

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES
March 16, 2023

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

Present were Lauren Fix, Peter DiBiase, Robert Dixon, Elaine Wolfe, Mary Powell and Chairman Kempton. Clayt Ertel was not at the meeting as he was out of town. Peter DiBiase and Lauren Fix arrived a little after roll call . Also present were Paul Leone, Larry Meckler, Jennifer Strong, Kimberly Ignatowski and Cynthia Rosel. Jonathan Bleuer, Town of Clarence Director of Community Development was present for part of the meeting to give an update on the Sheridan Drive Study.

Minutes of February 16, 2023 Meeting.

The minutes of the February meeting were forwarded to all the members for review. There was motion by Elaine Wolfe with a second by Robert Dixon to approve the minutes of the February 16, 2023 meeting. There was nothing on the question. The vote was as follows:

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

(Mr. DiBiase and Ms. Fix arrived after roll call and were not present for this part of the Agenda)

Treasurer's Report.

Kimberly Ignatowski presented the financial report. She went over the balances in the checking and money market account. There have been no fees received to date. As of March 16, 2023 the total expenses are in the amount of \$23,957.25.00. Interest earned is a total of \$1,282.27. There is a net income of -22,674.98. The Total assets include Cash-Checking with interest account and three CD's.

Paul Leone asked if the extension fee was received from the Green Project. Ms. Strong answered that she has been reaching out to the attorney for the applicant and has not heard back. Mr. Kempton said we will discuss this under old business.

There was no further discussion. Robert Dixon moved to approve the Treasurers report as of March 16, 2023 with a second by Elaine Wolfe. There was nothing on the question.

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

(Ms. Fix and Mr. DiBiase arrived right after the vote was taken to approve the minutes.)

Correspondence.

Ms. Rosel forwarded emails from NYSEDC to the Board members and staff. Also, there was a request to answer a survey regarding IDA's that is being done by Camion that did the Main Street Corridor Economic Study for the CIDA. Mr. Kempton explained the NYSEDC has commissioned Camoin and Associates to do a survey of IDA projects relative to the value of IDA's. Mr. Kempton will respond to the e-mail.

New Business.

Mr. Leone met with Mr. Bevilacqua regarding their proposed \$20 to 30 million dollar project. He also met with the principals from the Pallet Service Project. Mr. Leone said that there 8 to 10 projects that he is working on with potential applicants. He also talked with Mark Dean on the application. There is nothing on the Green project. Mr. Leone said we approved the extension for 6 months last December and the approval was contingent on receiving the extension fee on the project. If it expires in June, the application process would have to start over from the beginning. The project has not been started. Mr. Meckler added that this project has been fully approved by the Town...that would not be the reason for the delay. Ms. Strong will follow-up again.

Update on "Vision Sheridan Drive Project."

Jonathan Bleuer gave an update on the Vision Sheridan Drive Project. There have been two meetings so far. Things have started a little bit slow and attendance has been low. There is a meeting scheduled for next Tuesday. The two stakeholders are all set and are on both ends of the spectrum in terms of business savvy. There have been pretty intense conversations with Wendel associated with them preparing Tuesday's slate of actions. Wendel doing a S.W.O.T analysis (Strengths, Weaknesses, Opportunities and Threats) and some sort of visual preference survey also. We have been delving into the details of the corridor south and have providing Wendel with a lot of base information...they have a ton of information from us. Mr. Bleuer is also going to ask Wendel to send out a reminder to the members of the committee for the meeting next Tuesday and for future meetings.

Peter DiBiase who is member of the committee representing the CIDA added that the public outreach meeting to May 1, 2023. Mr. Bleuer said that was the goal.

Mr. Bleuer or Andrew Schaeffer will be at the next CIDA meeting to update the Board on the Sheridan Drive Project. Mr. Kempton thanked Jonathan Bleuer for coming in today.

2022 Audit Report – Drescher and Malecki LLC

Jared Picard, CPA, Manager and Nicole Ruf, CPA, Director form Drescher and Malecki LLC, presented the 2022 Audit Report for the CIDA. Ms. Ruf passed out the documents to the members. Jared Picard did the presentation. The results of the Audit is that there were no significant accounting deficiencies or material weaknesses found during the Audit process. It was a very clean Audit as in years past. After the presentation, the Chairman added that the CIDA Finance and Audit Committee received a draft of the report that was presented prior to this meeting and went over the documents with Kimberly Ignatowski, CFO. The CIDA Audit Committee recommended that the 2022 Audit Report as prepared by Drescher

and Malecki be approved. There was a motion by Elaine Wolfe that upon the recommendation of the CIDA Finance and Audit Committee, the Audit Report for 2022 as prepared by Drescher and Malecki LLC be approved, There was a second by Peter DiBiase. There was nothing further on the question

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

Mr. Kempton did have a question about the payments on the PILOTS. There is still one outstanding payment.

Od Business:

Items Not on the Agenda.

Public Comments.

None.

There was a motion to adjourn the meeting by Robert Dixon with a second by Elaine Wolfe. There was nothing on the question.

Meeting was adjourned at 9:10 a.m.

Respectfully submitted,
Cynthia Rosel