

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

April 15, 2021 (Via ZOOM)

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

Present were Lauren Fix, Robert Dixon, Elaine Wolfe, Clayt Ertel, and Chris Kempton. Absent were Peter DiBiase and Mary Powell. Also present were Paul Leone, Steven Bengart, Jennifer Strong, Peter DiCostanzo, Liaison, Kimberly Ignatowski and Cynthia Rosel. There were several additional persons signing on during the course of the meeting.

Minutes of March 18, 2021.

Mr. Kempton asked if everyone had a chance to read the minutes from the March meeting that were e-mailed to everyone. There was a motion by Robert Dixon to approve the minutes of the March 18, 2021 meeting. There was a second by Elaine Wolfe. There was nothing on the question.

Vote: Ayes: Fix, Dixon, Wolfe, Kempton. Noes: None Recuse: None.
Absent: DiBiase, Powell, Ertel (Mr. Ertel lost his connection to the internet and was logged off from the meeting. Therefore, he was not present for the vote.) Motion carried.

Treasurer's Report.

In the absence of the Treasurer, Mr. Kempton went over the financial report. The Chairman reported on the current assets of the CIDA reporting on the balances in the checking account and in the money market account. There were no fees received during this period. Interest earned to date is \$86.97. Total expenses through April 15, 2021 are \$8,921.00. There is a net income of -7,920.28. The Chairman asked if there were any questions. There being none, a motion was made by Lauren Fix to accept the financial report as presented 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.

Correspondence.

There was a public hearing notice received from the Amherst IDA and e-mailed to the Board FYI.

New Business.

Mr. Leone spoke to the Board regarding the two new applications that were e-mailed to the members, attorneys and staff for review. The public hearings will be held at the meeting on May 20, 2021. The notices will be posted at the Town Hall and published in the Clarence Bee. The applications are for J R Products which will be an approximately \$1.6M project and Burke Homes mixed use project which would be approximately \$3.5M. Mr. Kempton added the applications were e-mailed to everyone. Mr. Kempton also added that it is his understanding from the application for the Transit Road project that the project will have retail and commercial apartments on the second floor. Paul Leone answered that the retail component qualifies as he has been working with Jennifer Strong on the eligibility for the project and the cost of the retail component will be under the 1/3rd requirement for the mixed use project. Ms. Strong verified that it will be under the 1/3rd cost requirement criteria for the retail portion. Mr. Kempton just

wanted to give the Board a heads up on the project and that it meets the criteria. Mr. Kempton added that this project is similar to other projects that we have incentivized previously.

Mr. Kempton added that there is no eligibility issue with the Roba project. Mr. Leone added that it will be an addition to the existing building and there are no issues with this project as to eligibility. Mr. Kempton asked if there were any questions from the Board on either of the two projects.

Paul had no other new business to report at the present time. He has been meeting with potential applicants but nothing to report on right now.

Discussion of Comparison Information

Mr. Kempton spoke about the PARIS report. Drescher & Malecki completed the PARIS report and submitted has submitted it to the ABO. Part of the report involves reporting the number of full time employees that the projects has currently. There is a process that is followed each year to obtain this information. The Auditor mails out a letter with a questionnaire that each project is required to fill out and return to the auditor. The Auditor compiles the information on the employees and has prepared a spread sheet that shows the current status compared to jobs created, retained and current. It also shows the changes from the prior years reporting. Mr. Kempton also had an example of how the information is uploaded onto PARIS. The summary shows the name of the project, the number of employees and the expiration date of the project. Mr. Kempton went back to the spread sheet that shows the FTE reporting for 2020. The Board discussed the changes in the employment numbers and the over and under estimates. Mr. Kempton drew attention to the number of people working in the civilian labor force and how that number has dropped. There have been companies that have been forced to close due to COVID-19, being bought out, mergers and acquisitions, or moving somewhere else. Mr. Kempton added that what the CIDA does is important in assisting businesses that are locally owned to expand and boost employment to the area. The point is that the CIDA needs to keep reviewing the jobs report, the PARIS report and keep an eye on the employment numbers of the projects. If there are any significant changes to take action.

Old Business.

Mr. Leone has met with different people on some potential projects but nothing definite at this time.

Items not on the Agenda.

Mr. Kempton talked about the meeting that was hosted by New York State Senator Chris Jacobs. Paul Stephen, Noel Dill, Supervisor Patrick Casilio, Paul Leone and Chris Kempton were among those attending. The purpose of the meeting was to discuss the fact that an infrastructure bill may be coming out. The hope is that the Town of Clarence will take advantage of this infrastructure bill specifically with respect to the sewer needs of the Town. The point was to communicate to Senator Jacobs, because it will be a Federal Bill and not knowing exactly how the State will be involved and the State will be involved, this may be an opportunity for the Town to prepare and position itself with an application to try to put the sewer lines down Main Street, especially, to solve the problem around the Harris Hill/Main Street area. In order to be in a position to do that it is important to have a plan and have that plan substantiated with an economic study. The CIDA funded the Main Street Vision Plan and the Economic Study a few years ago. The Town has adopted and incorporated the Main Street Vision Plan into the Master Plan. Mr. Kempton also said that he believes that the Town has a Sewer Plan. Jonathan Bleuer and the Planning and Zoning Department are working on that. Mr. Kempton asked Mr. Bengart if that is correct and if the CIDA could contribute funds to do such a study. Mr. Bengart answered that it would likely qualify for such a study. It wouldn't just be Main Street. Capacity would have to be looked at with the Amherst trunk line. Mr. Kempton added that Jonathan is already working on a study for Sheridan Drive and even further to Clarence Center, County Road as well as the Harris Hill area. Jonathan will put the Sewer Study ahead as a priority and then most likely do the RFP for the study. The discussion continued with talk about the sewer issues. Mr. Kempton added that the point is in having the studies and a plan in place. The government is more likely to award the funds to those communities that are already

to go and execute the plan. Mr. Kempton added that the CIDA will most likely get a request to fund such a study. The CIDA member have been talking over the last several years about how to use the CIDA funds. This would be a very good use of the funds. Mr. Kempton asked if anyone else had anything else to add. There being none, Mr. Kempton went on to Public Comments.

Public Comments

Councilman DiCostanzo echoed what was said about the sewers and added that could be the biggest issue in the Town for the next 10 years. People are already not happy that the Town has expanded. Mr. Dicostanzo added that if the sewer goes through, the capacity should go to more businesses, not just residential. The Town could use more business. Mr. DiCostanzo asked Mr. Leone about the new project that is going on in Lancaster. Councilman DiCostanzo wanted to know why Clarence does not get those kind of businesses, is it strictly the sewers. Mr. Leone said yes it is. Mr. Ertel agreed that sewers are really the answer.

Mr. DiCostanzo brought up the new Marijuana law and if anyone has heard anything about growing Marijuana in the Town. Mr. Leone has not had anyone express interest.

Adjournment.

There was a friendly motion by Clayt Ertel with a second by Lauren Fix to adjourn the meeting. All the members present voted Aye. (Absent were DiBiase and Powell.)

The meeting was adjourned at 9:03 a.m.