

TOWN OF LANCASTER  
INDUSTRIAL DEVELOPMENT AGENCY  
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**MEETING MINUTES**

**REGULAR MEETING OF  
LANCASTER INDUSTRIAL DEVELOPMENT AGENCY**

**TUESDAY, JUNE 12, 2018 AT 8:30 AM**

**HELD AT  
LANCASTER TOWN HALL  
21 CENTRAL AVENUE, LANCASTER, NY 14086**

**PLEDGE OF ALLEGIANCE: CHAIR COLEMAN**

**PUBLIC HEARING: NONE**

**REGULAR MEETING:**

Call to order by Chair Coleman at 8:30AM

Roll Call: Present: Steven Hoffman  
Alan Kurtzman  
Jesse Nikonowicz  
Chair Coleman

Excused: Kenneth O'Brien  
David Visone

Absent:

Also Present: Richard Grimm, III, General Counsel/Bond Counsel  
David J. Brown, Chief Financial Officer  
Paul Leone, Consultant  
Robert Benzel, Chief Executive Officer

**REGULAR MEETING**

Presentation of Minutes from April 12, 2018 meeting: Motion by Member Nikonowicz, seconded by Member Kurtzman and unanimously approved.

Presentation of Financial Statement for period of April 10, 2018 through June 12, 2018: Motion by Member Hoffman, seconded by Member Kurtzman and unanimously approved.

**RESOLUTIONS: None**

**OLD BUSINESS:** Attorney Richard Grimm stated that a practical fee needs to be determined regarding those projects that are asking for sales tax and mortgage tax abatements only. He said that he has met with Chair Coleman and CFO David Brown and that a 10% Agency Fee would be acceptable. This policy will need to be formalized by resolution. Attorney Richard Grimm will have this resolution prepared for LIDA Board approval for the July or August LIDA meeting.

**CURRENT BUSINESS:** None

**NEW BUSINESS:** Paul Leone spoke to the LIDA Board regarding the following projects in Lancaster:

Robert-James Sales Inc., 4583-4585 Walden Avenue – Paul Leone stated that the company has already purchased 45 acres on Walden Avenue and is planning to construct a 100,000 sq. ft warehouse. This \$3 million project will be completed in 3 phases. Robert-James Sales Inc. manufactures stainless steel pipes, valves and fittings. If the completed application is submitted by June 20, a public hearing will be scheduled for the July 10, 2018 LIDA meeting.

Children's Kastle – Walden Avenue – Paul told the LIDA Board that the owner of this project has stated that the proposed 17,000 sq. ft. building will be a learning center and not a daycare center. Paul told the owner that the Certificate of Incorporation stating that the project is a learning center must be provided. Since this project was before the Town Board earlier this year, Chair Coleman asked the secretary to provide Paul Leone and Attorney Richard Grimm with the Town Board resolution for this project.

Perfection Vapes – 5795 Transit Road – This company is currently located across the street at 5860 Transit Road. They would like to move the business and manufacture electronic cigarettes and vaporizers. The building at 5795 Transit Road was formerly a dry cleaning business. This may cause environmental problems.

Dark Forest Chocolate Makers -- 25 Central Avenue – Currently located at 11 W. Main Street, the owner is looking to purchase the building at 25 Central Avenue to manufacture and sell chocolate. The owners is asking for sales tax exemption only for renovations that will be done to the building.

William Street & Aurora Street -- Tom Ferry has been in touch with Paul Leone regarding this project, which will consist of all retail, a restaurant and day care. Paul stated that this project is not eligible for LIDA assistance.

Chair Coleman told that LIDA Board that the Erie County Industrial Development Agency (ECIDA) has mailed out a postcard to manufacturing businesses encouraging them to contact the ECIDA to determine if they may be eligible for financial assistance from the ECIDA. Chair Coleman provided the LIDA Board with a copy of the postcard.

**NEXT LIDA MEETING – JULY 10, 2018 at 8:30 AM –**  
**Public Hearing – Robert James Sales, Inc.**

At 9:01AM a motion was made by Member Hoffman to adjourn the meeting in memory of Attorney Nathan Neill. Motion seconded by Member Kurtzman and unanimously carried.