

TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY

BOARD OF DIRECTORS
Meeting Minutes October 20, 2011
8:00 AM – IDA Conference Room

1.0 General Business

Chairman Thomas Sy called the meeting to order at 8:02 AM.

1.1 Roll Call

Present – Chairman – Thomas Sy, Treasurer – Robert Lipp, Secretary – Duncan Carlson, Directors – Eric Connor, Sallie Reed and Thomas Weeks, and Legal Counsel – Daniel Seaman. **Absent** was Vice Chairman – Paul Haber and Administrative Director – David Kinyon.

1.2 Secretary’s Report

Duncan Carlson presented the Minutes for the September 15, 2011 Board of Directors meeting, which were approved on a motion by Sallie Reed seconded by Robert Lipp. Mr. Carlson also shared with the Board a communication from the NYS Department of Environmental Conservation reporting that remedial work on the brownfield project at the Basil Toyota project site had been completed.

1.3 Treasurer’s Report

Treasurer Robert Lipp presented the Financial Statements for the period ending September 30, 2011. The Financial Statements were approved on a motion by Duncan Carlson seconded by Thomas Weeks. On a motion by Duncan Carlson seconded by Thomas Weeks, the current invoices presented were approved for payment.

2.0 Administrative Director’s Report

Administrative Director David Kinyon had distributed his report for the month of September, 2011 via email.

3.0 Old Business

3.1 Enhancement Zone Proposal – Daniel Seaman presented a resolution for the proposed Business Enhancement Zone for businesses expanding or locating on the Transit Road Corridor in the Town of Lockport. On a motion by Sallie Reed seconded by Eric Connor, the following resolution was approved:

WHEREAS, Article 18-a of the General Municipal Law anticipates industrial development agencies inducing commercial development through the use of various incentives, and

WHEREAS, the Town Of Lockport Industrial Development Agency hereby determines that it is in the best interests of the Town of Lockport and its residents to encourage development of improvements to commercial enterprises in its main commercial area, and

WHEREAS, many businesses in such areas would, if financially feasible, locate new businesses, upgrade buildings, purchase and install new and improved equipment and take other steps to enhance existing and new businesses, and

WHEREAS, this Agency desires to target the Town of Lockport Commercial Corridor Overlay District (as established pursuant to the Town of Lockport Zoning Code) and to establish said District as an enhancement zone for concentration of efforts to enhance commercial development and upgrades, now therefore be it

RESOLVED, that the Town of Lockport Industrial Development Agency does hereby establish a Town of Lockport Business Enhancement Zone which consists of the entire Town of Lockport Commercial Corridor Overlay District, and be it further

RESOLVED, that to this end the Town of Lockport Industrial Development Agency shall encourage such development in said zone through the use of appropriate devices, including, where appropriate but not limited to, installment sale agreements, lease agreements and other available devices, and be it further

RESOLVED, that where appropriate, reduced fees for less complicated transactions shall be utilized at the discretion of the agency, including:

Application fee – variable	\$250.00 and up
Administrative fee – variable	\$250.00 and up
Legal fee – variable	\$250.00 and up

all as required by the nature and complexity of the project.

Roll call vote on the establishment of Business Enhancement Zone:

NAME:	VOTE:
SALLIE P. REED	<u>Aye</u>
ROBERT A. LIPP	<u>Aye</u>
DUNCAN N. CARLSON	<u>Aye</u>
ERIC W. CONNOR	<u>Aye</u>
R. THOMAS WEEKS	<u>Aye</u>
THOMAS A. SY	<u>Aye</u>
PAUL J. HABER	<u>Absent</u>

4.0 New Business

4.1 Rail Solutions to Economic Challenges

Board members concurred with David Kinyon’s written recommendation to write a letter in support of GoRail, a national non-profit organization, to support reasonable regulation of the rail industry.

4.2 2012 Budget

Robert Lipp presented the proposed Budget for 2012, which approved operations totaling \$106,850. On a motion by Sallie Reed seconded by Mr. Lipp, the Budget was approved.

4.3 Coalition for Community Building

Thomas Sy, Sallie Reed, Thomas Weeks and Robert Lipp shared with other Board members their observations regarding the September 27 presentation by William Tuyn on behalf of the Coalition for Community Building, which focused on wetland delineations and administration of SEQRA.

4.4 Uniform Tax Exemption Policy

Thomas Sy requested that the Governance Committee consider revisions to the Agency’s Uniform Tax Exemption Policy following a more thorough review of the policies in effect in Niagara County, Erie County and some town IDAs. Board members agreed about the need to maintain flexibility in the incentives provided to prospective businesses.

5.0 Executive Session

On a motion by Eric Connor seconded by Robert Lipp, the Board voted to enter Executive Session for the purpose of consultation with attorney. On a motion by Duncan Carlson seconded by Mr. Lipp, the Board voted to come out of Executive Session.

6.0 Adjournment

On a motion by Duncan Carlson seconded by Thomas Weeks, the Board voted to adjourn at 9:00 AM.

Respectfully submitted,

Duncan N. Carlson, Secretary