



6122 South Park Avenue
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Hamburg Industrial Development Agency

Board of Directors Meeting May 28, 2019 Court Room - Blasdell Village Hall

Present

Andy Palmer
Tom Moses
Robert Reynolds
Bob Hutchinson
Janet Plarr
Cam Hall
Norma Rusert-Kelly
Jeff Brylski

Excused

Wence Valentin

Guests

Jennifer Strong, Neill & Strong
Mary Doran, Hamburg Development Companies
Kevin McAuliffe, Barclay Damon - Steel Winds
Ben Wolcott, Terra Form Power - Steel Winds

Executive Director

Sean Doyle

- **Move** to open the Board of Directors meeting at 7:31am, Executive Director, Doyle.

Moved: Tom Moses **Seconded:** Bob Hutchinson
Ayes: Palmer, Moses, Hutchinson, Hall, Plarr, Rusert-Kelly, Brylski
Nays: none
Carried

- **Roll Call**

- **Motion** to approve the April 2019 meeting minutes

Moved: Jeff Brylski **Seconded:** Cam Hall
Ayes: Palmer, Moses, Hutchinson, Hall, Plarr, Rusert-Kelly, Brylski
Nays: none
Carried

Bob Reynolds joined meeting 7:36am.

Treasurer, Bob Reynolds, gave an update on finances. Salary and website upgrade were the largest expenses in April.

- **Motion** to approve the April 2019 Treasurers Reports.

Moved: Andy Palmer **Seconded:** Tom Moses
Ayes: Palmer, Moses, Hutchinson, Hall, Plarr, Rusert-Kelly, Brylski, Reynolds
Nays: none
Carried

Executive Director Update:

- Website upgrade – initial round of review with IEvolve has been completed. 95% of the content has been added to the new website. The online application has been the hardest part due to size (20+ pages) and content required. Director Doyle will get the Website Committee together in June for comments and suggestions on changes that have been made to date. The commercial real estate feature of available properties has been added.
- Brochure – waiting on photos, with the weather turning nicer will be able to go out and take some pictures in the next few weeks.
- The Board has not been able to coordinate a meeting with Assemblyman Sean Ryan and at the current time the board has agreed to will pass on a meeting.
- Hilbert College now has a SCORE location on campus. Mike Sendor, previous board member, is a mentor at that location.
- PILOT on 250 Lake, the potential purchaser has concerns about the public notification process. Waiting on them to see how, when and if they want proceed,
- West End Inn has been purchased. Doyle met with new owners, they are not sure of the direction they are going to take the building. Board member Rusert-Kelly asked if it has been classified as a historic site, to date it has not.
- Corporate video for upgraded website – currently only 2 of 3 bids have been returned. Will be tabled until the June meeting.
- UTEP, will be carried over to June meeting also. No updates to date.
- Hamburg Retail Committee has been formed to “fact find” on current plazas in Hamburg. What is being utilized, underutilized percent of occupancy etc. They will work on a “master plan for the town”. Board member, Reynolds suggested having a member of the Town Planning Board on the committee.

New Business

-Kevin McAuliffe and Ben Wolcott spoke to the board regarding the Steel Winds Project.

Currently the Steel Winds Project is broken down into Steel Winds 1 and Steel Winds 2. It consists of 14 windmills located in Buffalo, Lackawanna and Hamburg (4 are located in Hamburg). The windmills are failing due to mechanical issues with the clipper turbines (manufactured at a company overseas). There is not a great market for replacement parts on these turbines. Steel Winds has two options:

1. Let them run their course and essentially “die”
2. Replace all the parts at the top of the tower with GE equipment

Steel Winds would like to replace all the parts with GE equipment. GE equipment has a 30 percent better rating on their turbines; their parts are considerably less expensive and all manufactured in the United States. The total cost of the project is 40 million dollars for 14 turbines (approx. 2.8 million for each turbine).

GE will work at the windmill sights. Currently the Steel Winds project employs 3 – 5 individuals to maintain the wind mills and that would remain the same. There would be creation of short term construction jobs with the installation of the new turbines. The capacity of the new turbines is exactly the same and all the power is used locally.

Board member, Reynolds, confirmed the potential agreement would contain a clause to remove/replace the structures if they become unusable, obsolete or after the 20 year PILOT is fulfilled.

The Steel Winds Project would apply for a 487 Exemption and are looking for a 20 year PILOT to be approved now and go into effect in 2021. The HIDA application would be coordinated with ECIDA as the 10 other windmills fall in their tax base.

This was an informational pitch to the board. They are currently working with the Town Planning Department on the SEQR analysis. Once completed, they will submit a formal application.

-Oaks at South Park

A Public hearing is scheduled for June 5, 2019 at 7:30 am in the Blasdel Village Hall, 121 Miriam Avenue. The board discussed the project at length; adaptive reuse, PILOT numbers, 10% affordable housing, the property being vacant for 3 years and being back on the tax roles as it was previously owned by the Diocese of Buffalo. The board will continue to the public hearing on June 5.

-Board Retreat

Director Doyle, will be putting together a board member retreat in the fall. It will consist of ½ day 3 to 4 hours. The purpose of the retreat is to get an organized approach and plan to guide the Hamburg Development Companies into the future – future vision / mission statement.

-Senate Investigations and Government Operations Audit

Director Doyle explained to the board the informational request “audit” received from the Senate Investigations and Government Operations Audit Committee. Various IDAs across the state received the same request. Their basis for the “audit” is the Authority Budget Office does not do a good job auditing IDAs. 95% of the information requested is readily available on the ABO or HIDA website. Although some local IDAs have decided not to honor their request, the board thought it best to send them the required information with a letter stating the redundancy of a task that will take 2 + days to complete.

-Motion to move into Executive Session at 8:48am for personnel matters

Moved: Andy Palmer

Seconded: Tom Moses

Ayes: Palmer, Moses, Hutchinson, Hall, Plarr, Rusert-Kelly, Brylski, Reynolds

Carried

- Motion to move out of Executive Session at 8:54am

Moved: Bob Reynolds

Seconded: Janet Plarr

Ayes: Palmer, Moses, Hutchinson, Hall, Plarr, Rusert-Kelly, Brylski, Reynolds

Nays: none

Carried:

- **Motion** to adjourn at 8:55am.

Moved: Bob Reynolds **Seconded:** Cam Hall

Ayes: Palmer, Moses, Hutchinson, Hall, Plarr, Rusert-Kelly, Brylski, Reynolds

Nays: none

Carried

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Doyle', with a long horizontal flourish extending to the right.

Sean Doyle
Executive Director