

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

July 15, 2021

Chris Kempton called the meeting to order at 8:16 a.m.

Present were Lauren Fix, Peter DiBiase, Robert Dixon, Elaine Wolfe, Mary Powell, Clayt Ertel, and Chris Kempton. Also present were Paul Leone, Lawrence Meckler, Steven Bengart, Jennifer Strong, Peter DiCostanzo, Councilman/Liaison, Kimberly Ignatowski and Cynthia Rosel.

Minutes of June 17, 2021.

Mr. Kempton asked if everyone reviewed the minutes from the June meeting e-mailed prior to this meeting and asked for a motion to approve them. There was a motion by Robert Dixon to approve the minutes from the June 17, 2021 meeting. There was a second by Elaine Wolfe. There was nothing on the question.

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

Treasurer's Report.

Peter DiBiase went over the financial report. Mr. DiBiase reported on the balances in the checking and money market accounts. A fee for the down payment for the 8615 Roll Road LLC Project in the amount of \$5,800.00 was received. Total fees received to date are in the amount of \$13,300.00. Interest earned to date is \$170.20. Total expenses through July 15, 2021 are in the amount of \$30,860.95. There is a net income of -17,390.75. After reviewing the detail, there was a motion by Clayt Ertel with a second by Elaine Wolfe. There was nothing on the question.

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

Correspondence.

There were public hearing notices received from the Amherst IDA. An e-mail from Ron Silva, Executive Director from the New York State Economic Development Council was received and that was also forwarded to everyone. The e-mail from Mr. Silva included was for a webinar.

New Business.

4055 Casilio Parkway Project-Ron Senior Enterprises LLC and Pallet Services-Refinance.

There was a request received from Ron Senior Enterprises LLC for Agency consent for the refinance of the 2016-4055 Casilio Pkwy Project. Mr. Leone said that they will be getting a GAP Mortgage in an amount not to exceed \$600,000 for the purchase of a building adjacent to the property. The company is going to be putting on an addition to that property. Mr. Ertel asked how significant the addition is. Mr. Leone said that is a large addition. They are not asking for any additional benefits from the Agency at this time. The PILOT provisions will remain the same. There was a motion by Robert Dixon to adopt the resolution for consent and authorization the refinance of the project. As prepared by Jennifer Strong. There was a second by Clayt Ertel. There was nothing further on the question.

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

In other new business, Mr. Leone has been in contact with the Green Family regarding the proposed mixed use project on Sheridan Drive. They have not submitted an application.

Mr. Leone also was contacted by an individual who is looking for 1 or 2 acres to build on. He has not heard anything further on this.

There is still nothing definite on the Wehrle Drive project.

Mr. Leone has also met with Paul Stevens regarding 2 other projects on Main Street.

The Roba project does not look promising. They may not go forward.

Old Business.

Discuss Local Labor Workforce Certification Policy.

Mr. Kempton said that the Local Labor Workforce Certification Policy was discussed at the June meeting. The CIDA adopted a policy in 2011. Mr. Kempton asked the Board if they wanted to change any of the language in the adopted policy that we currently have. The Board members did not want to change the language of the adopted policy and that the language of that policy was fine. It was suggested at the last meeting by Ms. Strong that the title of the policy be changed to reflect that it was also the Local Labor Workforce Policy. There was a motion by Clayt Ertel with a second by Elaine Wolfe to re-title the Agency's Local Procurement Preference Policy to be the Town of Clarence, Erie County, Industrial Development Agency Local Procurement and Local Labor Preference Policy. There was nothing further on the question.

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

Alden State Bank Application. (CK, PL, JS)

The Board discussed the application at the last meeting and given that it was considered retail per the UTEP it would not qualify. It was also noted that it could be considered as adaptive reuse. Ms. Strong said it is a very grey area. Mr. Meckler added that is a grey area but the fact that it is 100% retail would probably trump the fact that it is an Adaptive Reuse...it is not the type of project that we would want to take a chance on incentivizing unless we had a prior approval from the Authorities Budget Office. Ms. Strong was tasked to contact the ABO. After contacted the State Authorities Budget Office by phone, the person Ms. Strong spoke to advised that she should e-mail her question(s). Jennifer Strong did email the ABO but has not heard back yet. Mr. Bengart did advise the Bank about the discussion at the June meeting and that the CIDA is looking at the project. Once an opinion is received, this will be discussed again.

Items not on the Agenda.

Mr. Kempton reminded the Board that the Sewer Study that the Town is in the process of has been discussed at previous meetings. Mr. Kempton asked the Councilman DiCostanzo if he knows what the status is on the Sewer Study. Mr. DiCostanzo did not have an update on the Study. Mr. Ertel spoke to Jonathan Bleuer a few weeks ago and he has so much going on right now but definitely the sewer issue is a priority. There was discussion at a previous CIDA meeting regarding other studies that the CIDA would fund such as a Sheridan Drive Corridor Study. There will be further discussion at future meetings.

There was also some discussion regarding the Eastern Hills Mall Lifestyle Development. Mr. Meckler added that the group was at the Town Board meeting yesterday to discuss this and also took questions. This will be discussed at future meetings also as the project progresses.

Public Comments.

None.

Adjournment.

Chairman Kempton will not be at the August meeting and the Vice Chairman, Clayt Ertel will preside over the meeting.

Kim Ignatowski will have a tentative budget available at the August meeting. The Budget needs to be adopted no later than September 30th. The September meeting will be

There was no further discussion.

There was a friendly motion by the Chairman to adjourn the meeting with a second by Peter DiBiase.

The meeting was adjourned at 8:47 a.m.

Next Meeting will be August 19, 2021.