

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

October 21, 2021

Chairman Kempton called the meeting to order at 8:16 a.m. and asked Ms. Rosel to take roll call. Present were Lauren Fix, Robert Dixon, Elaine Wolfe, Clayt Ertel and Chris Kempton. Peter DiBiase was not able to be at the meeting today and Mary Powell is out of Town. Also present were Paul Leone, Lawrence Meckler, Peter DiCostanzo, Jennifer Strong, Kimberly Ignatowski and Cynthia Rosel. The guest present today is Doug Dimitroff, Chair of Invest Buffalo Niagara.

Invest Buffalo Niagara Presentation.

Chairman Kempton introduced Doug Dimitroff who was invited to the meeting to give an overview on Invest Buffalo Niagara, on what it is, what the other local IDA's are participating in, what the different levels are, and how the Clarence IDA can be engaged in the group. Mr. Kempton added that this will give the Board the opportunity to determine if the Clarence IDA would be interested in becoming part of Invest Buffalo Niagara. Mr. Dimitroff is a Clarence resident. He is a volunteer of Invest Buffalo Niagara and the Chair. Mr. Dimitroff gave an overview of Invest Buffalo Niagara. Invest Buffalo Niagara is the regions nonprofit, privately funded economic development organization focused on job creation. The mission is to attract new employers to the Buffalo Niagara region through outreach to growing around the world. Invest Buffalo Niagara collaborates with local businesses, universities, nonprofit organizations and elected officials to deliver a unified response to regional economic development opportunities. Several IDA's are members. Invest Buffalo Niagara does not provide incentives. Mr. Dimitroff will provide information that can be distributed to the Board members. Mr. Kempton thanked Mr. Dimitroff for coming.

The Board will discuss the possibility of becoming a member of Invest Buffalo Niagara and at what level at the November meeting.

Minutes.

Mr. Kempton asked if everyone had a chance to review the minutes from the September 16, 2021 meeting. There was a motion to accept the minutes by Lauren Fix with a second by Elaine Wolfe. There was nothing on the question.

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

Treasurer's Report.

Due to a computer issue, the Treasurer's Report was not available. The Treasurer's Report will be available for the next meeting.

There was a request from Ms. Rosel and Ms. Ignatowski for the CIDA to establish a small petty cash fund to cover the cost of things like postage and other small expenses. Ms. Rosel has been covering the cost

out of pocket and then getting reimbursed. It was suggested that the amount should be \$50.00. The cash would be kept in a locked drawer in Kimberly's office. Receipts will be required to verify purchases. The Board was in favor of it. There was a motion made by Chris Kempton to establish a petty cash fund in the amount of \$50.00 to cover the cost of postage and other small necessary purchases with a second by Clayt Ertel. There was nothing on the question.

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

Mr. Kempton also said that there was a renewal for the Crime Policy Insurance. There was no change in premium with a December 1, 2021 effective date with a term of 12 months. Mr. Kempton moved to renew the policy with no changes in the terms and at the premium that was quoted. There was a second by Robert Dixon. There was nothing on the question.

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

Correspondence.

Ms. Rosel forwarded e-mails from Ron Silva from the NYSEDC to everyone to review. There was no further correspondence. The CIDA has a membership with the organization and the Board should consider if they would like to renew the membership. It is around \$800 or \$850 per year. Mr. Leone and Mr. Kempton that they do provide valuable information.

Mr. Leone asked Jennifer Strong to talk about the new law regarding prevailing wage and how it will affect the CIDA. Ms. Strong informed the Board that as of January 1, 2022, this new law will go into effect for all projects over the amount of \$5,000,000 where 30% of those costs are IDA benefits must pay prevailing wage. There are certain exemptions. The CIDA does not have or has had any projects of that amount.

New Business.

Mr. Leone has been working on 4 new projects. One is located at 9150 Sheridan Drive. It is a mixed-use multiple-family housing project. There is an application in process and this may be scheduled for a public hearing in November or December. Just waiting for the completed application.

Mr. Leone has been talking with the owner of Campione Enterprises who has a proposed project at 9550 County Road Rd. which is a 12,000 sq. ft. warehouse and pole barn. The company is now on Goodrich Road but looking to expand. Mr. Leone issued an application and is waiting for the completed form.

Mr. Leone also met with Dean Penman Jr. They are talking about a 40,000 sq. ft. addition where the parking lot is not on Gunville Road.

Mr. Leone has also had discussions with Pallet Services about a possible 60,000 to 80,000 sq. ft. addition to his the building on Gunville Road.

Old Business.

Jennifer Strong informed the Board that the Roll Road Project is closing this morning. The Burke Project should also be closing soon.

Items Not On the Agenda.

There was brief discussion on the Invest Buffalo Niagara presentation. Mr. Kempton wanted the Board to consider whether or not the CIDA would become a “investor” in the group. Mr. Kempton added that if the Board would like to join, the CIDA would need to be engaged. There are various levels and they are asking for a 3 year commitment. This will be decided at the next meeting.

There was also a brief discussion on the Eastern Hills Mall project.

The NYS Comptroller report will be on the agenda in November for discussion. The report was e-mailed to everyone. Mr. Kempton asked the Board to go over the report to discuss the items,

Mr. Kempton also would like to discuss the employee reporting that is done every year. Mr. Meckler added that the auditors follow-up on the reporting. Mr. Kempton would like to have a report from the projects that confirms the employment figures that are being reported. Ms. Ignatowski discussed some reporting forms that are required by the State. Mr. Meckler added that the auditor should make this a part of the reporting. Ms. Rosel added that a request for whatever form would need to be submitted should be added to the questionnaire. We can let the auditor know what would be needed to the form.

Public Comments.

None.

Adjournment.

There was a motion to adjourn the meeting by Elaine Wolfe with a second by Lauren Fix. There was nothing on the question.

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

Meeting adjourned at 8:45 a.m.

Respectfully submitted,

Cynthia M. Rosel