

Hamburg Industrial Development Agency

Board of Directors Meeting

November 15, 2013

Robert Chesbro Conference Room

Present

Jack Chiappone
Lou McDonald
Norma Rusert-Kelly
Tom Moses
Patricia Brunner-Collins
Patricia Paul

Excused

Mike Sendor
Steve Walters
Amy Ziegler

Executive Director

Michael J. Bartlett

Guests

Craig Cwick
Nathan Neill
Kevin Kreutzer
Mary Dosch

- **Move** to open the Board of Directors meeting at 8:02 am.

- **2014 Budget**- A copy of the proposed 2014 budget was discussed with the Board. The 2014 budget reflects a \$13,907.33 increase over the 2013 budget. The increase reflects a full year of Kevin Kreutzer's consulting contract at \$1,250.00 a month, and the anticipated costs of developing a professional website for the Land Development Corporation. At this point the Board is simply accepting the proposed budget. The budget will then be placed in the Town Clerk's office for thirty days. The actual vote to adopt the 2014 budget will take place on Friday, December 13, 2013.

-**Motion** to accept the proposed 2014 budget and place it on file in the Town Clerk's office for thirty days.

Moved: Patricia Paul

Seconded: Lou McDonald

Ayes: Moses, Chiappone, Rusert-Kelly, Brunner-Collins, Paul, McDonald

Nays: none

Carried

-**Employee Pension Plan**- As part of the Hamburg IDAs benefit package established by the Board, employees are to receive a contribution towards their retirements in lieu of a formal pension plan. The contribution is based on 8% of the employee's gross wages. The HIDA also covers the cost of the FICA at 7.65%.

-**Motion** granting the employee pension plan payment (SEP) for Michael J. Bartlett as presented to be included in the December 6, 2013 payroll.

Moved: Norma Rusert-Kelly

Seconded: Tom Moses

Ayes: Chiappone, Paul, McDonald, Brunner-Collins, Rusert-Kelly, Moses

Nays: None

Carried

- A request from Nicholas Tzetzko requesting a six-month extension on their 12 Main Street project for sales tax exemption purposes was reviewed. The extension request is the result of delays encountered due to the historic preservation process.

RESOLUTION OF THE TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY
GRANTING AN APPROXIMATELY SIX MONTH EXTENSION TO 12 MAIN STREET LLC FOR
SALES TAX EXEMPTIONS TO THE 2013 12 MAIN STREET LLC PROJECT

Moved: Tom Moses

Seconded: Jack Chiappone

Ayes: Paul, Rusert-Kelly, Brunner-Collins, McDonald, Moses, Chiappone

Nays: None

Carried

- The agreement between the Hamburg IDA and Masiello, Martucci, Calabrese and Associates for consulting services is up for renewal. As in the past, Executive Director Bartlett states that he feels strongly that continued membership in the Coalition for Community Building, which is the result of this agreement, is important. The Coalition consists of other IDAs with the same concerns the HIDA has. It not only keeps us informed about issues in Albany that affect Economic Development, but it provides an opportunity to have input on these issues.

-Motion to continue the Hamburg IDA's participation in the Coalition for Community Building for an additional twelve-month period in an amount not to exceed \$500.00 a month and authorizing Executive Director Bartlett to sign a new agreement with Masiello, Martucci, Calabrese and Associates, with the ability of either party to cancel the agreement with a thirty day written notice.

Moved: Norma Rusert-Kelly

Seconded: Lou McDonald

Ayes: Moses, Brunner-Collins, Chiappone, Rusert-Kelly, McDonald

Nays: None

Abstain: Patricia Paul

Carried

- Executive Director Bartlett asked the Board for approval to attend the New York State Economic Development Council's IDA Section meeting/Economic Development Conference being held on January 22, 2014 and January 23, 2014 in Albany, NY. Expenses would include a hotel (two nights), meals, entertainment, mileage and tolls.

