

TOWN OF CLARENCE, ERIE COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

April 18, 2024 Meeting

Chairman Chris Kempton called the meeting to order at 8:15 a.m. Present were Lauren Fix, Peter DiBiase, Elaine Wolfe, Mary Powell, Clayt Ertel and Chairman Kempton. Robert Dixon was out of Town and not able to make today's meeting. Also present were, Paul Leone, Steve Bengart, Lawrence Meckler Jennifer Strong, Peter DiCostanzo, Kimberly Ignatowski and Cynthia Rosel. Jennifer Strong was out of Town and not able to be at the meeting.

**Minutes of March 14, 2024. The Chairman**

The minutes of the March meeting were not available prior to the meeting. This item will be on the May meeting schedule.

**Treasurer's Report.**

The Chairman had Kim Ignatowski give the Treasurer's Report as Peter DiBiase was running a little late. Ms. Ignatowski reported on the balances in the Checking/Savings Accounts. As of April 18, 2024 expenses are in the amount of \$21,598.50. Other income is Interest and Earnings in the amount of \$4,960.25. There is a net income to date in the amount of -27,478.25. The Chairman asked for a motion to accept the financial. There was a motion to accept the financial statements by Clayt Ertel with a second by Lauren Fix. There was nothing further on the question. There being nothing further, the vote is as follows:

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

**Correspondence.**

None.

**2021 - Burke Homes LLC Project - 6855 Transit Road.**

The Chairman said that they have submitted an application to have their PILOT extended. Mr. Kempton asked Ms. Strong to go over the request for the board. Ms. Strong added that Matthew Loomis was at the March meeting and explained the delays. They are still building the project. The project was supposed to be completed by May of 2024 but because of the construction and supply chain delays the project will not complete construction by the deadline. Burke did submit the letter that was requested by the Board explaining the request for an extension of the project and the sales tax exemption. The Board will have to decide the fee for the extension and attorney fees. The attorney fees will be in the amount of \$250.00 per hour.

The Chairman moved to accept the application of the applicant to extend the project and the sales tax exemption benefit for an agency fee of \$500.00 and also the legal fees will be charged at the amount of \$250/hour. There was a second by Clayt Ertel. Ms. Powell added that this is an extension but the paper work has expired and the documents will need to be re-done. This extension will be to the end of the year because of the uniqueness of the situation. The Chairman added that there is a motion on the table with a second. He asked if there was anything on the question. There was nothing. The vote is as follows:

### **Vision Main Street Project Update.**

Andrew Schaeffer was at the meeting and reported that Jonathan Bleuer did speak with Wendel and they are close to a first draft of the report that should be available within a month.

### **New Business.**

Mr. Leone met with Dynabrade and they are waiting for the contractors to come in on the bids. He will continue to meet with them to get progress reports on this project.

### **Old Business.**

Mr. Kempton is continuing to work on the amended fee policy. This will be on a future agenda. He would like the member to review again and come back with any suggestions, ideas, etc.

Ms. Strong gave a report on projects. There are two open projects DIMAR (sales tax only) and the Dean Architect Project. Ms. Strong is working with the attorneys on these projects. DIMAR should be closing on time. Dean project is still open and Ms. Strong is in touch with the attorney and has not received the package for the CIDA. This expires in June. Mr. Bengart suggested that a letter go out to the applicant regarding the project expiration.

### **Mary Morris – Regarding Pilots.**

There was discussion regarding PILOT payments. Mary Morris and Kimberly explained the spread sheets that are involved with the projects.

### **Items not on the Agenda.**

Mr. Kempton gave the Board an update on the Invest Buffalo Niagara. He thinks it is important to start a member of the program. He will continue to give updates.

Ms. Ignatowski let the Board know that the current Quick Books program that will not be supported any longer. She is working with the Town's IT person on this.

Mr. Kempton also brought up the mixed-use/multi-unit projects and the possibility of adopting a policy regarding workforce eligibility for these types of projects. Hamburg does have a policy. Lancaster does not. This will be discussed at future meetings.

### **Public Comments**

None.

Meeting adjourned at 9:15 a.m.

Respectfully submitted by Cynthia M. Rosel