

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

MINUTES

April 20, 2017

Chris Kempton called the meeting to order at 8:15 a.m.

Present at the meeting were Elaine Wolfe, David Schuster, Michael Buettner, Mary Powell, Clayt Ertel and Chris Kempton. Susan Ballard was absent as she was out of Town. Also present were Peter DiCostanzo, Councilman/Liaison to the CIDA, Paul Leone, Larry Meckler, Nathan Neill, Steve Bengart, Kimberly Ignatowski and Cynthia Rosel. Guests were Brian Kulpa, CPL and Assessor Albert Weber.

Minutes of March 16, 2017.

There was a motion to approve the minutes of the March 16, 2017 meeting by Elaine Wolfe with a second by Michael Buettner. There was nothing on the question.

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

Treasurer's Report.

David Schuster gave the financial report. Mr. Schuster went over the Balance Sheet reporting on the balances in the savings and checking accounts. Total fees received as of April 20, 2017 are in the amount of \$16,419.73 that includes a fee of \$7,844.73 received from the 9580 County Road Project closing. Total expenses to date are \$33,612.95. Interest earnings total \$207.07. The net income to date is -17,193.22. There was a motion by Elaine Wolfe to accept the financial report to date with a second by Clayt Ertel. There was nothing on the question.

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

Correspondence.

Public hearing notices from the Lancaster IDA and the Hamburg IDA were e-mailed to the Board.

Mr. Kempton received an e-mail from Mr. Calabrese and will forward on to the Board members with a copy of a Memorandum of Opposition to the proposed legislation sponsored by Senator Kennedy and Assemblyman Ryan regarding local IDA's. Carl Calabrese will be putting a letter together opposing this proposed legislation. Mr. Kempton will forward to everyone when he receives it. Also, Mr. Kempton added that there is a meeting today at noon at the Amherst IDA regarding the Joint UTEP policy.

New Business.

Mr. Leone and Mr. Neill discussed the application received from Premium Mortgage Corp. The application was e-mailed to the Board and the attorneys to review for this meeting. Premium Mortgage is interested in re-locating to 4401 Transit Road in the vacant building that was formerly occupied by Key Bank. The Corporation is looking to expand and its current location is too small to accommodate its needs. They have looked in Amherst but could not find a location that was available and suitable for the expanding operation. This project does meet the eligibility criteria. A public hearing will be held at the May 18, 2017 meeting to consider this project.

There was also discussion regarding the assessed value on property. There is a land component and a building component. Mr. Kempton wanted to know how the assessed value is determined...how does the process work...what formula is used. Albert Weber, the Town Assess, was invited to this meeting to answer some of these questions. Mr. Weber said that the value is based on market value. Mr. Bengart said that there are studies done to compare values of like properties to come up with a value that makes sense.

It was decided that this should be discussed in general terms. This was tabled in order to go on to the next agenda item at this time.

Brian Kulpa – Vision Main Street – The Plan – Updated Version

Mr. Kempton said that the Board was presented with the updated draft of the Vision Main Street Plan a little while ago. Since that time, there was a public forum in March. There were about 70-80 people in attendance. The team took the responses that were gathered from those attending the public forum and incorporated the results into the study. The Steering Committee met on Tuesday, April 18, 2017 and moved to accept the updated Study. The next step is for the CIDA to formally accept and approve the plan. Secondly, the CIDA would need to present the final Plan to the Town Board and ask that they accept and incorporate the Final Vision Main Street Study into the Town's Comprehensive Plan. There would be a process to do this. Mr. Kulpa added that the Town Planning Department suggested that the CIDA would need to ask the Town Board to consider amending the Comprehensive Plan to incorporate the Vision Main Street Plan. Mr. Kulpa added that the Comprehensive Plan was built by John Steinmetz for the Town and Mr. Steinmetz was also part of the CPL to assist in the development of the Vision Main Street Study. The Comprehensive plan has carve outs and is sort of ready to receive this plan.

