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**Hamburg Industrial Development Agency
Public Hearing – Erie Wind, LLC
Board of Directors Meeting
December 17, 2019
Court Room - Blasdell Village Hall**

Present

Andy Palmer
Tom Moses
Robert Reynolds
Bob Hutchison
Cam Hall
Norma Rusert-Kelly
Jeff Brylski
Davis Podkulski

Excused

Wence Valentin

Guests

Jennifer Strong, Neill & Strong
Mary Doran, Hamburg Development Companies
Francesca Bond, Hamburg Sun
Kevin McAuliffe, Barclay Damon - Erie Wind
Ivan Zajicek, Barclay Damon- Erie Wind
Bill Savage, Billy Lee (aka E-One)

Executive Director

Sean Doyle

- **Move** to open the Public Hearing at 7:31am, Executive Director, Doyle.

Moved: Norma Rusert-Kelly

Seconded: Cam Hall

Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Brylski, Hall, Reynolds, Podkulski

Nays: none

Carried

Director Doyle read the following Public Hearing Notice:

Request for Agency assistance for in the form of a lease only or lease with mortgage transaction in an amount not to exceed \$600,000. The assistance contemplated by the Agency will include mortgage tax abatement, sales tax exemption on any materials and/or equipment purchased for incorporation into Project and real property tax abatement in accordance with existing Agency Uniform Tax Exemption Policy and Guidelines, as amended. Billy-Lee, LLC (the "Lessee") has entered into negotiations with the officials of the Town of Hamburg Industrial Development Agency (the "Agency") with respect to a lease with mortgage or lease only transaction for the construction of an approximately 10,000 square foot addition to an existing building located at 4760 Camp Road, Hamburg, New York., by the Lessee, as Agent for the Agency, for leaseback by the Lessee to the Agency. The Project will allow the Lessee to expand its operations and employment in the Town of Hamburg. The Lessee will be the sole occupant, all for the provision of a fire truck manufacturing Facility (the "Project").

-Doyle turned the floor over to Bill Savage of Billy Lee who further explained the project. He first thanked the board for their support in 2010 which "made this all possible". They currently operate on Camp Road with 120 employees largely due to their first abatement back in 2010. These are jobs with enough benefits to raise a family. They are production and mechanical jobs not just assembly line. He explained they are looking to expand with 8 additional bays to build firetrucks which would enable them to hire 10 additional employees in the 50K range. Construction of the new facility \$565,000; estimated benefits of a 10 year PILOT which would equal:

Property Tax \$79,889.13
Mortgage Tax \$4,500
Sales Tax \$39,375

In summary, the project has already been approved by the planning board. They would be making a \$600,000 investment and are committing to 10 new full time jobs and would begin as soon as possible pending their parent company approval of the proposal.

Sean did not receive any written comments on the project. He asked the public for any further comments three times, none.

-Motion to close the Public Hearing at 7:47am.

Moved: Andy Palmer **Seconded:** Jeff Brylski
Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Brylski, Hall, Reynolds, Podkulski
Nays: none
Carried

-Motion to open the board meeting at 7:48am Director Doyle.

Moved: Cam Hall **Seconded:** Andy Palmer
Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Brylski, Hall, Reynolds, Podkulski
Nays: none
Carried

- Roll Call

-Motion to approve the November 2019 Board meeting minutes.

Moved: Cam Hall **Seconded:** Andy Palmer
Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Brylski, Hall, Reynolds, Podkulski
Nays: none
Carried

A few of the board members have to leave early, to accommodate the resolutions were moved up on the agenda so they could vote.

Director Doyle read the following resolution:

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING ERIE WIND LLC (THE "COMPANY") TO PROCEED WITH THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A PARTIAL ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH A FIFTEEN YEAR PILOT AGREEMENT AND THE DELIVERY OF A LEASE TO AGENCY AND A LEASEBACK AGREEMENT TRANSACTION WITH THE COMPANY.

- **Motion** to approve the Eric Wind, LLC Project

Moved: Bob Hutchinson

Seconded: Andy Palmer

Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Brylski, Hall, Reynolds, Podkulski

Nays: none

Carried

Kevin McAuliffe spoke and thanked the board for all of their hard work on this project.

