

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

**MINUTES**

**February 16, 2012**

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

Mr. Hartzell welcomed Elaine Wolfe as a member of the CIDA. There were several applications submitted this year for the open position on the CIDA. Mrs. Wolfe was the candidate that was appointed to the CIDA by the Clarence Town Board at its meeting on February 8, 2012. Mrs. Wolfe thanked the members adding that she feels honored to have been appointed.

Mr. Hartzell asked Cindi Rosel to take the roll call. Present were Elaine Wolfe, David Schuster, Michael Buettner, Chris Kempton, Clayt Ertel and Chairperson David Hartzell. Mary Powell arrived at 8:15 a.m. Also present were Paul Leone, Nathan Neill, Steven Bengart, Pamela Smith, and Cynthia Rosel. Guests were Attorney Emilio Colaiacovo, Robert Geiger, Councilman; Matt Glynn from the Buffalo News and Kim Jackson.

**Minutes of January 26, 2012.**

There was a motion by Chris Kempton to approve the minutes of the January 16, 2012 meeting. There was a second by Clayt Ertel. On the question, Mr. Hartzell noted that Elaine Wolfe will recuse as she was not at the meeting.

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

**Treasurer's Report.**

Mr. Kempton went over the Balance Sheet and the Profit and Loss Statement. Fees received between January 1 and February 16, 2012 were in the amount of \$5,750.00. Fees paid were \$9,878.95. With interest earned to date, there is a negative net income of \$3,907.92. Mr. Bengart said that there is one project that will close soon. Mr. Kempton added that the budgeted revenues on the 2012 budget may be overstated as we probably will not reach that goal. We should adjust the expected revenue amount. The fee for the Coalition for Community Building (CCB), the Masiello, Martucci, and Calabrese lobbying group, was also paid. That was for January and February. Mr. Schuster asked what the percentage rate is on our accounts. Mr. Kempton said that it is .30%. David Schuster moved to accept the Treasurer's Report with a second by Clayt Ertel. There was nothing further on the question.

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

## **Correspondence.**

Cindi Rosel reported that the Town of Hamburg sent a Notice of Public Hearing, the Clarence Chamber submitted a request for funds and we received the first bill from the CCB, the Masiello, Martucci, and Calabrese Group. The bill is for January and February 2012. The group has added the CIDA logo to their letterhead. There was also a request for funds from the Clarence Chamber of Commerce.

## **New Business.**

Mr. Hartzell asked Mr. Schuster to speak about Dinosaur Barbeque. Mr. Schuster reported that he heard that they are looking to locate to the Buffalo area. Mr. Hartzell said that it would be a great addition to the Hollow area or on Transit Road in the Town of Clarence. Mr. Bengart heard that they are looking at the waterfront. Mr. Hartzell said that Mr. Schuster is going to contact them to speak with them about the CIDA and propose locating the restaurant in the Clarence area.

Mr. Leone had the minutes from the February 10, 2012 meeting of the CCB. Ms. Rosel made copies for everyone. If anyone had any questions about the minutes, he would be happy to address them.

Mr. Leone also let the members know that the SBA Matchmakers luncheon will be on May 9, 2012. We normally get one table. Last year we had two tables and two of our projects were honored. Mr. Leone also asked the Board if they would think about maybe having one of our projects honored at the luncheon again this year. It does not have to be a new project.

Mr. Leone reported that there is a meeting scheduled this morning with Niagara County Produce on a proposed project. It would be around \$6M for a 38,000+/- square foot building for a greenhouse. It is in the Enhancement Zone. He is waiting for the application.

He also met with the Towne Auto Group. They demolished the building located across the street from them. They will be opening a Towne BMW Mini at this location. They will be constructing a 10,382 square foot building. He is waiting for the application.

Mr. Leone also spoke to Steve Keiffer from the Rockledge Professional Park and advised that a new application needs to be submitted. Mr. Leone has not received it yet.

There was a motion at 8:11 a.m. by Clayt Ertel with a second by Michael Buettner to enter into Executive Session to discuss the appointment of the CIDA Counsel/Assistant Secretary under §105[1] (f) of the Open Meetings Law — matters leading to the appointment and employment of particular person or persons. There was nothing on the question.

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

(Mary Powell arrived at approximately 8:15 a.m. and entered the Executive Session.)

There was a motion by Chairman Hartzell with a second by David Schuster to exit Executive Session at 8:45 a.m. There was nothing on the question.

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

Motion by Chris Kempton with a second by Clayt Ertel to re-enter into Regular Session at 8:46 a.m.

Mr. Hartzell added that the Executive Session was entered into under §105[1] (f) of the Open Meetings Law — matters leading to the appointment and employment of particular person or persons.

Motion by David Schuster with a second by Clayt Ertel to appoint Steven Bengart and Lawrence Meckler as Counsel/Assistant Secretary for the CIDA 2012. They will be Co-Counsel/Assistant Secretary and share the duties.

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

### **Strategic Plan.**

It was decided by the Board members that an evening meeting would be held to discuss the Strategic Plan. The current plan period is from 2011-2013. This would be the main agenda item at the Special Meeting. A tentative date of April 24, 2012 was set with a place to be determined at the next meeting. Mentioned were Orazio's, Staybridge or meeting at the Town Hall. Mr. Kempton went over the four main objectives of the current plan – 1. Market Benefits of the Clarence IDA; 2. Make Strategic Investments that will promote business development; 3. Take a leadership role in regional economic development; and 4. Organize Clarence IDA. Each objective has sub-categories.

The EDO position was also discussed and will also be a topic at the Special Meeting in April as it ties in with the Strategic Plan. The discussion included who the EDO person would report to, where the funds would come from, would it be a shared position with another entity, and where the EDO would be physically located. The Board will continue discussions over the next few months to iron out all the details. The description for the position will need to be developed further.

Mary Powell also added that Jim Callahan was going to be invited back to a meeting to continue and expand his presentation on the future development of the Town and the sewer issues. The Board will decide when to invite him to a meeting and devote more time to this subject. The Board has been discussing investing in infrastructure. Sewer issues have been one of the main topics that have come up again and again when discussing the Strategic Plan.

Being no further business, Mr. Hartzell asked for a friendly motion to adjourn at 9:07 a.m.

The next meeting is scheduled for March 15, 2012

Respectfully submitted,

Cynthia M. Rosel