

Hamburg New York Land Development Corporation

**Board of Directors Meeting
February 29, 2016
Robert Chesbro Conference Room**

Present

Pattie Paul
Mike Sendor
Steve Walters
Tom Moses
Cameron Hall
Lou McDonald

Excused

Mike Quinn
Janet Plarr
Norma Rusert-Kelly

Guests

Mike Kubiszyn
Paul Morrison Taylor
Craig Cwick

Executive Director

Michael J. Bartlett

Executive Assistant

Olivia Hill

- **Move** to open the Board of Directors meeting at 8:17 am.

- Michael Kubiszyn, owner of Universal Engine, and Paul Morrison-Taylor from Phillips Lytle were introduced to the Board. Universal Engine leases heavy construction equipment from their property located at 3794 Lakeshore Road almost directly across from the new road built for the Fed Ex Distribution facility. The company's property will soon be taken by New York State and Mr. Kubiszyn desires to purchase property in the Lake Erie Commerce Center. Specifically, he wishes to purchase Parcel C, located between the Credit Union and the new access road for the Fed Ex project. Executive Director Bartlett has told Mr. Kubiszyn and Mr. Taylor that he felt the company was not a good fit for a location in the LECC that was on Route 5 due to the look created by the heavy construction equipment he would be displaying on his property. He has made clear however, that he felt a location further back on the site may work. Mr. Taylor indicated in an email that the Company is willing to work with the Board to make Universal Engine as compatible as possible with the existing and planned businesses within the LECC. They claim they would erect appropriate signage, limit the number and type of displayed rental units, make certain that the displayed equipment is as new and attractive as possible and that they would erect a fence to limit the visibility of the remainder of the rental equipment. The Board felt that the Company was not a fit for a site along Route 5 but would be willing to consider a site in the back portion of the LECC. Executive Director Bartlett was directed to contact several property owners in the area to determine the availability and cost of their sites for a possible Universal Engine re-location.

Executive Director Bartlett informed the Board he has had several conversations with Tony Moore, owner of the Moore Group. Tony's companies have a package delivery division and a shuttle company which takes people from various locations to the airport. Tony wants to put a bid in for 2-3 acres in Parcel D in the LECC and would like to offer \$30,000 an acre. Executive Director Bartlett wanted the Board's feedback in regards to price and location before telling Tony to proceed with a formal offer. The Board was receptive to the project and authorized Mr. Bartlett to notify the company.

- **Motion** to approve the minutes from the December 22, 2015 Board of Directors meeting

Moved: Mike Sendor

Seconded: Pattie Paul

Ayes: Walters, Moses, McDonald, Hall, Sendor, Paul

Nays: None

Carried

- **Motion** to approve the December 2015 and January 2016 Treasurer's Report

Moved: Tom Moses

Seconded: Lou McDonald

Ayes: Walters, Paul, Hall, Sendor, Moses, McDonald

Nays: None

Carried

- **Motion** to adjourn at 8:57 am.

Moved: Pattie Paul

Seconded: Cameron Hall

Ayes: Walters, Moses, Sendor, McDonald, Paul, Hall

Nays: None

Carried

Sincerely,

Michael J. Bartlett
Executive Director