

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

October 19, 2023

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

Present were Lauren Fix, Elaine Wolfe and Chairman Kempton. Absent were Peter DiBiase, Robert Dixon, Mary Powell. Clayt Ertel arrived around 8:25 a.m. Paul Leone, Jennifer Strong, Larry Meckler, Steve Bengart, Kimberly Ignatowski and Cynthia Rosel were also present.

Treasurer's Report.

The Chairman reviewed the financial report as of October 19, 2023. Mr. Kempton reported on the balances in the cash-checking and various CD accounts. Total fees received to date are in the amount of \$21,289.39 Interest earned to date is a total of \$6,157.66. Total expenses from September 22 through October 19 were \$4,315.00. Total expenses to date are \$67,257.19. There is a net income to date of -39,810.14. Mr. Kempton asked if there were any questions. There was nothing further. (There was not a quorum present so the Treasurer's Report was not formally accepted.)

Correspondence.

None.

Vision Sheridan Drive Project.

The Chairman gave a brief update on the public meeting that was held at the High School on October 12, 2023. There was a small presentation and then the attendees broke up into about 5 groups. It went very well. There were about 40 to 50 attendees. There were attendees from those who have businesses on Sheridan as well as residents of the area. There were some concerns the biggest being traffic along Sheridan Drive, especially the lanes at the intersection of Harris Hill and Sheridan Drive. There was also discussion regarding the installation of sidewalks along Sheridan Drive. Some comments were where is everyone coming from to walk on Sheridan Drive and who would be responsible for the sidewalks. Other than that, it was a productive forum.

Minutes of September 21, 2023 Meeting.

There being a quorum present with the arrival of Clayt Ertel at around 8:25 a.m., Chris Kempton asked if there were any questions or comments on the minutes of the September 21, 2023 meeting. There were none. There was a motion by Chris Kempton with a second by Elaine Wolfe to approve the September 21, 2023 meeting minutes. There was nothing on the question. The vote was as follows:

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

New Business.

A. Seal and Design.

There was a request by the applicant for the 2022 Seal and Design Project that is closing this morning, for an extension on the Sales Tax Exemption for this project. Ms. Strong prepared a resolution for a 6 month extension. The applicant needs more time to complete the project and the Sales Tax Exemption will expire after today.

The Chairman made a motion to adopt the resolution as prepared by Ms. Strong to extend the Sales Tax Exemption for the 2022 Seal and Design Project for 6 months to allow the applicant to complete the project. There was a second by Clayt Ertel. There was nothing on the question.

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

(Resolution attached hereto as Attachment "A")

B. New Business-Paul Leone.

Paul Leone is meeting this morning with the representatives from Pallett Services on the proposed project on Gunnville. This project is still pending with the Planning Department. The variances have not been approved yet. The applicant still needs to supply some information to the Planning Department.

Mr. Leone is also setting up a meeting with Paul Bliss regarding a proposed mixed-use project on Transit Road. This is just a meeting to discuss the project.

Mr. Leone also received a call for an extension on the MJ Peterson project. Mr. Leone will inform him to come back in March for an extension.

Ms. Strong added that she has been in contact with the attorney for DIMAR and they are ready to start with the sales tax exemption. The documents still need to be signed.

Mr. DiCostanzo added that the Bliss project is a huge project. Mr. Leone added that he does not have any further information but a meeting will be set up to discuss the proposed project. Mr. Bengart said that this project has been to Planning and has been properly vetted.

Mr. Kempton added that IDA's, when they consider mixed use projects where there are apartments are requiring that a certain percentage have the affordable rentals. Mr. Kempton said that there is not a requirement in the Town of Clarence. Mr. Kempton said that the Board needs to look at this and debate the affordable housing issue. Mr. Meckler asked if there are any jurisdictions locally that don't apply it. Mr. Leone said that there is a local IDA that is not consider mix-use projects at all. Mr. Kempton will put this on the agenda for the next meeting

Ms. Strong added that the 4280 Research Pkwy. Project is looking to close this month.

Mr. Meckler also added that the 8450 Sheridan Drive Project is looking to re-bid the project.

Ms. Strong added that there has been nothing on the Dean Architect Project.

Old Business.

None.

Items Not on the Agenda.

None.

Meeting adjourned at 8:48 a.m.

Respectfully submitted by Cynthia M. Rosel