

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

**MINUTES**

**July 16, 2015**

Mr. Hartzell called the meeting to order at 8:00 a.m.

Present were, Elaine Wolfe, David Schuster, Michael Buettner, Chris Kempton, and David Hartzell. Clayt Ertel and Mary Powell were absent. Also present were Paul Leone, Nathan Neill, Larry Meckler, Steven Bengart, Cynthia Rosel and James Rash.

**Minutes of June 18, 2015.**

There was a motion by David Hartzell with a second by Chris Kempton to approve the June 18, 2015 minutes. On the question Mr. Schuster noted that he was listed as being present and absent. He was present at the last meeting. The minutes will be corrected to show that he was present.

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

**Treasurer's Report.**

Mr. Kempton indicated that there are 2 financial statements in the packet, one for June and one for July. He will focus on the July report that includes all the financial information from June through July 16, 2015 and is the most current. He reported on the balances in the accounts. The profit and loss statement shows revenues at \$34,327.62 through July 16, 2015. Interest earned to date is \$441.36. The Net Income for the period is -11,306.15. The most notable differential in the expenses is in the accounting fee that is higher than budgeted for due to the additional reporting that we had to include in the reporting. Mr. Buettner asked about investing in a one year CD's as rates have inched up a little. Mr. Kempton said that we can go up to one year. Mr. Kempton asked Pam CuvIELLO if she is seeing that change in the differential in the CD rates at the municipal level. She answered that she is not even looking at the CD rates as you have to lock up the funds for too long to get any kind of return especially if you have to collateralize it, The rates just aren't that advantageous at this time. Mr. Kempton added that the rates at a municipal level are different than on a commercial level but it would be worth taking a look at. There was a motion by David Hartzell to approve the June and July financial statements with a second by David Schuster. There was nothing on the question.

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

**Correspondence.**

None.

**New Business.**

Mr. Leone reported that he has been asked by the principles of the Savant Properties, LLC /Andreozzi, Bluestein, Weber, Brown LLP project for a one year extension on the sales tax exemption as the project is not completed. Mr. Leone can approve a 6 month extension without Board approval and would just like to extend the sales tax for an additional six months.

Mr. Leone has met a number of times with Seal and Design. Seal and Design is considering purchasing the building behind them (formerly the New Buffalo Shirt Factory) for future development and also to lease part of the space to Broetje, a German company that manufactures the tools used to construct airplanes. The owners of the New Buffalo Shirt Factory are also involved.

He also met with the owners of 8685 Sheridan Drive that were going to buy the old BAC building. They are selling there Sheridan Drive building in Clarence and looking to buy and move to Main and Brompton.in Williamsville. That may open up the possibility of a back office tenant when it is sold.

Mr. Buettner asked if the Emerling Agency talked to Mr. Leone. Mr. Leone answered that the CIDA has already induced that project a couple of months ago. It has not closed yet.

Mr. Kempton asked if there are any projects expected to close before the end of the year. Mr. Neill said that the Emerling project may close before the end of the year. There will be another ¾ quarter of 1% due when it does closes.

**Old Business.**

There was nothing discussed. **EDO.**

Mr. Rash did not present his report as he e-mailed it to everyone but would be glad to take any questions.

**RFP for Main Street Corridor Redevelopment Project.**

Jonathan Bleuer, Junior Planner, Town of Clarence Planning and Zoning Department introduced Brian Kulpa, Architect and Urban Planner for Clark Patterson Lee. Mr. Kulpa is also the Mayor of the Village of Williamsville. Mr. Kulpa introduced the team that will be working on this project who are: Joy Kuebler, Landscape Architect and John Steinmetz, Community Planning and Zoning Specialist. Jennifer Michniewicz, Transportation/Project Engineer, was not able to attend.

Mr. Steinmetz is also working with the Planning and Zoning Dept., the Planning Board and the Town Board on the Town of Clarence Master Plan 2025. He met with several groups to discuss the 2025 Comprehensive Plan. Many of the focus groups talked about the development of Main Street.

Mr. Kulpa and the group's presentation included the various projects they have completed including the Village of Williamsville and projects in Tonawanda. The presentation included a "walk through" of the corridor the way they see it by presenting the scope of services and the schedule for the completion of each of nine tasks.

Mr. Kempton had some questions regarding the project, he asked if this will include traffic studies and will they manage the needs assessment with a survey. Mr. Hartzell answered that a lot of that has already been done. The document will recommend what needs to be done. There will also be a marketing plan. Mr. Bengart asked about competition with applying for grants with Williamsville...would we be competing with the Village. Mr. Kulpa answered that there is a shared history and bond with Clarence, Williamsville, and Amherst on Main Street. That bond is based on Route 5. Route five is regional asset. In reality, it is competitive as far as grants to. It takes about a year to get a plan together in order to ask for funding. Mr. Kulpa has grants in place but will continue to seek green infrastructure grants. His project will be built out in 2017.

Mr. Buettner asked what the time frame is to implement the plan. Mr. Kulpa said it takes about 18 months to get a plan together. The key is to get the timing down. Right now the CFA is open. That is the States Consolidated Funding Application which is going to be the place for some of the money to flow from. It takes about a year to get a plan to a point where you can ask for funding and about another 6 months to bring that plan to closure. You would want to have something in place by next July to apply for funding. Even if you do not have the final plan.

Mr. Kulpa thanked the Board for their attention. The team is excited about the project. If anyone has any questions, they can go through Jonathan Bleuer.

Mrs. Wolfe mentioned the Bike Ride that is being planned by Discover Main Street to market that Clarence is a bike able community.

The Board will vote at the next meeting relative to the RFP when all the members are present.

**EDO Report.**

Mr. Rash is not giving his report. It was e-mailed to everyone. He would answer questions if anyone has any.

**Items Not on the Agenda.**

None

**Public Comment.**

None.

There was a motion to adjourn the meeting by Elaine Wolfe with a second by David Schuster.

**Vote: Ayes: Wolfe, Schuster, Buettner, Kempton. Noes: None.**

**Absent: Hartzell, Ertel, Powell. Recuse: None. Motion carried. Unanimous.**

The meeting was adjourned at 9:31 a.m.

Respectfully,  
Cynthia M. Rosel