

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

December 18, 2014

Chairman David Hartzell called the meeting to order at 8:04 a.m.

Present at roll call were Elaine Wolfe, David Schuster, Michael Buettner, Chris Kempton, Clayt Ertel and David Hartzell. Mary Powell arrived at 8:10 a.m. Also, present were Larry Meckler, Steven Bengart, Pam CuvIELLO, Jim Rash and Cynthia Rosel. Nathan Neill and Paul Leone were not able to attend as they were snowed in due to the November storm.

Minutes of November 20, 2014.

Chairman Hartzell asked if everyone had a chance to review last month's minutes. There was a motion by Elaine Wolfe with a second by David Schuster to approve the minutes from November 20, 2014. There was nothing on the question.

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

Treasurer's Report.

Chris Kempton reported on the financial statements through December 18, 2014. Mr. Kempton went over the Balance Sheet and Profit/Loss Statement. He noted that a transfer from the money market had to be made to the checking to cover expenses. accountThere was a fee received in the amount of \$6,034.18 from closing on the 10120 County Road Project. Interest earned here is a negative net income of -39,626.07. This month there was a down payment of \$2,000 on the new website plus the insurance premiums were paid.

There was a motion by Clayt Ertel with a second by Elaine Wolfe to approve the Treasurer's Report as submitted. There was nothing on the question.

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

There was a motion by Elaine Wolfe with a second by David Schuster to accept the Treasurer's Report. There was nothing on the question.

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

Correspondence.

There was a Notice of Public Hearing from the Town of Lancaster and a letter from Nathan Neill to the Board members and both were e-mailed to the Board members.

New Business.

Paul Leone received an application from Barry Swartz on behalf of the applicant, Eastern Hills Professional Center. The application was e-mailed to all the Board members to review before this meeting in order to be able to discuss the eligibility of the proposed project. The project location is 4687 Transit Road that is the former site of the BAC (Buffalo Athletic Club). The amount of the project is approximately \$2.5M. The building is approximately 30,000 sq. ft. of vacant space that will be renovated for a multi-tenant, owner-occupied professional office center. The project meets the criteria for adaptive re-use and is also in the enhancement zone. It is a back office operation.

The discussion included the type of pilot that the Board would consider for this project. They are eligible for a 7 year pilot or a 485-b equivalent. The board has been looking at a new type of pilot that would have a 5 year term. It was decided that a public hearing will be set for the January meeting. Mr. Hartzell asked Mr. Neill to come up with a 5 year, front loaded pilot with the same benefits as the 7 year Pilot. Mr. Neill said that for this project, it would be a “special” pilot. He will work on it and circulate to the Board members before the January meeting.

EDO Report.

Jim Rash e-mailed his monthly report to the Board members. He reported that he attended the Leadership meeting. Mr. Rash arranged for a meeting with New Buffalo Brewing regarding IDA assistance for a manufacturing operation in Clarence. This is still in the preliminary stages. Attended the New Life Consignment Grand Opening that relocated to Clarence. He also attended the Master Plan meeting on December 9. He interfaced with website contractor with preliminary questions and will meet in the near future on the development of the website. He also was contacted by the Bee for the annual community outlook insert that the CIDA advertised in last year and wanted to know if the Board wanted to do it again this year.

The discussion continued on several topics including the policies on different types of projects, the ECIDA policy meetings, potential housing projects, adaptive re-use of vacant buildings, looking at CIDA current policies, and commercial/retail projects.

Mr. Leone also added that he was contacted regarding a new project on Main Street. It would be a new building for the Emerling Agency. Paul will arrange to meet with the potential applicant and report back to the Board next month.

He was also contacted regarding another project for the property located at 6449 Transit Road. There was a brief discussion regarding this potential project.

Mr. Hartzell would like to have the CIDA contribute some funds for the study of the Main Street Revitalization study. In order to receive grant funding, a study would have to be done first. Mr. Meckler had suggested that the Authorities Budget Office be contacted and get an opinion on whether or not CIDA funds can be used for such a study.

Mr. Hartzell discussed sewers in Clarence. He talked about the possibility of grant monies for sewers. Mr. Hartzell added that the sewers may be coming sooner than anticipated if these monies are realized.

Mr. Ertel reported on the study he has been doing on the commercial property in the Town of Clarence and the tax base on commercial vs. residential, growth and planning. He will continue to work on this project.

Robbie McPherson of the ECIDA was also present and spoke briefly about the policy meetings, retail projects and the criteria used when looking at potential projects. Ms. McPherson let the Board know that the ECIDA has set up a \$2M loan program for businesses that were injured during the November snow storm. Mr. Leone said that the SBA has the same loan program with a lower interest rate.

Before adjourning the meeting Mr. Hartzell thanked Cindi Rosel for all the work she does all year for the CIDA and for preparing for the monthly meetings. He also thanked Pam CuvIELLO..

Mr. Hartzell wished everyone Happy Holidays and adjourned the meeting with a friendly motion at 9:36 a.m.

Respectfully submitted,

Cynthia M. Rosel