Mr. Kulpa gave a presentation on the Updated Vision Main Street Plan. He reminded the Board that the project was centered on three different nodes...Harris Hill, Main and Sheridan and the Hollow with two interstitial spaces in between. The purpose for that was so that Main Street did not become a homogenized, suburban sprawl of a road. The intent of the project was to make recommendations on zoning and land use and recommendations on street scape. Mr. Kulpa went over the plan in sections and spoke on the recommendations for each node and how they grow. The plan has a collection of parts and basically asks how many of these parts does it take to make the plan functional. There was also discussion about grants that can be applied for on

specific issues. There was also discussion regarding the NYSDOT, sewer improvements and zoning.

There was a motion by Chris Kempton to approve the final version of the Vision Main Street Study with a second by Clayt Ertel.

On the question Mr. Schuster wanted to know about the buffer zone and the parking behind the buildings...he asked if the properties on Main Street are deep enough to allow for that or is that going to make some properties worthless because they will not be able to meet that characteristic. Mr. Kempton said that this will all be adjusted through zoning...this is not concrete...adjustments can be made. Mr. Kulpa said that there are some shallow parcels in that area near Shimerville and that location may not be conducive for doing a real deep setback for building. If you look at this area, property lines taken into account, you can still get a traditional rural building shape profile and still create some setbacks and some behind parking...it is not as deep or as plentiful as some of the other sites. Jonathan Bleuer added that currently the Town's TND Zone on the smallest lots where side or rear parking is required there is a reduced set back and it does work. Zoning is the key. Mr. Kulpa added that it is important and that is why they model the entire corridor.

Mary Powell wanted to know about the marketing study and what it is going to include. Mr. Kulpa said he is not an Economist and that CPL will not be doing the Marketing Study. Mr. Kulpa is suggesting the CIDA or the Town move forward with that. Ms. Powell asked if they would be making any recommendations. Mr. Kulpa answered no and CPL would recommend that the CIDA or the Town going to an RFP. Mr. Kulpa would be happy to share with the Planning Dept. some of the RFP's they have seen in the past. The Economic Study will be the next step. There was further discussion regarding the Economic/Marketing Study. Ms. Powell thanked everyone for all the hard work that has been done on this project.

Mr. Buettner wanted to know about the trees that they would be planting along the Main Street Corridor. Mr. Kulpa and Mr. Bleuer answered that this is not part of the study and going forward in implementing the plan, an arborist would need to be engaged to do the design work with DEC and National Grid. Jonathan Bleuer added that an application has been submitted for a tree inventory grant with the first priority being Main Street.

There was nothing further on the question and a vote was taken on the motion.

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

Mr. Kempton moved to submit the final version of the Vision Main Street Plan to the Town Board and request that the Town amend the Comprehensive Plan to incorporate the Vision Main Street Study into the Comprehensive Plan. There was a second by Clayt Ertel. There was nothing on the question.

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

Secondly, Mr. Kempton said that it is important that the Economic/Marketing Study be done paralleling with the Sewer Study...having them come together at the same time. Mr. Bleuer said that the Sewer Study is underway and they hope that it would be completed by the end of summer. If the Economic Plan could be done by the end of summer along with the Sewer Study...we would be in a much better position along with the Town to move forward with the Zoning. The next issue is who is going to pay for the Economic Study. It was recommended to get a sample of the study that was done by the AIDA. The cost is estimated to be around \$30,000. Put the RFO out there get some pricing and get the RFP started. Mr. Meckler added that the leg work should be started but we should reach out to the ABO regarding the expenditure for the RFP. The CIDA for very little money may want to hire a consultant to put together the RFP. Mary Powell suggested that we get the sample RFP from Dave and then go forward.

Mr. Kempton informed the Board that the Steering Committee has asked the Discover Main Street group to have a public event on August 12, 2017, which he thinks Discover Main Street is planning on having anyway, and incorporate the Vison Main Street into that event. They will need a few thousand dollars for this event and they may request the CIDA to provide some of the funding. He does not know if the CIDA can even to it...he just wanted to let the Board know about it in the event the CIDA is asked for some funding. Elaine Wolfe said that the Discover Main Street group will meet May 10 to discuss this event further. There should be more details available for the May meeting.

Mr. Kempton thanked Mr. Kulpa for coming in to present the final version of the Plan to the Board and for all his help.

The Board entered into Attorney Client session at 9:45 a.m.

The Board exited the Attorney Client session at 10:20 a.m. and re-entered the regular session.

The meeting was adjourned at 10:21 a.m.

Respectfully submitted,
Cynthia M. Rosel