

Hamburg Industrial Development Agency

Board of Directors Meeting

August 16, 2013

**Hamburg Town Hall Room 7B
Public Hearing: Carrier Coach Inc.**

Present

Amy Ziegler
Lou McDonald
Tom Moses
Mike Sendor
Janet Plarr
Norma Russert-Kelly
Steve Walters

Excused

Patricia Paul
Matt Dils

Executive Director

Michael J. Bartlett

Guests

Nathan Neill
Craig Cwick
Kevin Kreutzer
Michael Stachera
Scott Howard
Brian Attea

- **Move** to open the Public Hearing for Carrier Coach, Inc. at 8:05 am.

- **Scott Howard** was introduced to the Board. Carrier Coach Inc. Is requesting assistance to purchase 23 new mini buses to provide transportation for the Lackawanna Special Needs Program. The company will be having approximately 46 new employees. The assistance being requested is an exemption from the NYS sales tax. The assistance is needed to allow the company to remain competitive. Concerns over liability issues were discussed with several Board members. After discussion, it was felt by the majority of the Board that the company's insurance was adequate to protect the Agency.

- **Move** to close the Public Hearing for Carrier Coach Inc. at 8:17 am.

- **Move** to open the Board of Directors meeting at 8:17 am.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY
AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF AN INSTALLMENT
SALE OR EQUIPMENT LEASE AGREEMENT WITH CARRIER COACH INC. (THE "COMPANY")
AND OTHER INSTRUMENTS AND MATTERS IN CONNECTION THEREWITH IN CONNECTION
WITH THE ACQUISITION OF APPROXIMATELY TWENTY-THREE MINI BUSES AND THE
ACQUISITION AND INSTALLATION OF MACHINERY AND EQUIPMENT REQUIRED IN
CONNECTION THEREWITH BY THE COMPANY AS AGENT FOR THE AGENCY FOR SALE BY
THE AGENCY TO THE COMPANY PURSUANT TO AN INSTALLMENT SALE AGREEMENT

Moved: Janet Plarr

Ayes: Walters, Sendor, Moses, Plarr, Ziegler

Nays: Russert-Kelly, McDonald

Carried

Seconded: Amy Ziegler

- Mike Stachera was introduced to the Board to present his project for Board consideration. Mike is proposing to purchase the former Bella Day Spa building located at 84 Lake Street in the Village of Hamburg. The building has been abandoned for the past three years without utilities and has been decaying. The cost of purchasing and construction to finish is \$575,000 and will include:

- entire new roof and gutters
- new heating and cooling for the whole building along with two fireplace inserts
- separation of utilities and a new larger water service
- new flooring, decorating and painting
- new plumbing and lighting fixtures
- remodeling of the two second floor apartments
- installing ten new windows
- reinventing landscaping
- driveway and parking lot repairs (cost to replace is an additional \$55,000)

The 5,400 square foot main structure will be separated into four individual units. The main floor unit will be owned by Mike Stachera, for Boots or Hearts Hair and Nail Salon. Boots or Hearts will be an upscale dynamic business and environment including a boutique with hair and body products as well as non-alcoholic beverages. Boots or Hearts Salon will have the capability of drawing new guests to the Village of Hamburg, There will be two upper apartments on the second floor. The amenities available to the apartments will include garage space, storage, laundry, a home office and finishes expected by today's young professionals; not to mention it's geographic location within walking distance of the inviting developing Village. The fourth unit will be a first floor prime office space, facing Lake Street. An opportunity for a new or existing business with amenities including windows on three of the four walls, a fireplace, and exposure from Boots or Hearts Salon.

Executive Director Bartlett said the project qualifies under the Agencies Adaptive ReUse Policy and would receive a property tax abatement, mortgage tax exemption and sales tax exemption. The question is if the internal buildout for the apartments and first floor retail is eligible for the sales tax exemption. This internal buildout cost represents less than two-thirds of the project cost and thus makes the whole project eligible for assistance under current IDA legislation. After a brief discussion indicating support for the project, the Board directed Mr. Bartlett to accept an application and set a date for a public hearing.

- **Motion** to approve the Minutes from the June 28, 2013 Board of Directors Meeting.

Moved: Norma Russert-Kelly **Seconded:** Lou McDonald
Ayes: Walters, Moses, Plarr, Sendor, Ziegler, Russert-Kelly, McDonald
Nays: None
Carried

- **Motion** to approve the Minutes from the July 12, 2013 Board of Directors Meeting.

Moved: Steve Walters **Seconded:** Tom Moses
Ayes: Ziegler, Sendor, Russert-Kelly, McDonald, Plarr, Walters, Moses
Nays: None
Carried

- **Motion** to approve the June 2013 and July 2013 Treasurer's Reports.

Moved: Mike Sendor **Seconded:** Norma Russert-Kelly
Ayes: Walters, Ziegler, Moses, Plarr, McDonald, Sendor, Russert-Kelly
Nays: None
Carried

- **Motion** to adjourn at 8:45 am.

Moved: Mike Sendor **Seconded:** Janet Plarr
Ayes: Walters, Ziegler, Moses, Russert-Kelly, McDonald, Sendor, Paul
Nays: None
Carried

Sincerely,

Michael J. Bartlett
Executive Director

