

Moved: Lou McDonald

Seconded: Tom Moses

Ayes: Walters, Sendor, Brunner-Collins, Rusert-Kelly, Moses, McDonald

Nays: None

Abstain: Patricia Paul

Carried

- **CarQuest PILOT Extension-** A letter from Dan Sussen, owner of the building currently being leased by CarQuest in the Ravenwood North Industrial Park was discussed. Dan is currently in negotiations with Advance Stores Company, the owner of CarQuest to extend their current lease, which expires June 30, 2015, for another five years. Dan is requesting a second five-year PILOT to allow him to pass the tax savings on to Advance Store Company. The extension would provide a 50% property-tax-abatement over the five years of the lease being negotiated. A letter from the company to Dan states they would like to extend the lease beyond 6-30-15, however, the tax abatement which benefits them is a material inducement to their continued tenancy. The Board was informed that according to the company's last employment survey (2013), sixty people worked at the facility. This is an increase of eleven jobs since their last five-year PILOT extension. Executive Director Bartlett informed the Board that the savings to the owner of the building, which would be passed on to the tenant, totaled approximately \$224,600.00. If the Board approves the request, a public hearing must be scheduled, as the benefits the company will receive total more than \$100,000.00. Also, the other affected taxing jurisdictions must be notified that a special PILOT is being offered. After discussion, the Board felt granting a second PILOT extension to CarQuest was not appropriate and declined to take any action on the request.

-Kevin Kreutzer's contract for consulting services is up at the end of the year. Kevin was introduced to the Board and spoke to them about his accomplishments in 2014 and presented a prioritized list of objectives he feels need to be addressed in 2015. Executive director Bartlett recommended the HIDA sign a new twelve-month contract at \$1,250.00 per month voidable by either party with a thirty-day written notice.

-**Motion** to authorize a contact between the Town of Hamburg Industrial Development Agency and Kevin Kreutzer as an independent contractor beginning January 1, 2015 and terminating on December 31, 2015 on terms approved by the Agency's General Council and signed by Steve Walters, Chairman of the Board. The contract can be voided by either party with a thirty-day written notice.

Moved: Norma Rusert-Kelly

Seconded: Patricia Brunner-Collins

Ayes: Walters, Sendor, Paul, McDonald, Moses, Rusert-Kelly, Brunner-Collins

Nays: None

Carried

- **Motion** to approve the minutes from the November 7, 2014 Board of Directors meeting.

Moved: Mike Sendor

Seconded: Patricia Paul

Ayes: Walters, Moses, McDonald, Rusert-Kelly, Brunner-Collins, Sendor, Paul

Nays: None

Carried

- **Motion** to approve the October 2014 and November 2014 Treasurer's Report

Moved: Lou McDonald

Seconded: Tom Moses

Ayes: Walters, Rusert-Kelly, Brunner-Collins, Paul, Sendor, Moses, McDonald

Nays: None

Carried

- Executive Director Bartlett updated the Board on the Fed Ex Project:

- The lease agreement between Fed Ex and Jones Development is expected to be executed by the end of the month.

- Jones Development has deposited an additional \$5,000.00 in the established Escrow account to extend the current inspection period for an additional 60 days.

- Tim Rogers Contract Status-

 - The Board was informed that a signed contract for the purchase of 70 Lakeview Avenue from Tim Rogers as been received. No action will be taken to close on the property until Fed Ex signs it's lease agreement with Jones Development.

- **Wendel Change Order-** At the November 7, 2014 Board meeting, Wendel presented a change order increasing the cost of their work on behalf of the HIDA in obtaining a Break-In-Access lighted intersection on Route 5 from the Lake Erie Commerce Center by approximately \$38,000.00. Because notifications of these changes were not approved by the HIDA Board as stipulated in the contract, the HIDA offered to reimburse Wendel \$19,000.00 for the additional work performed. Executive Director Bartlett informed the Board that Wendel accepted this offer.