the Public Hearing for Villages of Mission Hills, LLC at 8:02am.

- **David Manko**, President of Liberty Park Senior Corp. was introduced to the Board. Liberty Park is the developer of Mission Hills Senior Community located at 4543 Camp Road in the Town. They are currently completing Phase I which consists of 112 units of market rate senior housing. Due to a high demand for units in the development, the company would like to start Phase II in the spring of 2013. He explained to the Board that banks are only financing 70% of these types of projects and without IDA assistance the project would not be feasible. The second phase will consist of 96 units and will cost around \$11 million. No advertising has been done and yet Phase I will be sold out showing a demand for additional market rate senior apartments in the Town. The only other market rate senior apartments in the Town is Cloverbank Apartments on Route 20 and they have a waiting list.

Andy Romanowski, owner of Alliance Homes, expressed concerns that the tenants Mission Hills would be attempting to attract would be the same tenants his senior housing properties (Pierce Square & Berkley Square) is trying to attract and it would be unfair competition for incentives to be given to Mission Hills. Dave Manko pointed out that construction costs are quite a bit higher now than when Pierce Square & Berkley Square were built partly due to safety and handicapped accessibility requirements. Also tenant amenities are greater in his project. Mike Grabecki, a tenant of Phase I of Mission Hills, spoke of the quality of life it offers and how it has become its own little community. He emphasized that the cost of rent is important to people on fixed income and that he supports incentives for the project.

- **Move** to close the Public Hearing at 8:30am.

- **Move** to open the Board of Directors meeting at 8:30am.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY ACCEPTING THE FINDINGS STATEMENT ADOPTED BY THE TOWN OF HAMBURG PLANNING BOARD IN CONNECTION WITH THE APPLICATION FOR PROJECT FINANCING BY VILLAGES OF MISSION HILLS II, LLC.

Moved: Matt Dils

Seconded: Mike Sendor

Ayes: Walters, Moses, Plarr, Sendor, Ziegler, Dils

Nays: None

Carried

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING VILLAGES OF MISSION HILLS II LLC (THE "LESSEE") TO CONSTRUCT 12 SENIOR APARTMENT BUILDINGS WITH 8 APPROXIMATELY 1,040 SQUARE FOOT APARTMENTS IN EACH BUILDING FOR SENIORS OVER THE AGE OF 55 CAPABLE OF INDEPENDENT LIVING ON AN APPROXIMATELY 25.833 ACRE PARCEL OF LAND LOCATED AT 4543 CAMP ROAD IN THE TOWN OF HAMBURG AND TO ACQUIRE AND INSTALL MACHINERY, EQUIPMENT, FURNISHINGS AND FIXTURES REQUIRED IN CONNECTION THEREWITH, ALL FOR AN SENIOR HOUSING FACILITY AND A COMMERCIAL FACILITY UNDER THE ACT, FOR LEASE TO THE AGENCY AND SUBSEQUENT SUBLEASE TO THE LESSEE AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE TO AGENCY, A LEASEBACK AGREEMENT AND A MORTGAGE IN AN AMOUNT NOT TO EXCEED \$10,000,000 AND OTHER DOCUMENTS REQUIRED IN CONNECTION WITH THE MORTGAGE AND TO TAKE OTHER PRELIMINARY ACTION.

Moved: Matt Dils

Seconded: Tom Moses

Ayes: Walters, Plarr, Moses, Ziegler, Dils

Nays: Mike Sendor

Carried

- **Village of Hamburg Mayor Tom Moses** was asked to update the Board on the status of the Village Veterinary Clinic of Hamburg project. Executive Director Bartlett will be meeting with the owner of the business on March 8th along with Evans National Bank to discuss the project. Application is moving through planning approval stage. Looks like a \$2-2 ½ million project.

- **The Board** was informed that Executive Director Bartlett and Supervisor Walters have been working with Worldwide Protective Products, a company which manufactures safety equipment, to assist them in purchasing the former Walmart on McKinley Pkwy. They have outgrown their 30,000 sq ft facility in Orchard Park and would like to move to the 130,000 sq ft Walmart Building. It would be an Adaptive ReUse project and the assistance may allow them to bring work currently being done in other states and overseas in house. An application is expected in the near future.

- **The ongoing effort** to fight the Governor's Budget proposal to eliminate the IDA's ability to exempt the States portion of the sales tax was discussed.

- **Motion** to approve the HIDA's participation in the **voluntary** IDA New York State Economic Development Council dues assessment to advance economic development in New York State in an amount not to exceed \$1000.00.

Moved: Mike Sendor

Seconded: Tom Moses

Ayes: Walters, Plarr, Dils, Sendor, Moses

Nays: None

Carried

The proposed amendments to the Common IDA Policy in regards to redevelopment were discussed. It was agreed that the policy was not that much different from the existing policies intent and was a policy we could operate under. Executive Director Bartlett will inform the Board what the next step will be.

- **Motion** to appoint the following Board members to serve on the following committee's:

Audit Committee:

* Patricia Paul (proposed chairman)

* Amy Ziegler

* Lou McDonald

Finance Committee:

- * Janet Plarr (proposed chairman)
- * Norma Rusert Kelly
- * Matt Dils

Executive Committee:

- * Steve Walters - as HIDA Chairman (proposed chairman)
- * Amy Ziegler
- * Janet Plarr
- * Pattie Paul (as Vice Chairman)
- * Michael J Bartlett (as Executive Director)

Governance Committee:

- * Steve Walters (as HIDA Chairman)
- * Patricia Paul
- * Tom Moses

Nominating Committee:

- * Lou McDonald
- * Norma Rusert Kelly
- * Mike Sendor

Moved: Tom Moses

Seconded: Matt Dils

Ayes: Walters, Plarr, Sendor, Moses, Dils

Nays: None

Carried

- **Motion** to approve the following Board members as officers of the HIDA for a one year term:

- | | |
|----------------------|----------------------------------|
| - Steve Walters | Chairman (signer) |
| - Patti Paul | Ass't Chairman (new appt) |
| - Tom Moses Sr | Treasurer (new appt) |
| - Mike Sendor | Secretary (new appt) |
| - Michael J Bartlett | Executive Director (signer) |
| - Craig Cwick | Ass't Secretary |
| - Amy Ziegler | Ass't Treasurer |
| - Mary Dosch | Chief Financial Officer (signer) |
| - Nathan Neill | Bond Attorney |

Moved: Steve Walters

Seconded: Matt Dils

Ayes: Sendor, Moses, Plarr, Walters, Dils

Nays: None

Carried

- **Motion** to approve the minutes from the December 14, 2012 Board of Directors meeting.

Moved: Tom Moses

Seconded: Matt Dils

Ayes: Walters, Plarr, Sendor, Moses, Dils

Nays: None

Carried

- **Motion** to approve the December 2012 and the January 2013 Treasurer's Report.

Moved: Matt Dils

Seconded: Janet Plarr

Ayes: Walters, Moses, Sendor, Plarr, Dils

Nays: None

Carried

- **Motion** to adjourn at 8:59am

Moved: Tom Moses

Seconded: Matt Dils

Ayes: Walters, Moses, Sendor, Plarr, Dils

Nays: None

Carried

Sincerely,

Michael J. Bartlett
Executive Director