Moved: Patricia Paul

Seconded: Tom Moses

Ayes: Rusert-Kelly, Chiappone, McDonald, Brunner-Collins, Paul, Moses

Nays: None

Carried

- **Motion** to approve the minutes from the September 20, 2013 Board of Directors meeting.

Moved: Jack Chiappone

Seconded: Norma Rusert-Kelly

Ayes: Brunner-Collins, Paul, McDonald, Moses, Chiappone, Rusert-Kelly

Nays: None

Carried

- **Motion** to approve the September 2013 and October 2013 Treasurer's Reports.

Moved: Lou McDonald

Seconded: Tom Moses

Ayes: Chiappone, Rusert-Kelly, Brunner-Collins, Paul, McDonald, Moses

Nays: None

Carried

-Executive Director Bartlett updated the Board on the 11-8-13 IDA Leadership meeting. The three items discussed at the meeting were:

1. Recapture Policy- Deputy County Executive Rich Tobbe presented a draft Recapture Policy being considered by the ECIDA. Generally, everyone at the meeting recognized that there is merit in defining a process when a project breaches a material term as requested by New York State Law. However, representatives from the five local IDAs felt the proposed ECIDA Policy was too specific and failed to take into account the effect changing economic conditions a company may unexpectedly confront. The next step is to provide feedback on the draft policy to reflect concerns raised by those in attendance.
2. PILOT Schedules- Several people at the meeting expressed concerns about the current PILOT schedules and it was agreed it may be time to review the length and amount of exemptions provided each year. This issue will be revisited at a future date.
3. Senior Housing- A study by the UB Regional Institute shed some light on the limited market country-wide for senior housing. While the study felt, for the most part, the demand for a large senior housing complex of 100 units or more is not there, it did state that the City of Buffalo and The Town of Hamburg were the only municipalities which will see growth in demand to support a 100-plus unit complex. A meeting will be scheduled with developers and the IDA Leadership Council to discuss the need for IDA benefits for these types of projects.

-**Sean Ryan** has introduced a Bill in the Assembly that he claims will provided necessary oversight to ensure New York taxpayers get their money worth from their substantial investment in Economic Development. Ryan has teamed up with the Coalition for Economic Justice on this bill which Jim Allen refers to as the “Kill all future jobs in NYS Bill.” This is a one-house bill at this time.

Website- Mike Sendor, Donna Gavin, Bob Hutchinson, Kevin Kreutzer and Executive Director Bartlett have met and received Website Development Proposals from three companies:

1. Trans Webb Marketing
2. Keenan Communication Group
3. The PCA Group

The next step is to get the group back together to discuss each proposal and come up with a recommendation to the full Board as to which company to hire.

-A discussion took place regarding the Memorandum of Understanding between the Hamburg New York Land Development Corporation and the Krog Corporation calling for collaboration in developing and marketing the Lake Erie Commerce Center. The Board felt the Krog Corporation had not put much effort into promoting the land and some expressed the opinion that the collaboration was hurting us. Executive Director Bartlett explained that we are required to notify Krog in writing sixty days prior to ending the relationship. We will also be responsible for any appropriate costs incurred by Krog Corporation up to this point.

- **Motion** authorizing Executive Director Bartlett to send a letter to the Krog Corporation notifying them that the Hamburg New York Land Development Corporation is terminating our Memorandum of Understanding with them in regards to the Lake Erie Commerce Center.

Moved: Tom Moses

Seconded: Jack Chiappone

Ayes: Paul, Rusert-Kelly, McDonald, Brunner-Collins, Moses, Chiappone

Nays: None

Carried

- **Motion** to adjourn at 9:07 am.

Moved: Norma Rusert-Kelly

Seconded: Tom Moses

Ayes: McDonald, Chiappone, Paul, Brunner-Collins, Rusert-Kelly, Moses

Nays: None

Carried

Sincerely,

Michael J. Bartlett
Executive Director