

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

May 16, 2024 Meeting

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 out of town. Also present were, Paul Leone, Steve Bengart, Peter DiCostanzo, Kimberly Ignatowski and Cynthia Rosel.

Minutes of March 14, 2024.

There was a motion to accept the minutes of the March 14, 2024 meeting by Mary Powell 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.

Minutes of April 18, 2024.

There was a motion to accept minutes of the April 18, 2024 meeting by Elaine Wolfe with a second by Mary Powell. There was nothing on the question.

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

Treasurer's Report.

Peter DiBiase gave the Treasurers Report. As of May 16, 2024 expenses are in the amount of \$33,998.50. Fees received to date are in the amount of \$500.00. Other income is Interest and Earnings in the amount of \$13,111.98 to date. There was a brief discussion on the cost expended so far on the Sheridan Drive Corridor Study. At the end of 2023, the amount expended was \$37,875.00. As of 4-18-2024, the amount expended on the Sheridan Drive Study is \$1,690.00. There is a net income to date in the amount of -20,386.52. There being no further discussion, the Chairman asked for a motion to accept the financials. There was a motion to accept the financial statements by Clayt Ertel with a second by Elaine Wolfe. There was nothing further on the question. There being nothing further, the vote is as follows:

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

Correspondence.

None.

Vision Main Street Project Update.

Andrew Schaeffer said that a **draft** of the report on the Vision Sheridan Drive Project was sent specifically to the Vision Sheridan Committee members for initial review and information at this time. This is the first time that Jonathan and Andrew have seen the report. As expected with a draft, there are some updates that Jonathan and Andrew would like to send back to Wendel. What they did not expect is how much more detail Jonathan and Andrew would like in the recommendations/design guidelines that Wendel implemented into this report. Jonathan and Andrew will continue to work with Wendel to get those design guidelines and recommendations rock solid

towards the finish line. They will also be working with the committee as well for their recommendations and their improvements that they would like to see as well. The Chairman asked if it would make sense to have the committee respond before going back to Wendel? The intent is to gather the comments, at the very least, from this Board and the committee as well before they go back to Wendel so they know what they are expecting from Wendel in addition to what they have already provided. Clayt Ertel asked if it is clarification that you are looking for or is it the way that Wendel produced the product. Andrew answered that it is more the way Wendel produced the product Jon will continue to pushing them to get to the final draft. Wendel is running into an issue with billable hours for the project. It will have to be determined as to what Wendel would be asking for in addition to what the contract amount is for and what the contract calls for. Mary Powell would like to see the agreement. It will provided to the Board members. The Chairman would want the opinion of Jon and Andrew regarding if Wendel has provided what the contract calls for or if there is more detail that is needed to complete the study. Discussion will continue at the next meeting.

New Business.

There was brief discussion regarding the “Thruway Exit.” This issue was brought up several years ago on creating and exit on Gunnville Road. The Chairman thought that CIDA and the Town of Lancaster wrote letters. Mr. Ertel said that it was killed because the State said that they would not do it as it was too expensive. Ms. Powell said that there is a lot to think about and if the CIDA does a letter, it should be worded very carefully. There was further discussion regarding the positive and the negative aspects. The Chairman said that the CIDA will see what the Town says and go forward from there.

Old Business

Mr. Kempton is continuing to work on the amended fee policy. Last month the Board met and received a copy of the new policy. It is being handed out again. No vote will be taken at this time. It will be discussed again at the June or July meeting. Mr. Kempton would like the Board members to look at it again, decide if there should be any changes. This is a simpler, clearer way to determine fees without a complicated formula.

There was discussion regarding the Dean project that will expire in June. Ms. Strong has been trying to get in touch with Mr. Dean’s atty. The Board will need to decide if they would like to extend the project. This will be on the June agenda.

Meeting adjourned at 9:28 a.m.

Respectfully submitted by Cynthia M. Rosel