

**Hamburg Industrial Development Agency  
Board of Directors Meeting  
April 20, 2012  
Room 7B - Hamburg Town Hall**

**Public Hearing - 12 Main Street, LLC**

**Present**

Stan Figiel  
Patricia Paul  
Steve Walters  
Tom Moses  
Lou McDonald  
Marcella Fugle  
Matt Dils

**Excused**

Norma Russert Kelly  
Amy Ziegler

**Guest**

Jennifer Strong  
John Mancini

**Executive Director**

Michael J. Bartlett

- **Move** to open the Public Hearing for 12 Main Street, LLC at 8:03 am.

**12 Main Street, LLC** - The purpose of the public hearing is to discuss a request for assistance under the Agencies Adaptive Reuse policy. The applicant wants to renovate the former Kronenberg Building located at 12 Main Street in the Village of Hamburg into a multi-tenant mixed use facility. The building is currently a shell and needs a new roof and the south east corner of the building needs to be rebuilt. The total cost of the project is \$2.5 million. The project is eligible for a mortgage tax exemption, a sales tax exemption on anything purchased for the project and a seven year property tax abatement. The goal is to have the building ready for occupancy by the 2<sup>nd</sup> week of November 2012.

- **Move** to close the Public Hearing for 12 Main Street, LLC at 8:13 am.

- **Move** to open the Board of Directors meeting at 8:13 a.m.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING 12 MAIN STREET LLC (THE "LESSEE") TO RENOVATE AN EXISTING APPROXIMATELY 12,000 SQUARE FOOT BUILDING LOCATED AT 12 MAIN STREET IN THE VILLAGE AND TOWN OF HAMBURG, WHICH PROPERTY HAS BEEN VACANT FOR FIVE YEARS AND TO ACQUIRE AND INSTALL MACHINERY, EQUIPMENT, FURNISHINGS AND FIXTURES REQUIRED IN CONNECTION THEREWITH, ALL FOR THE ADOPTIVE REUSE OF THE FORMER KRONENBERG BUILDING INTO A MULTI-TENANT MIXED USE FACILITY, FOR LEASE TO THE AGENCY AND SUBSEQUENT LEASEBACK TO THE LESSEE FOR SUB-SUBLEASE TO OTHER TENANTS AND TO TAKE OTHER PRELIMINARY ACTION.

**Moved:** Lou McDonald

**Seconded:** Tom Moses

**Ayes:** Walters, Paul, Figiel, McDonald, Moses, Fugle, Dils

**Nays:** None

**Carried**

- **Motion** to approve the minutes from the February 24, 2012 Board of Directors meeting.

**Moved:** Matt Dils  
**Seconded:** Marcella Fugle  
**Ayes:** Walters, Paul, Figiel, Moses, Fugle, McDonald, Dils  
**Nays:** None  
**Carried**

**-Liberty Park Senior Corp.** - We have a request for a second one year extension of their inducement resolution. Delays in getting the financing in place for the project has resulted in delays for getting construction started.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY GRANTING A ONE YEAR EXTENSION TO LIBERTY PARK SENIOR CORP OF THE INDUCEMENT RESOLUTION APPROVED BY THE AGENCY ON APRIL 23, 2010.

**Moved:** Tom Moses  
**Seconded:** Marcella Fugle  
**Ayes:** Walters, McDonald, Dils, Paul, Figiel, Fugle, Moses  
**Nays:** None  
**Carried**

**- Cheektowaga Concrete** - The company is refinancing its original mortgage from the 2007 project and is asking us to amend and restate the lease agreement with the HIDA and approve a first mortgage to Wells Fargo Bank and a second mortgage to NYBDC.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED LEASE AGREEMENT OR AN AMENDED LEASE AGREEMENT, A FIRST MORTGAGE TO WELLS FARGO BANK, A SECOND MORTGAGE TO NYBDC LOCAL DEVELOPMENT CORPORATION AND RELATED LENDERS AND THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS AND AGREEMENTS REQUIRED IN CONNECTION THEREWITH IN CONNECTION WITH THE REFINANCING OF THE 2007 CHEEKTOWAGA CONCRETE, LLC PROJECT.

**Moved:** Steve Walters  
**Seconded:** Matt Dils  
**Ayes:** Moses, Figiel, Paul, Fugle, McDonald, Walters, Dils  
**Nays:** None  
**Carried**

**- Motion** to approve a reduction in the Administrative Fee from the normal 1% to ½% for the Cheektowaga Concrete project.

**Moved:** Steve Walters  
**Seconded :** Matt Dils  
**Ayes:** Moses, Paul, Fugle, McDonald, Figiel, Walters, Dils  
**Nays:** None  
**Carried**

**- Motion** to approve the February 2012 Treasurer's Report.

**Moved:** Patricia Paul  
**Seconded:** Lou McDonald  
**Ayes:** Moses, Paul, Figiel, McDonald, Fugle, Walters, Dils  
**Nays:** None  
**Carried**

**- Motion** to approve the March 2012 Treasurer's Report.

**Moved:** Marcella Fugle  
**Seconded:** Tom Moses  
**Ayes:** Walters, McDonald, Dils, Paul, Figiel, Fugle, Moses  
**Nays:** None  
**Carried**

- **Ryan Legislation** - Executive Director Bartlett informed the Board that the Hamburg Town Board and the Village of Hamburg Board of Trustees have passed resolutions supporting local IDA's. The Hamburg Chamber of Commerce Board of Directors and the Village Business Advisory Council (VBAC) Board of Directors have voted to pass a resolution in support of local IDA's. In all cases copies of the resolutions will be sent to the Western New York Delegation.

- **Motion** to adjourn at 8:52 am.

**Moved:** Stan Figiel

**Seconded:** Steve Walters

**Ayes:** Walters, Fugle, Moses, Figiel, McDonald, Paul, Dils

**Nays:** None

***Carried***

Sincerely,

Michael J. Bartlett  
Executive Director