

TOWN OF CLARENCE, ERIE COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

November 16, 2023

Chairman Chris Kempton called the meeting to order at 8:15 a.m.

Present were Peter DiBiase, Robert Dixon, Elaine Wolfe, Mary Powell, Clayt Ertel and Chairman Kempton. Lauren Fix was not present as she was out of Town. Also present were, Paul Leone, Jennifer Strong, Larry Meckler, Steve Bengart, Peter DiCostanzo, Kimberly Ignatowski and Cynthia Rosel.

**Minutes of October 19, 2023 Meeting.**

The Chairman asked if everyone had a chance to review the minutes of the October 19, 2023 that were e-mailed to them and asked for a motion to approve them. There was a motion by Elaine Wolfe with a second by Clayt Ertel to approve the October 19, 2023 meeting minutes. There was nothing on the question. The vote was as follows:

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

**Treasurer's Report.**

Peter DiBiase, Treasurer, reviewed the financial report as of November 16, 2023 and reported on the balances in the cash-checking and various CD accounts. Fees received from October 19 through November 16 are in the amount of \$59,143.18 bringing the total fees received to date to \$80,432.578. Total expenses to date are \$73,890.39. There is a net income to date of \$14,806.39. Mr. DiBiase asked if there were any questions. There being none a motion was made by Robert Dixon with a second by Elaine Wolfe. There was nothing on the question.

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

There was brief discussion on the other projects that have been approved. Ms. Strong spoke about the DIMAR sales tax only project and that project will go forward after the construction of the 4280 Research Pkwy. Project is completed. The Dean Architects project is still open and Ms. Strong has not heard anything from the attorney on the project. The construction is on going at present and the sales tax benefit is being used. There has been no contact with the attorney for Mr. Dean and Ms. Strong continues to reach out to the attorney.

**Correspondence.**

There was a Notice of Public Hearing received from the Amherst IDA. That was the only correspondence.

**New Business.**

Mr. Leone has nothing to report as far as any new applications. There are projects that are going forward but nothing definitive yet for this year. The Pallett Services project still has information to submit to the Planning Department before it can go forward. The 8450 Sheridan Drive Project is going in a different direction.

There was discussion on the Mixed Use Projects and the affordable rent issue. Mr. Kempton led the discussion The

Town has no projects that fall under this type of project . The other Towns and IDA's are doing this type of project. The projects that Mr. Kempton is addressing are not low income but the term being used is Workforce Affordable Housing. The adjusted median income in the Buffalo Niagara MSA is \$87,000 for a single person. Mr. Leone has done the research. There was further discussion. Mr. Kempton said that the CIDA will be seeing more of the mixed use type of projects. This will be addressed when or if it comes up in the future. Mr. Ertel added that the State is proposing to supersede the codes in townships and cities that are not providing affordable housing. The purpose is to provide affordable housing in all communities not in just certain communities. This is being proposed and the pressure will be on to provide sometime of affordable housing. There was further discussion and the Board will need to address this at some time in the future.

### **Old Business.**

8450 Sheridan Drive Project. This project is not going forward. Ms. Strong has done considerable work on this project. According to the CIDA resolution, the applicant is responsible for and fees incurred. She would like to bill the applicant and wanted the approval of the Board to go forward. The Board agreed that she should send the applicant her invoice.

### **Items Not on the Agenda.**

The Chairman talked about the Invest Buffalo Niagara Program. Chris Kempton is on one of the committees and said that they are doing some excellent and impressive things. There was discussion on what the group is doing to encourage relocation to the area by potential employees. Mr. Kempton will continue to attend the meeting of the committee is on and report back.

The Sheridan Drive Project meeting with the community went well. There is a committee meeting coming up next Tuesday. The next step is bringing in the public view and he believes the draft plan is being worked on. Mr. Ertel thought that there is going to be another meeting with the public. This will be determined. There were two meetings with the public for the Main Street Project.

There being nothing further there was a motion made by Clayt Ertel with a second by Peter DiBiase.

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

Meeting adjourned at 9:04 a.m.

Respectfully submitted by Cynthia M. Rosel