



6122 South Park Avenue  
Hamburg, New York 14075  
716.648.4145  
[www.HamburgIDA.com](http://www.HamburgIDA.com)

**Hamburg New York Land Development Corporation  
Board of Directors Meeting  
June 21, 2023, 7:30am  
Blasdel Village Hall**

**Present**

Bob Reynolds  
Tom Moses  
Davis Podkulski  
Bob Hutchison  
Janet Plarr  
Andy Palmer  
Cam Hall  
Wence Valentin  
Jamel Perkins

**Excused**

**Guests**

Jennifer Strong, Neill & Strong  
Mary Doran, HIDA

**Executive Director**

Sean Doyle

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**-Roll Call**

**-Motion** to open the board meeting at 8:21 am

**Moved:** Tom Moses

**Seconded:** Andy Palmer

**Ayes:** Moses, Podkulski, Hutchison, Palmer, Reynolds, Plarr, Hall, Valentin, Perkins

**Nays:** none

**Carried**

**-Motion** to approve the May 2023 board meeting minutes

**Moved:** Bob Reynolds

**Seconded:** Janet Plarr

**Ayes:** Moses, Podkulski, Hutchison, Palmer, Reynolds, Plarr, Hall, Valentin, Perkins

**Nays:** none

**Carried**

Treasurer, Bob Reynolds, gave an update on the financials. May had interest income of \$4,905.21 and consultant fees of \$3,480 for 0 Lakeshore Road. Balance on the accounts is \$1,662,665.80.

Cam Hall suggested with the amount of money in savings to invest more in CDs for a better rate of return. Board was in agreement to do a cash flow analysis, purchase additional CDs and stagger so funds would be more readily available if needed. Some funds will be dispersed in July for the 0 Lakeshore Road property purchase.

**-Motion** to approve the May 2023 Treasurer Report

**Moved:** Andy Palmer

**Seconded:** Cam Hall

**Ayes:** Moses, Podkulski, Hutchison, Palmer, Reynolds, Valentin, Perkins, Plarr, Hall

**Nays:** none

**Carried**

Wence Valentin left the meeting at 8:25am

**Executive Director Update:**

-Monitoring the 10 acres for sale on Jeffery Boulevard currently asking 60k an acre.

-0 Lakeshore Road, the purchase and sale agreement was extended to July 14<sup>th</sup> to complete Phase 2 of due diligence. Phase 2 was recommended to see if there is any contamination, fill used and identify brownfield potential. Doyle went back to the seller and renegotiated the purchase price to accommodate for Phase 2. The seller reduced the sale price by 45k. The report and sale deadline are scheduled before the next HNYLDC Board Meeting therefore the following motion was made.

**-Motion** to allow the Executive Committee to make the final decision on the purchase of 0 Lakeshore Road based on Phase 2 findings.

**Moved:** Andy Palmer

**Seconded:** Janet Plarr

**Ayes:** Moses, Podkulski, Hutchison, Palmer, Reynolds, Perkins, Plarr, Hall

**Nays:** none

**Carried**

**-Privilege of the Floor** – no comments

**-Motion** to adjourn at 8:36am

**Moved:** Tom Moses

**Seconded:** Janet Plarr

**Ayes:** Moses, Podkulski, Hutchison, Palmer, Reynolds, Plarr, Hall, Perkins

**Nays:** none

**Carried**

Sincerely,



Sean Doyle, Executive Director

**Next meeting: July 19, 2023 7:30AM Blasdel Village Hall**