

TOWN OF CLARENCE, ERIE COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES  
December 20, 2018

Chris Kempton called the meeting to order at 8:15 a.m.

Present at the meeting were Robert Dixon, Patrick Johnson, Elaine Wolfe, Mary Powell, Clayt Ertel, and Chairman Kempton. Also present were Paul Leone, Jennifer Strong, Lawrence Meckler, Steven Bengart, Peter DiCostanzo, Kimberly Ignatowski and Cynthia Rosel.

**Minutes of November 15, 2018 Meeting.**

Motion by Chairman Kempton with a second by Elaine Wolfe to accept the minutes of the November 15, 2018 meeting with a second by Mary Powel. There was nothing on the question.

**Vote:           Ayes: Dixon, Johnson, Wolfe, Powell, Ertel, Kempton. Noes: None**  
**Absent: None.       Recuse: None.       Unanimous**

**Treasurer's Report.**

Treasurer Patrick Johnson reported on the balances in the Money Market and the Checking Account. The fees collected to date are in the amount of \$51,500.00 and interest earned is \$7,256.96. The total expenses to date are \$79,101.42. There is a Net Income of -22,286.96 Mr. Kempton asked for a vote to accept the financial report through November 15, 2018. There was a motion by Clayt Ertel with a second by Elaine Wolfe to accept the Treasurer's Report. There was nothing on the question.

**Vote:           Ayes: Dixon, Johnson, Wolfe, Powell, Ertel, Kempton. Noes: None**  
**Absent: None.       Recuse: None.       Unanimous**

**Correspondence.**

Received the letter from Masiello, Martucci, Calabrese with the proposed Agreement for 2019 for the Board to consider. There have also been a couple of new applications received for the open seat on the CIDA Board.

**New Business.**

Mr. Leone spoke to Paul Stevens regarding the new project at 10075 Main Street. This should close sometime early in the new year, maybe January. Ms. Strong added that she has been calling Mr. Stevens attorney but has not heard back from him yet. There is no information on when the project may close yet.

**Old Business.**

None.

**Masiello Martucci Calabrese & Associates Agreement.**

Mr. Kempton addressed the Board regarding signing onto the Masiello Martucci Calabrese & Associates Agreement for 2019. Mr. Kempton said that the CCB has been doing more this year besides lobbying. They have been involved with the suburban IDA's in meetings including attending meetings to develop strategies and working on updating the UTEP. The CCB also sponsored the Joint Session of the local IDA Boards that was held on September 12, 2018 at the Lancaster Opera House Mr. Kempton with guest speaker by Bob Richardson, president of the Commercial Real Estate Development Association who gave a presentation on the current state of the WNY economy, local economic and demographic trends, as well as comparisons between WNY and other similar regions around the country. Mr. Kempton said that there will be more proposals in the State Legislature concerning economic development and one subject that is surfacing has to do with prevailing wage.

The fee has not changed and has remained the same.

There was a motion by Chairman Kempton with a second by Clayt Ertel to approve entering into the agreement with MMC for 2019 subject to Attorney review and approval. There was nothing further on the question.

**Vote:           Ayes: Dixon, Johnson, Wolfe, Powell, Ertel, Kempton. Noes: None**  
**Absent: None.           Recuse: None.           Unanimous**

**Items Not On The Agenda**

Mr. Kempton said that there have been a couple of new applications submitted for the opening on the Board. Mr. DiCostanzo said there have been 4 or 5 applicants. There have been some people who have expressed interest but never sent in an application. Mr. Kempton asked Ms. Rosel to e-mail the applications to the Board to review. This can be discussed at the January meeting.

Mr. Kempton asked how many members the CIDA can have. The By Laws allows for 7 members. That is what is allowed by the statute...3 to seven members.

There was discussion regarding a second project at 6449 Transit Road. Mr. Leone received an inquiry relative to Phase II of this project and if it is eligible for IDA benefits including a pilot. The project would have to meet the criteria as set form in the UTEP policy. The law allows commercial projects to be incentivized, but not single or double family homes. This project would include free standing townhouses...individual units. The questions would be is this a commercial project...would it meet the criteria...would this project meet the provisions of the

law. There was further discussion regarding what the UTEP policy allows and what it prohibits. Mr. Leone would like to go back to attorney for the project and tell him that the project would not be eligible.

There was further discussion regarding multi-use projects, senior housing, and apartments building. Mr. Kempton added that there will be changes in the revised UTEP policy. There will be further discussions on this topic at future meetings especially looking at the development of the Main Street Corridor.

Mr. Ertel brought up the CIDA funds and what the CIDA is going to do with those funds, what purposes it could be used for.

### **Public Comments.**

None.

Mr. Kempton thanked the Board members for all that they do and wished everyone a Happy New Year.

There was a motion by Clayt Ertel with a second by Patrick Johnson to adjourn the meeting. There was nothing on the question.

Meeting adjourned at 9:20 a.m.

Respectfully submitted by  
Cynthia Rosel