-Director Doyle addressed board regarding meeting dates and times for 2020. The board will continue to have the morning meetings at Blasdel Village Hall on the "odd months" January, March, May, July, September, and November. In the opposite months the meetings will be held at Town Hall in Room 7A at 6:00pm. This change is to better accommodate board members and anyone in the public who would like to attend the meetings. Additionally with the government mandate to video record board meetings beginning January 2020 the public will also be able to view the meetings thru live streaming.

-**Motion** to approve the 2020 Meeting dates

Moved: Bob Hutchinson

Seconded: Andy Palmer

Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Brylski, Hall, Reynolds, Podkulski

Nays: none

Carried

-Director Doyle read the following resolution for Billy Lee, LLC:

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING BILLY-LEE, LLC (THE "LESSEE") TO EXPAND THEIR BUSINESS LOCATED AT 4760 CAMP ROAD IN THE TOWN OF HAMBURG WITH THE CONSTRUCTION OF AN APPROXIMATELY 10,000 SQUARE FOOT ADDITION THEREON, AS AGENT FOR THE AGENCY FOR LEASE TO THE AGENCY AND SUBSEQUENT LEASEBACK TO THE LESSEE WHO WILL BE THE SOLE OCCUPANT OF THE FACILITY ALL FOR A FIRE TRUCK MANUFACTURING FACILITY, AND TO TAKE OTHER PRELIMINARY ACTION.

Bob Hutchinson stated the first page of the resolution last paragraph 9+ parcel should be changed to 9+ acres.

-**Motion** to approve the Billy Lee, LLC Project with above wording change.

Moved: Andy Palmer

Seconded: Norma Rusert-Kelly

Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Brylski, Hall, Reynolds, Podkulski

Nays: none

Carried

Cam Hall asked why the board voted on the Billy Lee, LCC Project the same day as the Public Hearing as the Erie Wind Project waited until meeting following the Public Hearing. Andy Palmer, Chairman addressed the board with the following response:

The seqr was not complete for the Erie Wind Project when the agenda went out therefore it was not ready for a vote. Additionally, the Erie Wind Project had some opposition and was slightly “controversial”. The board wanted to give enough time for the public to comment and respond to any inquiries and not “push through without proper consideration.”

The Billy Lee, LLC project is a non-controversial project adding jobs to the area. If there is no sufficient reason to wait until the next meeting the Executive Board was in agreement to vote on projects same day as the Public Hearing. Attorney, Jennifer Strong, stated if something did come up with a project such as this a motion could always be made to table vote until a further date.

-Motion to appoint Neill & Strong as lead council for 2020

Moved: Bob Reynolds **Seconded:** Jeff Brylski
Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Brylski, Hall, Reynolds, Podkulski
Nays: none
Carried

-Jeff Brylski left meeting early for work commitment.

-Bob Reynolds, Treasurer, went over the financial reports for November. Moving from Evans Bank to Bank on Buffalo has made a significant difference in interest income. Savings interest rate went from .75 to 1.15 and the checking accounts are also receiving interest at .23, Evans Bank did not offer any interest on checking. The Oaks at South Park closing funds will be reflected in the December financials.

-Motion to approve the November 2019 Treasurer’s Report

Moved: Norma Rusert-Kelly **Seconded:** Bob Hutchinson
Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Hall, Reynolds, Podkulski
Nays: none
Carried

Executive Director Update:

-Director Doyle recapped the Board Retreat which took place the first weekend in November. The meeting packet contained minutes from the retreat. Doyle pointed out the following highlights:

- Update Mission and Vision in January
- Focus should be on industrial and higher paying jobs
- Breaking the LECC up into small parcels – will bring medium size businesses, and higher paying jobs rather than a distribution center offering mostly minimum wage jobs.
- A few medium size businesses (diversification) rather than one large would be better in the long run, if one should fail.

-Motion to adjourn at 8:14am:

Moved: Cam Hall

Seconded: Norma Rusert-Kelly

Ayes: Palmer, Moses, Hutchison, Rusert-Kelly, Hall, Reynolds, Podkulski

Nays: none

Carried

Sincerely,

A handwritten signature in blue ink, appearing to read 'SD', with a stylized flourish extending to the right.

Sean Doyle, Executive Director