



6122 South Park Avenue
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**Hamburg Development Corporation
Board of Directors Meeting
June 28, 2023 – 8:00am
6122 South Park**

Present

Evan Maloney
Marlon Kerner
Shawn Buffum
Molly Georger
Karen Mitchell
Nicholas Lord
Jim Ziemer
Marie Domon-Payzch
Jeff Leyonmark
Kevin Rautenstrauch

Excused

Olivia Hill
Ryan Gannon

Guests

Mary Doran, HDC

Executive Director

Sean Doyle

-Roll Call

-Motion to open the Board of Directors meeting at 8:04am.

Moved: Jeff Leyonmark **Seconded:** Jim Ziemer

Ayes: Maloney, Kerner, Buffum, Georger, Mitchell, Lord, Ziemer, Domon-Payzch, Leyonmark, Rautenstrauch

Nays: none

Carried

-Motion to approve the minutes from the March 20, 2023 Board of Directors meeting.

Moved: Shawn Buffum **Seconded:** Marie Domon-Payzch

Ayes: Maloney, Kerner, Buffum, Georger, Mitchell, Lord, Ziemer, Domon-Payzch, Leyonmark, Rautenstrauch

Nays: none

Carried

Financial Report

Doyle, spoke on the financials. Interest income received thru May 31, 2023 totaled \$6,677.48. Notable expenses for the year included \$718.09 for the annual meeting and \$4,500 for the audit. Doyle mentioned he looked at other firms to complete the annual audit but has not found any with a lower cost. All loans are current and \$168,298 is available for lending.

Directors Report

-Board member Nicole McKillen has moved out of state.

-**Motion** to accept the resignation of Nicole McKillen affective June 28, 2023.

Moved: Shawn Buffum **Seconded:** Molly Georger

Ayes: Maloney, Kerner, Buffum, Georger, Mitchell, Lord, Ziemer, Domon-Payzch, Leyonmark, Rautenstrauch

Nays: none

Carried

-2022 Annual audit has been completed all reports submitted. CARES Grant is complete and all funds have been distributed just completing the paperwork to closeout the account. The grant was a great boost to several local businesses.

-Loan activity, Alchemy will be presented to the HDC board today, Hat Trix submitted their application and it will be reviewed with the HDC loan committee today, Rushcreek Ale House has an application in the pipeline.

The Alchemy application was reviewed in 3 loan committee meetings, Doyle read the following resolution to the Board.

RESOLUTION of the Hamburg Development Corporation approving \$100,000 ten year term loan to Alchemy Buffalo, LLC. for the purchase kitchen equipment and furnishings to be installed and utilized Entertainment venue, Alchemy Shores 3780 Hoover Road, Hamburg, New York Contingent upon:

- All use zoning approvals to be granted by Town of Hamburg

- Personal Guarantees of Nicole Casell and Anne McIntosh

- Second position of interest in property at 3780 Hoover Road

-Liquor license to serve at 3780 Hoover Road location

He stated the applicants currently own Alchemy Wine Bar, which is a successful business in Hamburg. They bought the property on Hoover Road for 1.2 million from the previous owner who currently holds the mortgage on the parcel. The expenses to launch the new business “Buffalo Champagne House” are approximately 1.8 million. It will be an event venue for weddings, showers and special events an expansion of what they do at Alchemy Wine Bar.

The site is currently zoned as light manufacturing it needs to be rezoned as commercial for the project to move forward. They have some bank financing and applied to the ECIDA for a \$100,000 loan for additional working capital. Doyle proposed an interest only loan for the first 6 months, as summer will be their main months of business. The rezoning of the property if approved will not happen until at least July, not leaving much “prime business time” for the remainder of 2023.

Doyle asked for comments from the loan committee –

Leyonmark stated it was the most in depth he has gotten on the loan committee, he was less confident in the project at first and relied on the knowledge of the bankers on the committee.

Ziemer said it is a lot of moving pieces, a good project for Hamburg and expanding.

Zoning is the last hurdle, funds will not be dispersed unless it is rezoned and it will be a condition of the approval.

Additionally, the applicants also acquired a vineyard separate from this project. They have a good reputation in the community and are good operators.

Board discussed approval of their liquor license and decided to put it in the resolution as a further contingent of the loan.

The project is in line with the Town of Hamburg's comprehensive plan to build up the waterfront.

-Motion to approve the \$100,000 term loan to Alchemy Buffalo, LLC as stated above additionally it will include up to six months of interest only payments based on the approval of their liquor license.

Moved: Jim Ziemer **Seconded:** Marlon Kerner

Ayes: Maloney, Kerner, Buffum, Georger, Mitchell, Lord, Ziemer, Domon-Payzch, Leyonmark, Rautenstrauch

Nays: none

Carried

Doyle thanked the loan committee for all of their work on the Alchemy application.

-Motion to adjourn at 8:31am

Moved: Shawn Buffum **Seconded:** Molly Georger

Ayes: Maloney, Kerner, Buffum, Georger, Mitchell, Lord, Ziemer, Domon-Payzch, Leyonmark, Rautenstrauch

Nays: none

Carried

Respectfully submitted,

Sean Doyle
Executive Director, Hamburg Development Company