

**TOWN OF CLARENCE, ERIE COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY**

**MINUTES**

**December 15, 2016**

Chairman Kempton called the meeting to order at 8:16 a.m.

Present were Susan Ballard, Elaine Wolfe, David Schuster, Michael Buettner, Mary Powell, Clayt Ertel and Chairman Chris Kempton. Also present were Lawrence Meckler, Steven Bengart, Nathan Neill, Paul Leone, and Cynthia Rosel. Pam CuvIELLO was out of town.

**Minutes from November 17, 2016.**

Mr. Kempton asked if everyone had a chance to review the November 17, 2016 meeting minutes. There was a motion by Clayt Ertel with a second made by Susan Ballard to accept the minutes from the November 17, 2016 meeting. There was nothing further on the question.

**Vote: Ayes: Ballard, Wolfe, Schuster, Buettner, Ertel, Kempton      Noes: None.**  
**Recuse: None.                      Absent: Powell.                      Unanimous.**

**Treasurer's Report.**

Mr. Schuster gave the financial report through December 15, 2016. He reported on the balances in the checking and money market accounts. The total fees received to date are in the amount of \$53,630.91. Interest earned to date is \$798.65. Expenses are in the amount of \$81,572.36. There is a negative net income of -27,142.80.86. There was a fee received from the Dash's refinance closing. There were two separate checks, one for \$11,164.08 and another for \$45.14 (this was the balance due that was not included in the first check).

A motion to approve the Treasurer's Report through November 17, 2016 was made by Susan Ballard with a second by Elaine Wolfe. There was nothing on the question.

**Vote: Ayes: Ballard, Wolfe, Schuster, Buettner, Ertel, Kempton      Noes: None.**  
**Recuse: None.                      Absent: Powell,                      Unanimous.**

David Schuster wanted to discuss the Calabrese contract and wanted to know if the Board is going to want to continue the contract. The cost is \$500 per month and we do not know what progress if any they are making. Mr. Kempton said that Mr. Calabrese was going to come to this meeting but he was going out of town. The group has been active in trying to create the legislation relative to retail projects which would be very helpful with the Main Street Project if they are successful. Mr. Ertel agreed. Mr. Bengart added that if the Board members are attending those meetings, they should report back to the rest of the members. Mr. Kempton agreed. Mr. Kempton said that Mr. Calabrese will be at the CIDA meeting in January and then the Board can discuss signing on for another year. He suggested that the Board members come with questions.

Mr. Buettner asked if there are minutes from those meetings. Mr. Kempton added that he will report on the meeting as part of the agenda in a more formal way. Mr. Kempton said that there are and that he will get them to the Board members.

**Correspondence.**

The fees were received via mail from the Dash's refinance closing. The renewal contract for Masiello, Martucci and Calabrese Contract came in the mail. Mr. Kempton said that we will deal with that at the January meeting after Mr. Calabrese gives his presentation.

**New Business.**

**9865 Main Street Project.**

Mr. Leone introduced Peter Forrestal to the Board from the Bank of Akron. Mary Powell and Chris Kempton recused themselves and left the meeting. Mr. Leone added that the IMPLAN was provided to the members along with a copy of the application. The project is in the amount of \$507,600. The benefits will be under \$100,000. The project is to renovate an existing 200+/- sq. ft. portion of the exiting building located at 9865 Main Street and for the construction of a 1300+/- sq. ft. addition. The benefits would include real property tax abatement for a standard 7-year Pilot and sales tax exemption. There will be no mortgage tax abatement. There are currently 12 full time and 3 part time employees at this location. It is projected that within 2 years following completion of the project, there will be 20 full time and 3 part time employees. Mr. Leone is asking approval for the 7 year Pilot and for sales tax for the project.

There was a motion by Clayt Ertel with a second by Susan Ballard to adopt the resolution as written approving the project. There was nothing on the question.

**Vote: Ayes: Ballard, Wolfe, Schuster, Buettner, Ertel.                      Noes: None.**  
**Recuse: Kempton, Powell.                      Absent: None.                      Unanimous.**

**Greatbatch (formerly Wilson Greatbatch)**

(This item was removed from the agenda by the applicant as they are not going forward.)

Mr. Leone said he read the State was coming up with grants for medical facilities. He will reach out to the State to see exactly what this is.

Mr. Leone also spoke to Andrew Marquis of Andrews Jewelers about a project that is being considered at the former Carmines Restaurant site on Transit Road. Mr. Marquis is looking to relocate his jewelry store there. Mr. Leone just got the information this morning and he will look it over and let the Board know.

**Old Business.**

None.

**Steering Committee Meeting.**

Mr. Kempton said that Brian Kulpa from Clark Patterson Lee was scheduled to present a draft of the plan but because of the weather last night, he was not prepared. The next Steering Committee will be on December 20<sup>th</sup>. Ms. Powell asked if there is a copy of the draft. There is but it is very preliminary. After that meeting, there may be a more complete copy available that could be e-mailed to the Board.

The application for the grant that was being applied for was not approved. The grant can be applied for again.

There was some discussion about the Leadership Council reforming. This will be discussed at a future meeting.

**Items not on the Agenda.**

Mr. Kempton has three other items. One is operational.

There was a motion by Christopher Kempton at 9:04 a.m. with a second by Michael Buettner to go into Executive Session under section 105-h to discuss the employment history of a particular person.

**Vote: Ayes: Ballard, Wolfe, Schuster, Buettner, Powell, Ertel, Kempton      Noes: None.  
Recuse: None.                      Absent: None                      Unanimous.**

There was a motion made by Michael Buettner with a second by Mary Powell to close the Executive Session and re-enter the regular meeting at 9:20 a.m.

The second item that Mr. Kempton wanted to discuss was a memo from Carl Calabrese that the ECIDA hired a consultant to conduct a study that would include interviews to re-evaluate their adaptive re-use policy. Mr. Calabrese reached out and asked if the ECIDA consultant was going to interview the other local IDA's and they said no but that would be a great idea. They will reach out to the other IDA's.

Mr. Kempton thinks that starting in 2017, it would be a good time to go over the CIDA policies and re-evaluate them.

**Public Comments.**

None.

There being nothing further, Clayt Ertel made a motion to adjourn the meeting and there was a second by Elaine Wolfe.

**Vote: Ayes: Ballard, Wolfe, Schuster, Buettner, Powell, Ertel, Kempton      Noes: None.  
Recuse: None.                      Absent: None                      Unanimous.**

The meeting was adjourned at 9:29 a.m.

Respectfully submitted:  
Cynthia M. Rosel