

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

MINUTES

June 16, 2016

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

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

Minutes of May 19, 2016.

There was a motion to approve the minutes of May 19, 2016 by David Schuster with a second by Clayt Ertel. There was nothing on the question.

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

Treasurer's Report.

Mr. Schuster reported on the balances in the bank accounts. Income to date is \$25,895.00. Total expenses through June 16, 2016 were in the amount of \$29,267.66. Interest earnings are in the amount of \$362.82. The Net Income to date is -3,009.84. The new version of Q-Books was purchased. It was \$199.00. There was no further discussion. A motion was made by Clayt Ertel with a second by Susan Ballard 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.

The meeting was adjourned at 9:35 a.m.