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**Hamburg New York Land Development Corporation**

**Board of Directors Meeting  
January 22, 2019  
Court Room - Blasdel Village Hall**

**Present**

Andy Palmer  
Tom Moses  
Robert Reynolds  
Jeff Brylski  
Bob Hutchinson

**Excused**

Wence Valentin  
Cam Hall  
Norma Rusert-Kelly

**Guests**

Mary Doran, Hamburg Development Companies  
Jennifer Strong, Neill & Strong  
Glen Shaw, Lake Erie Hospitality  
Doug Augustyniak, Lake Erie Hospitality  
Max R. Lafer, Lake Erie Hospitality

**Executive Director**

Sean Doyle

- **Move** to open the Board of Directors meeting at 8:01am, Director, Doyle.

- **Motion** to approve the November 27, 2018 board meeting minutes.

**Moved:** Jeff Brylski                      **Seconded:** Bob Reynolds

**Ayes:** Brylski, Moses, Palmer, Reynolds, Hutchinson

**Nays:** none

**Carried**

Bob Reynolds, Treasurer, gave an overview of the 2018 finances; expenditures, income and what can be expected in 2019.

- **Motion** to approve November and December 2018 Treasurers Report.

**Moved:** Bob Reynolds                      **Seconded:** Jeff Brylski

**Ayes:** Brylski, Moses, Palmer, Reynolds, Hutchinson

**Nays:** none

**Carried**

Janet Plarr joined meeting at 8:04am.

### Executive Director Update:

- The former Blasdell Library “For Sale/Spec sheet” was included in board package. The property is owned by the town and for sale. Cheektowaga Concrete is another property that is also for sale in the town of Hamburg. Discussion by the board if there is potential for the HNYLDC to buy, market and sell these properties.
- “Adaptive Reuse” was discussed by the board and what type of buildings and businesses it would utilize.
- Office space is at a shortage in the Town of Hamburg. HNYLDC will do an evaluation analysis of office space in Hamburg vs Amherst and include the current tax rates of each town.

### LECC Property –

Executive Director Doyle, introduced the board to the three guests in attendance at the meeting, Glen Shaw, Doug Augustyniak and Max Lafer, they were all present to represent Lake Erie Hospitality. Lake Erie Hospitality has put in an offer to purchase the 2± acre parcel for sale at the Lake Erie Commerce Center. The board members previously received a copy of the offer to review. Director Doyle asked for a representative to give an overview of the proposed offer and plan for the site:

Doug Augustyniak stated they would like to purchase the site to build a Cabaret. Based on their figures the Cabaret is expected to bring in 3.3 million, create 29 jobs (the figure does not include performance staff) and generate wages of 1.2 million. The property is currently zoned for this industry. They would need approval from the Town of Hamburg Board and Town Planning Board.

At this point the floor was open for board members to ask questions of the group;

- Clarification on the numbers was given; 29 jobs at an average hourly wage of \$17.50 an hour, which would be broken down to 18 full time and 11 part time positions.
- Question was posed by the board as to why this business would make sense in the Town of Hamburg given the fact that this type of businesses in the Town of Hamburg and a neighboring town had previously failed. They stated those were both owned by the same individual and their crowd “unruly”. They would market to different clientele, “working professionals”. The owner’s continued that this could be done by advertising on certain radio stations.
- Question was posed by the board to a reasonable close – looking at 180 days contingency and 30 days to complete the closing process. They would need approval various approvals from State and Town government.
- Lake Erie Hospitality disclosed the property is not in compliance of being within a reasonable distance from a residential area. It is regulated to be 1,000 feet and is currently 960 feet. To solve this issue they would propose a 40 foot vegetative barrier. Owner would seek a zoning variance for this requirement.
- The price was mentioned - they believe it’s a reasonable offer but would be willing to come back to the table if necessary.
- The previous “Cabaret” building in the Town of Hamburg was mentioned and if they considered that as a potential space for their business as it for sale. They stated the purchase price was too high at 2 million and the upstairs unusable.

- **Motion** to move into Executive Session to discuss offer from Lake Erie Hospitality at 8:20am.

**Moved:** Janet Plarr

**Seconded:** Jeff Brylski

**Ayes:** Brylski, Moses, Palmer, Reynolds, Hutchinson, Plarr

**Nays:** none

*Carried*

- **Motion** to move out of Executive Session at 8:50am.

**Moved:** Janet Plarr                      **Seconded:** Andy Palmer  
**Ayes:** Brylski, Moses, Palmer, Reynolds, Hutchinson, Plarr  
**Nays:** none  
*Carried*

- **Motion** to table any action on the offer from Lake Erie Hospitality. There is a second offer on the same parcel of land and the board concurs its necessary to table the offer for further due diligence.

**Moved:** Janet Plarr                      **Seconded:** Andy Palmer  
**Ayes:** Brylski, Moses, Palmer, Reynolds, Hutchinson, Plarr  
**Nays:** none  
*Carried*

- **Motion** to adjourn at 8:51am.

**Moved:** Andy Palmer                      **Seconded:** Jeff Brylski  
**Ayes:** Brylski, Moses, Palmer, Reynolds, Hutchinson, Plarr  
**Nays:** none  
*Carried*

Sincerely,



Sean Doyle  
Executive Director