

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

MINUTES

August 18, 2016

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

Present were Susan Ballard, Elaine Wolfe, David Schuster, Mary Powell, and Chris Kempton, Chairman. Clayt Ertel and Michael Buettner were absent. Nathan Neill was also not at the meeting. Also present were Larry Meckler, Steven Bengart, Paul Leone, Pam CuvIELLO and Cynthia Rosel.

Public Hearing: 8175 Sheridan Drive Project (Rockledge Professional Park, LLC-Phase 2)

Mr. Bengart said that he and Nathan Neill spoke to the attorney for the applicant. After discussion, the applicant decided to withdraw the original application and submit at another time in the near future. Therefore, the public hearing will not go forward today.

Treasurer's Report.

Mr. Schuster reported on the financials for the period ending August 18, 2016. A fee in the amount of \$23,120.00 was received from the closing on the 6449 Transit Road Project. As of August 18, 2016, total fees: \$50,040.00; interest earnings: \$503.37; expenses: \$47,701.03 (includes a \$15,000.00 payment for the Main Street Corridor Economic Redevelopment Project-1st installment) and net Income is \$2,842.34.

Mr. Bengart spoke to Brian Kulpa of Clark Patterson Lee (CPL) regarding the Main Street Project and the payment dates as set forth in the contract. The contract will be amended to be more realistic as to where the project progression is at this point. The schedule is a little behind. The final document should be received by the end of December.

The final pages of the financial report are the current budget and proposed budget. The EDO expenses were removed from the Budget. The Marketing and Promotion has increased.

There was no further discussion. A motion was made by Elaine Wolfe with a second by Susan Ballard to accept the Treasurer's Report through August 18, 2016. There was nothing further on the question.

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

Correspondence.

A public hearing notice from the Lancaster IDA was e-mailed to everyone. There was also a request from Karen Fiala, Manager of Tax Incentives Projects at the ECIDA, for a copy of the application of the 6449 Transit Road Project. Ms. Fiala will make a formal request via e-mail and upon receipt of same, with the Board's okay, Ms. Rosel will forward her a copy of the application.

Also, information needs to be forwarded to the OSC regarding the CIDA projects that are listed as bond/notes. A letter, the application and the original resolution will be sent.

It was also suggested that the Audit Committee, Pam CuvIELLO and Cindi Rosel meet in October to discuss the Audit process and the reporting for 2017. Mr. Kempton asked for that meeting to be held after the October meeting and be put on the October Agenda.

New Business.

There was a motion by Chairman Kempton that the Board Members enter into Executive Session with a second by Elaine Wolfe per section 105(f) of the Open Meeting Law at 8:28 a.m.

There was a motion to exit the Executive Session and re-convene the regular session at 8:46 a.m.

Old Business.

Mr. Leone met with John Roba who has had other projects with the CIDA. Mr. Roba is talking about another expansion. Mr. Leone will be meeting with him in the future to discuss what incentives the project may be eligible for.

Paul Leone also met with Mr. Eberhard who is looking for financing for a cardboard box making company. They are looking to lease property at 10090 County Road. It would be manufacturing but he is only looking to finance equipment and nothing else.

Elaine Wolfe asked about the Cimato Business Park. Mr. Leone said it is ready. They are advertising for tenants.

Minutes of July 21, 2016.

There was a motion to approve the minutes of July 21, 2016 meeting by David Schuster with a second by Elaine Wolfe. There was nothing further on the question.

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

Steering Committee Meeting.

Mr. Kempton reported that the Committee is ready to schedule a "Public Forum." The purpose of the forum is to bring in the public to meet with the Committee. The CIDA members and the

Town Board will be asked to participate in the process and attend the Forum. This meeting will give the public the opportunity to bring their ideas and express their opinions on the Main Street Redevelopment Project to the Committee. Clayt Ertel is working with the School District to get a date for the Forum which will be scheduled for some time in the first two weeks of October. The Forum will begin with a presentation and then those attending will be divided up into groups to gather ideas. Then everyone will come together again for discussion.

Elaine Wolfe also brought up sewerage and if it is something that should be included at the Forum. Mr. Kempton added that the value of the study is to set the concept down and set the zoning down. Sewerage should not be the main component. Even if there are not sewers, there are projects that can be built between now and then. This should not be contingent upon sewers.

Mary Powell asked if the finance academy or any other groups from the High School were asked to be involved. It is great experience for the students. Mr. Kempton said that is a great idea and they will do that.

Jonathan Bleuer and James Callahan from the Planning and Zoning Department gave a presentation titled "The Clarence Census and Development." The presentation included various demographics relating to the Town of Clarence with information compiled from the 2010 United States Census and data from the American Community Survey of 2014. The presentation encompassed statistics relative to the Town of Clarence on population, age of residents, number of children, race, median income of the residents, regions residents in, education of the residents, number of students in the community-high school and below, percentage of students in public vs. private schools and much more. Also included was information on the square footage of the residential properties, new construction, cost and value of the homes when built, land, assessed value, tax base, residential vs. industrial/commercial properties. Mr. Bleuer said that it took quite a while to compile and organize this information.

Mr. Kempton would like to include some of the charts into the Public Forum on the Main Street Corridor Economic Redevelopment Project. The information is valuable to warrant the importance of the study of Main Street to the public and the importance of commercial development in the Town.

Mr. Callahan informed the Board members that the Town is in the final stages of adopting the 2030 Comprehensive Plan. Chairman Kempton added at this point that the Main Street Project should be a looked at as a subset to the Comprehensive Plan...taking a piece of the Comprehensive Plan, drilling it down and paying a little more attention to a specific track to make sure that the Main Street Project and the Comprehensive Plan complement each other and that the Main Street Project is part of and not completely separate from the Comprehensive Plan. Mr. Callahan noted that the Comprehensive Plan Consultant, John Steinmetz, is also involved in the Main Street Corridor Economic Redevelopment Study Project and has coordinated the two efforts, which is exactly what Mr. Kempton pointed out, they complement each other. The Comprehensive Plan is set up in various detailed chapters. Mr. Callahan also talked about the new commercial development going on in the Town. He also talked about new residential development.

Mr. Kempton and the Board thanked Jonathan and Jim for their very informative presentation.

Items not on the Agenda.

Mr. Schuster said that he will not be at the September meeting. The budget has to be adopted at the September meeting in order for the Budget to be sent to the ABO by September 30, 2016. A quorum will be needed at the meeting. It was suggested that the meeting be changed to the 22d of September. Mr. Kempton may not be able to make the 22nd. Mr. Bengart suggested that perhaps an early e-mail be sent to canvas the members to see who will be at the meeting so there is a quorum.

There being no further business, motion to adjourn the meeting by Susan Ballard with a second by Elaine Wolfe. There was nothing on the question.

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

The meeting was adjourned at 9:20 a.m.

Respectfully submitted,
Cynthia M. Rosel