



6122 South Park Avenue
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Hamburg New York Land Development Corporation

Board of Directors Meeting January 29, 2019 – Special Meeting Court Room - Blasdell Village Hall

Present

Andy Palmer
Tom Moses
Robert Reynolds
Wence Valentin
Bob Hutchinson
Janet Plarr

Excused

Cam Hall
Jeff Brylski
Norma Rusert-Kelly

Guests

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

Executive Director

Sean Doyle

- **Move** to open the Board of Directors meeting at 7:35am, Director, Doyle.
- **Roll Call**
- **Motion** to approve the January 22, 2019 board meeting minutes.

Moved: Janet Plarr **Seconded:** Bob Reynolds
Ayes: Palmer, Moses, Reynolds, Hall, Hutchinson, Plarr
Nays: none
Carried

Executive Director Doyle proposed the following resolution:

RESOLUTION OF THE HAMBURG NEW YORK LAND DEVELOPMENT CORPORATION APPROVING THE SALE OF PROPERTY TO J. BATTISTA CONSTRUCTION, INC.

WHEREAS, the Hamburg New York Land Development Corporation (the "Corporation") has received a Contract to Purchase from J. Battista Construction, Inc. ("Battista") to purchase approximately 2 acres of vacant land in the Lake Erie Commerce Park for the sum of \$59,000; and

WHEREAS, the Corporation has reviewed the proposal submitted and has determined that it is in the best interest of the Corporation to sell such property to Battista;

NOW, THEREFORE, be it resolved by the Corporation as follows:

1. The Corporation does hereby approve the sale of the property in the Lake Erie Commerce Park to Battista or a related entity at the price of \$59,000.00.
2. That counsel for the Corporation is directed to finalize a Contract in accordance with the provisions as set forth above and the Executive Director or other officer of the Corporation is directed to sign such contract on behalf of the Corporation.
3. This resolution shall take effect immediately.

ADOPTED: January 29, 2019

Bob Reynolds wanted to confirm a few points on the project:

- 45 day closing
- No contingencies
- No zoning or special usage approval
- Doyle said, "Battista does not have an application into the HIDA for tax incentives. The project does seem to fit the tax exemption policy requirements but the owner / agent has not submitted a formal request / application for support."

Jennifer Strong, HNYLDC Attorney, confirmed Bob's points and stated the title work has already been started, because of the two offers on the property.

- **Motion** to approve the resolution of the Hamburg New York Land Development Corporation approving the sale of property to J. Battista Construction, Inc.

Moved: Wence Valentin **Seconded:** Bob Hutchinson

Ayes: Valentin, Moses, Reynolds, Hutchinson, Plarr

Nays: none

Abstained: Andy Palmer

Carried

Executive Director Doyle proposed the following resolution:

WHEREAS, the Hamburg New York Land Development Corporation (the "Corporation") has approved the sale of approximately 2 acres of vacant land in the Lake Erie Commerce Park to J. Battista Construction, Inc. ("Battista"); and

WHEREAS, Hamburg Town Law requires that the 2 acres be subdivided from a larger parcel before the transfer of title to Battista can occur;

NOW, THEREFORE, be it resolved by the Corporation as follows:

1. That the Corporation does hereby authorize and direct Executive Director Sean Doyle to apply for subdivision approval of the 2 acres through the Town of Hamburg and to order and obtain any surveys and/or legal descriptions or other documents that may be required for the subdivision approval.
2. This resolution shall take effect immediately.

ADOPTED: January 29, 2019

- **Motion** to approve the resolution of the Hamburg New York Land Development Corporation authorizing subdivision application to be made for the sale of property to J. Battista Construction, Inc.

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

-**Motion** to move into Executive Session for personnel reasons at 7:40am.

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

-**Motion** to moved out of Executive Session at 7:47am

Moved: Bob Hutchinson **Seconded:** Andy Palmer
Ayes: Valentin, Moses, Reynolds, Hutchinson, Plarr, Palmer
Nays: none
Carried

- **Motion** to adjourn at 7:48am.

Moved: Andy Palmer **Seconded:** Bob Reynolds
Ayes: Valentin, Moses, Reynolds, Hutchinson, Plarr, Palmer
Nays: none
Carried

Sincerely,



Sean Doyle
Executive Director