

**TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

MINUTES

February 21, 2019

Chris Kempton called the meeting to order at 8:17 a.m.

Present at the meeting were Robert Dixon, Patrick Johnson, Elaine Wolfe, Clayt Ertel, Mary Powell and Chris Kempton. Also present were Paul Leone, Jennifer Strong, Larry Meckler, Steve Bengart, Kimberly Ignatowski, and Cynthia Rosel. Joseph Heins, the Attorney for RSA Development was also in attendance.

Minutes of January 19, 2019.

The minutes of the January meeting were sent to the members via e-mail. Mr. Kempton asked if everyone had a chance to review the minutes. There was a motion to approve the minutes of the January 19, 2019 meeting by Patrick Johnson with a second by Elaine Wolfe. There was nothing on the question. The Board voted as follows:

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

Treasurer's Report

Treasurer Patrick Johnson gave the financial report from January 1st through February 21, 2019. He reported on the balances in the Money Market and the Checking Account. No fees have been collected to date. Expenses from January 1 through February 1, 2019 are in the amount of -13,520.00. Interest earned to date is in the amount of \$1,415.72. There is a negative net income of -12,104.28. There was a motion by Clayt Ertel with a second by Elaine Wolfe. There was nothing on the question.

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

Correspondence.

Ms. Rosel e-mailed two Notices of Public Hearings to the Board on January 29, 2019. One was from the Amherst IDA and the other was from the Lancaster IDA. There was also correspondence from Dynabrade addressed to Paul Leone.

Ms. Rosel also informed the Board that the Auditors have been working on the 2018 Audit. The Annual Questionnaire was sent out and about 85% of them have been returned so far. Joseph Ricchiazzi from Drescher and Malecki is working on getting the rest of the questionnaires.

The Pilot payments for taxes have been collected. There was one paid late with penalty and there is one outstanding that will be sent a bill with a penalty charged.

New Business.

Mr. Leone received an invitation from Dynabrade for the 50th Anniversary Celebration on April 1, 2019. It is also the 95th Birthday of its founder, Walter Welsch. If anyone would like to attend let Cindi Rosel know and she will RSVP for you.

Mr. Leone and Councilman Bob Geiger met with the DeRose family in regard to a project they are proposing on Main Street in the Clarence Hollow. This project is not be eligible for CIDA assistance as it is all retail. Mr. Leone does have some renderings for the Board to view.

Mr. Leone also met with another person in regard to a proposed project on Transit Road. It would be an adaptive reuse project. It is similar to the Salvatore project but there is no retail involved. Mr. Leone has sample renderings for the Board to look at.

Mr. Leone also has been contacted regarding a possible project on Main Street. There will be more information available for the next meeting.

Chris Kempton asked Jennifer Strong to give an update on the 10075 Main Street-ICE project. Ms. Strong reported that the applicant received the mortgage commitment last night. The mortgage will be through the Bank of Akron. It is moving along and hopefully will close within 30-45 days.

Old Business.

There was a question regarding a refinance for the 4125 Transit Road. The owner of the project contacted Mr. Leone regarding this matter. Ms. Strong informed the Board that the project Pilot expired as of December 31, 2018 and CIDA involvement in the refinance is not necessary. This project does need a lease termination. Ms. Strong has the agreement with her today for signature. This will enable Mr. Lorigo to go forward with the refinance.

Mr. Kempton talked about the upcoming meeting at the Amherst IDA regarding the amendments to the UTEP. Mr. Kempton received another update. He will send it to Cindi Rosel to forward to everyone to look at. The meeting is set for 300 p.m. on Monday, the 25th.

Mr. Leone also added that there will be “prevailing wage” on the agenda for the meeting.

There was also discussion regarding the future of IDA’s. The Board also discussed the changes that are being proposed by the ECIDA on the UTEP policy. It is basically the same policy with only a few changes to some of the wording. Mary Powell added that she found that there were just some subtle changes...changed ever so slightly. Mr. Leone said that the Policy is supposed to be condensed to 5 pages...to shorten it up a little.

Items not on the Agenda.

None.

Public Comments.

Joseph P. Heins of Bouvier Law represents Russell Salvatore on the RSA Development LLC - 6449 Transit Road Project. He was at the meeting as he submitted a letter regarding the CIDA and the project. He wanted to stop in to introduce himself.

There was no further business. Clayt Ertel moved to adjourn the meeting. There was a second by Elaine Wolfe. There was nothing on the question.

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

The meeting was adjourned at 8:46 a.m.

Respectfully submitted.

Cynthia M. Rosel