

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

MINUTES

May 19, 2016

Chairman Kempton called the meeting to order at 8:17 a.m.

Present were Susan Ballard, Elaine Wolfe, David Schuster, Mary Powell, Clayt Ertel and Chris Kempton, Chairman. Michael Buettner was absent. Also present were Steven Bengart, Paul Leone, Nathan Neill, Peter DiCostanzo, Pam Cuvillo and Cynthia Rosel (Lawrence Meckler was out of town.). Present for the public hearing was Brian Schaeffer.

Public Hearings.

8:17 a.m. – Public Hearing for 9580 County Road Project.

Mr. Kempton opened the public hearing and turned it over to Paul Leone. Mr. Leone introduced Brian Schaeffer the applicant and one of the principles of R2B Management, LLC. They have been in business since 1986. The applicant is requesting agency assistance in the form of a lease only or lease with mortgage transaction for an amount not to exceed \$410,000.00. The project consists of the construction of an approximately 2,000 square foot office addition to the existing 9,000 +/- sq. ft. building and the construction of a 4,600+/- sq. ft. parking lot addition. The project will also include the renovation of 2,000+/- sq. ft. portion of the existing building and the acquisition and installation of machinery, equipment, furnishings and fixtures required in connection all for a back office facility. The assistance will include mortgage tax abatement (only if applicable), sales tax exemption and real property tax abatement. The sublessee will be WMS Sales, Inc. There was an IMPLAN done and the Board has a copy.

Mr. Bengart added that Mr. Schaeffer was before the Zoning Board Appeals for a variance for the parking area. The ZBA did not approve the requested change. No SEQR has been done on the project. Mr. Schaeffer will be going through the Planning Board process. The CIDA will not be able to approve the project today. The project will be on hold until the Planning process is completed. CIDA can vote on the project at a later date.

Mr. Schaeffer explained that the business represents manufacturers of plumbing and heating materials and sells to the wholesale trade to contractors for commercial installations. There are 16 full time employees at this location and a total of 26 throughout the state. There are two smaller offices in Syracuse and Albany.

There was no further discussion. The public hearing will remain open pending further developments and comment and be re-convened at the June meeting.

Minutes of April 21, 2016.

There was a motion to approve the minutes of April 21, 2016 by Clayt Ertel with a second by Elaine Wolfe. There was nothing on the question.

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

Treasurer's Report.

Mr. Schuster reported on the balances in the bank accounts. Income to date is \$25,895.00. Total expenses through May 19, 2016 were in the amount of \$27,182.67. Interest earnings are in the amount of \$286.34. The Net Income to date is -1,001.33. There was no further discussion. A motion was made by Susan Ballard with a second by Elaine Wolfe to accept the Treasurer's Report through May 19, 2016. There was nothing on the question.

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

Correspondence.

A Notice of Public Hearing from the Lancaster IDA was e-mailed to the Board.

New Business.

9580 County Road Project.

The public hearing for this project will remain open and be reconvened at the June meeting pending further development in the Planning process.

Education.

Mr. Kempton would like to keep this on the Agenda for the next few meetings to go over the policies of the CIDA. This month Paul Leone and Nathan Neill will review the type of incentives offered by the CIDA.

Mr. Leone began with the incentive work sheet that was handed out to the members. Mr. Leone and Mr. Neill explained the different Pilot programs that are offered including special pilots. Mr. Leone also explained that some projects are not eligible for a Pilot but are eligible for other incentives such as sales tax exemption and mortgage tax. Mr. Leone also reviewed retail projects and how they may be eligible for benefits under certain circumstances in accordance with what the law will allow. There was also discussion regarding the 485-b that is given through the Town. Mr. Neill also discussed the CIDA 485-b equivalent benefit.

There was a brief discussion regarding how projects are abated. The property tax abatement is only on the improvement not on the land or existing buildings. Existing taxes are not abated.

Mr. Leone also explained that he consults with the attorneys before going through the application process with potential applicants and having them submit an application. He also lets the Board know about all potential projects, even those that are not eligible.

Mr. Kempton would like to invite Jim Callahan and Jonathan Bleuer to a meeting in the near future to go over the different zoning maps and to also review the Enhancement Zones as part of the education portion of the agenda. He would also like to discuss the legal mechanics that are involved. Mr. Bengart said that the Board members should attend a CIDA closing once to better understand the process.

Mr. Kempton also added that if anyone else wants to add items to the agenda in the future under “Education” to please let him know and it can be put on the agenda.

Next month under “Education” the Board will discuss Recapture Policy; Enhancement Zones; various other agencies

Old Business.

None.

Report on Steering Committee Meeting of May

Mr. Kempton and Ms. Wolfe gave a synopsis of the meeting. This project is moving along quickly. The members have separated into different committees. In the next couple of months they will have a plan. At the last meeting there was an exercise to get the committee member’s ideas on what they would like to see in each of the sections. The group was given maps and Legos. They were asked place the different colored Legos on the maps to indicate what they thought should go where along the Main Street Corridor.

In order to educate the public and make the public aware of what is going on, some members of the group will set up at some of the Town functions like Day in the Park.

Mr. Ertel was concerned about the coordination of the project with the Town and the Master Plan. Mr. Bengart said that Steinmetz is working with Brian Kulpa of CPL and with the Town simultaneously on the Town’s Master/Comprehensive Plan and the CIDA Main Street Corridor Project. It will all come together.

Mr. Kempton talked about the grant process and what is available. There was a presentation on grants that was very informative. There are about 4 grants through the State that this project could be eligible for. There are two grants that we may want to apply for now. Mr. Bengart added that it would have to fit the CIDA. The CIDA Board will get information well in advance per Mr. Kempton. This would be within the next couple of months.

Items not on the Agenda.

Nathan Neill has been working with the Town of Hamburg Chairman on a revised application to meet the requirements of the new legislation that requires more information. There is also a project agreement that he has been working on. The last couple of years the CIDA has been

using an Agent Agreement. Mr. Neill is combining the Agent Agreement with the Project Agreement that the State is requiring. This is signed after approval but before any incentives are given. This goes into effect as of June 15, 2016. This is a state mandate. He hopes to have it to the Board for approval before the 15th.

Mr. Kempton asked if that is something that would have to be approved by the Board. Mr. Bengart said that it would.

Mr. Leone also had an item and asked if the CIDA would like to host one of the CCB meetings. The Board members were okay with that. Mr. Kempton asked if we want to do this after a regular Board meeting so the members could attend. Mr. Ertel said lunchtime might be better to get a better attendance. This was up for discussion. Ms. Rosel reminded the Board that if this would take place here, there has to be a room available. Mr. Leone said that attendance has been around 10 to 12. Mr. Kempton said that if there would be more than 10, we may have to find a different venue. Ms. Wolfe suggested the Hollow Bistro if we would have lunch. There was further discussion. Mr. Calabrese runs the meeting. Mr. Leone will get some dates from Mr. Calabrese and give them to Cindi to coordinate.

The meeting was adjourned at 9:16 a.m.