

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

February 16, 2023

Clayt Ertel, Vice Chairman called the meeting to order at 8:15 a.m. (At the time the meeting was called to order...there was not a quorum present.)

Present were Peter DiBiase, (arrived at approximately 8:25 a.m.) Robert Dixon, Elaine Wolfe, and Clayt Ertel. Unable to attend the meeting were Lauren Fix, Mary Powell and Chairman Kempton. Also present were Paul Leone, Larry Meckler, Steven Bengart, Jennifer Strong, Peter DiCostanzo, Councilman, Kimberly Ignatowski and Cynthia Rosel. Andrew Schaeffer, Junior Planner for the Town of Clarence was also present to give a brief update on the "Vision Sheridan Drive Project."

Treasurer's Report.

Kimberly Ignatowski presented the financial report. She went over the balances in the checking and money market account. There have been no fees received to date. The total expenses are in the amount of \$19,682.00. Interest earned is a total of \$618.87. There is a net income of -19,063.13. There was nothing further on the question.

Paul Leone asked if the extension fee was received from the Green Project. Ms. Strong answered that it has not. Ms. Strong added that the attorney was supposed to work on it today. Ms. Strong will follow up with the Attorney to get status on the payment.

Kimberly Ignatowski also e-mailed to the Board the current CD rates.

Correspondence.

Ms. Rosel forwarded emails from NYSEDC to the Board members and staff. These were mainly regarding the NYSEDC Conference. There was no other correspondence.

Update on "Vision Sheridan Drive Project."

Andrew Schaeffer was present to give an update on the Vision Sheridan Drive Project. The project is in the beginning stages. The first meeting was held January 17th. The meeting was to define the role of the committee and the role of the members of the committee. They further refined the boundaries of the project site. Leanne Voit from Wendel is still working on the minutes of the meeting and the updated maps from the meeting. Once we have those items, the items will be distributed to Peter DiBiase who is the secretary for the committee. They will let the CIDA know about the updates. There were also two individuals chosen for the business liaisons on Sheridan, Michael Miranda of Miranda Auto and Carl Montante, Jr. of Uniland. Both are significant stakeholders for Sheridan Corridor and they are invited to the next meeting which is on this coming Tuesday, February 21st. There is goal of April for a public forum with anyone who would be interested in joining for the public part of the mission of the project. Mr. Ertel added that it has not been decided where that would take place. It would be someplace where it would be big enough to accommodate a number of people. Mr. Bengart added someplace like the

Library. Mr. Ertel said that is where it was the last time for the Main Street Corridor Project. This will be discussed with the committee later. There was talk about that or a central location on Sheridan. That is still to be determined. Mr. Ertel asked if there is being done in the interim, anything being done in the background above and beyond what has been accomplished as far as the meetings are concerned. Mr. Schaeffer answered that Leanne has been working diligently with the documents that have been provided to her such as the Comprehensive Plan, the Vision Main Street documents and any other information we were able to give to her. She has been reviewing the documents. He or Jonathan Bleuer will be at the March meeting with an update on the February 21st meeting. Mr. Ertel asked if anyone had any questions. There were none. Mr. Ertel thanked Andrew for coming in.

Minutes of January 19, 2023 Organizational Meeting.

Mr. Ertel added that a quorum was now present and asked if everyone had a chance to review the January 19, 2023 Organizational Meeting Minutes. Peter DiBiase arrived a little late so the vote on the minutes was delayed. Mr. Ertel asked for a motion to approve the minutes of the January 19, 2023 meeting. There was a motion made by Robert Dixon with a second by Elaine Wolfe to approve the minutes of the January 19, 2023 meeting. There was nothing on the question. The vote was as follows:

Vote: Ayes: DiBiase, Dixon, Wolfe, Ertel. Noes: None
Recuse: None. Absent: Fix, Kempton, Powell. Motion carried

Treasurer's Report:

The Treasurer's Report was given earlier in the meeting by Kimberly Ignatowski in the absence of Peter DiBiase who was little late getting to the meeting. Mr. DiBiase reviewed the report. Vice Chairman Ertel asked for a motion to approve the Treasurer's Report as of February 16, 2023. A motion was made by Elaine Wolf to approve the Treasurer's Report as presented with a second by Robert Dixon. There was nothing on the question.

Vote: Ayes: DiBiase, Dixon, Wolfe, Ertel. Noes: None
Recuse: None. Absent: Fix, Kempton, Powell. Motion carried

New Business.

Mr. Leone reported that he has issued an application to Russell Salvatore, Jr., who purchased vacant land at 10080 Main Street for a proposed mixed use building. Once he receives the completed application, he will get it over to Jennifer Strong for review and eligibility. Other than this project there are about 6 or 7 potential projects he is working on. There are no applications yet. Mr. Bengart said this proposed project is in the planning stages. Mr. Ertel asked about the Pallett project. Mr. Leone said that this project is still in the planning stages. He will continue to meet with the various principals for these projects. Mr. Leone also said that Dean project needs the Intermunicipal move letter. Mr. Leone will report back at that next meeting as to the progression on these projects.

Old Business:

Mr. Ertel went over the various committees and when they will be meeting. Ms. Ignatowski also added that the Finance Audit Committee will meet before the March meeting. Drescher and Malecki will

have a draft ready for review by the Committee for review by the Finance and Audit Committee. Ms. Ignatowski will attend that meeting to assist the committee.

Items Not on the Agenda.

Ms. Ignatowski had sent the Board members the CD rates. She has been in touch with Angela from Chase. She will invest in the CD on a staggered basis. Ms. Ignatowski also said that there are two projects that have not paid the taxes. The payments may come in today and as long as the payment is postmarked by the 15th...they will be paid timely.

Mr. Ertel also talked about the CIDA funds. The funds can only be used for certain specific things. Mr. Leone and Mr. Meckler added that the are things that the funds can be used for but it has to be done very carefully. Mr. Meckler essentially to expend the funds it has to be something that would benefit the whole Town. It cannot be specific to one area over another or to benefit one thing over another thing. There was further discussion but there were no suggestions as to where the funds can be used for.

Public Comments.

None.

There was a motion to adjourn the meeting by Robert Dixon with a second by Peter DiBiase. There was nothing on the question.

Meeting was adjourned at 8:52 a.m.

Respectfully submitted,
Cynthia Rosel