

**Hamburg Industrial Development Agency
Board of Directors Meeting
October 29, 2010
Village of Blasdell Board Room
Public Hearing - Erie South Properties LLC**

Present

Janet Plarr
Mike Petrie
Steve Walters
Tom Moses
Matt Dils

Excused

Pattie Paul
Marcella Fugle
Norma Rusert Kelly
Kevin Smardz

Guest

Craig Cwick
Nathan Neill
Wyn Eaton
David Goettel
Tony Staub

Executive Director

Michael J. Bartlett

- **Move** to open the public hearing for Erie South Properties South LLC at 8:13 a.m.

- **Wyn Eaton** a principal in Erie South Properties LLC and David Goettel, President of Superior Pallets, Inc were introduced to present their project to the Board. Superior Pallets was previously located in a building on Dingsen Street in the City of Buffalo which burned on 9/9/10. After searching for a new location in Buffalo and the suburbs they found a site located at 250 Lake Avenue in Blasdell owned by Wyn Eaton which meets their needs. They are negotiating a five year lease with an option to renew for an additional five years. Before the fire they had 34 employees with an average wage of \$13.25 who received health, dental and 401K benefits. The Board was asked to consider a special 7 year Pilot for the building at 250 Lake Avenue. The lease terms are triple net meaning Superior Pallet will be required to pay taxes on the building. If the special Pilot is approved, any tax savings the building owner receives will go directly to Superior Pallet. The building owner will also receive a sales tax exemption on anything purchased to modify the building for Superior Pallet. In addition, Superior Pallet will receive a sales tax exemption on anything purchased to replace what was lost in the fire.

- **Move** to close the public hearing for Erie South Properties LLC at 8:24 a.m.

- **Move** to open the Board of Directors meeting at 8:37 a.m.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY")
AUTHORIZING ERIE SOUTH PROPERTIES LLC (THE "LESSEE") TO RENOVATE THEIR EXISTING
BUILDING AT 250 LAKE AVENUE IN THE VILLAGE OF BLASDELL TO ASSIST SUPERIOR PALLETS,
INC IN THE RELOCATION OF THEIR OPERATIONS FROM THEIR FORMER LOCATION THAT WAS
TOTALLY DESTROYED BY FIRE INTO THE PROJECT LOCATION, ALL FOR A SINGLE TENANT
MANUFACTURING AND DISTRIBUTION FACILITY, FOR LEASE TO THE AGENCY AND SUBSEQUENT
SUBLEASE TO THE LESSEE FOR SUB-SUBLEASE TO SUPERIOR PALLETS, INC (THE "SUBLESSEE")
AND TO TAKE OTHER PRELIMINARY ACTION.

Moved: Mike Petrie

Seconded: Tom Moses

Ayes: Walters, Moses, Dils, Plarr, Petrie

Nays: None

Carried

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF AN INSTALLMENT SALE AGREEMENT WITH SUPERIOR PALLETS, INC AND OTHER INSTRUMENTS AND MATTERS IN CONNECTION THEREWITH IN CONNECTION WITH THE RELOCATION OF THEIR BUSINESS WHICH WAS TOTALLY DESTROYED IN A FIRE INTO AN EXISTING BUILDING LOCATED ART 250 LAKE AVENUE IN THE VILLAGE OF BLASDELL, THE RENOVATION OF THE EXISTING BUILDING AND THE ACQUISITION OF MACHINERY AND EQUIPMENT REQUIRED IN CONNECTION THEREWITH.

Moved: Matt Dils

Seconded: Steve Walters

Ayes: Walters, Moses, Petrie, Dils, Plarr

Nays: None

Carried

- **Tony Staub**, owner of Staub Machine Company was introduced to present his project to the Board. Staub Machine currently operates out of a building owned by Tony located at 206 Lake Street in the Village of Hamburg. Tony's company has been a leader in the manufacturing field for many years using the latest in equipment and automation. The company is currently negotiating to purchase 2 buildings located at 2 Grimsby Drive and 4 Grimsby Drive currently owned by Reprographics Inc. The buildings are necessary to accommodate the expansion of the company which includes the purchase of approximately \$2.5 million in new equipment. The company will use the building at 4 Grimsby Drive for manufacturing and is requesting a special 10 year PILOT. The building located at 2 Grimsby Drive will be used for warehouse space and the company is requesting a special PILOT that is equivalent of the 485B tax exemption The Board agreed to schedule a public hearing for the project on November 19, 2010 at 8:00 a.m in the Hamburg Village Hall.

- **K&H Industries** - Because it took the company longer to acquire the property located at 160 Grimsby Drive due to bankruptcy issues, the company is requesting a one year extension of their sales tax exemption.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY GRANTING A ONE YEAR EXTENSION TO GRIMSVIEW PROPERTIES, LLC IN CONNECTION THE 2010 GRIMSVIEW PROPERTIES, LLC PROJECT

Moved: Steve Walters

Seconded: Tom Moses

Ayes: Moses, Plarr, Dils, Walters, Petrie

Nays: None

Carried

- **A copy** of the proposed 2011 HIDA Budget was handed out to the Board. It was explained that the Board was simply accepting the proposed budget today and placing it on file in the Town Clerk's office for 30 days. The actual vote to accept the 2011 Budget will take place at a Board meeting following the 30 day period.

- **Motion** to accept the proposed 2011 HIDA Budget and place it on file in the Town Clerk's office for 30 days.

Moved: Mike Petrie

Seconded: Tom Moses

Ayes: Walters, Dils, Petrie, Moses, Plarr

Nays: None

Carried

- **Executive Director Bartlett** passed out a copy of the Budget & Financial Plan submitted to New York State as part of our obligation under the state's PARIS reporting system. It was pointed out that it was required to submit proposed budgets going out to 2014. With total uncertainty what revenues and expenses will be in 2011 much less 2014 a great deal of uncertainty is included in the figures submitted.

- **Motion** to approve the minutes from the October 8, 2010 Board of Directors meeting.

Moved: Janet Plarr

Seconded: Matt Dils

Ayes: Plarr, Dils, Moses, Walters, Petrie

Nays: None

Carried

- **Motion** to approve the September 2010 Treasurer's Report.

Moved: Janet Plarr

Seconded: Mike Petrie

Ayes: Walters, Moses, Dils, Plarr, Petrie

Nays: None

- **A letter from Michael Cooper** to Supervisor Walters was handed out to the Board. In the letter Mr Cooper states he is in the process of acquiring property located at 6101 South Park Avenue and is requesting assistance from the HIDA under its adaptive re-use policy. In the letter Mr Cooper listed the renovations/remediations which he is told are necessary. The Board agreed it seemed eligible for the assistance and felt the project should be considered once an application was received.

- **Motion** to adjourn at 8:57 a.m.

Moved: Mike Petrie

Seconded: Steve Walters

Ayes: Walters, Plarr, Petrie, Moses, Dils

Nays: None

Carried

Sincerely,

Michael J. Bartlett
Executive Director