

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

December 19th, 2024 Meeting

Chairman Chris Kempton called the meeting to order at 8:15 a.m. All board members were present; Robert Dixon, Elaine Wolfe, Mary Powell, Clayt Ertel, Peter DiBiase, Lauren Fix, and Chairman Kempton. Also present were Larry Meckler, Steve Bengart, Jennifer Strong, Paul Leone, Kimberly Ignatowski, Peter DiCostanzo and Jennifer D'Andrea.

Minutes of November 21st, 2024.

There was a motion to accept the minutes of the November 21, 2024 meeting by Chairman Chris Kempton with a second by Elaine Wolfe. There was nothing on the question.

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

Treasurer's Report.

Peter DiBiase gave the Treasurers Report. As of December 19, 2024 expenses are in the amount of \$54,030.60. Fees received to date are in the amount of \$13,662.50. Other income is Interest and Earnings in the amount of \$35,475.95 to date. There is a net income to date in the amount of -4,892.15. Chris Kempton points out that the Interest is essentially covering the expenses. Kim removed the Wendl invoice for Vision Sheridan Project as the invoice will not be paid in 2024. Kim will schedule a presentation with Angela Lavis of JP Morgan regarding CD's and Investment Policy & Interest Rates at a date in 2025 yet to be determined.

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 Robert Dixon with a second by Elaine Wolfe. There was nothing further on the question. There being nothing further, the vote is as follows:

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

Correspondence.

Jennifer D'Andrea presented the Invest Buffalo Niagara (BN) 2025 membership invoice, as well as the NYSEDC 2025 membership invoice. NYSEDC increased their membership from \$850.00 from \$1,000.00 ... Chairman Chris Kempton encourages continuing to pay for that Invest BN membership and explained its value. There was a motion to renew the Invest BN Annual Membership of \$5,000.00 by Chairman Chris Kempton with a second by Clayt Ertel. There was nothing further on the question. There being nothing further, the vote is as follows:

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

There was a motion by Chairman Chris Kempton to renew the NYSDEC Membership at its increased membership rate of \$1,000.00, with a second by Peter DiBiase. There was nothing further on the question.

There being nothing further, the vote is as follows:

Vote: Ayes: Dixon, Wolfe, Powell, Ertel, DiBiase, Fix, Kempton.
Recuse: None.

Noes: None
Motion carried.

New Business.

None.

Old Business

Vision Sheridan Project Update: No updates at this time, per Jonathan Bleur.

Items Not on The Agenda

Kim received the Engagement Letter from the CPA firm of Drescher & Malecki to audit the financial statements of the Clarence Industrial Development Agency; Kim needs signature from Chairman Kempton.

Items From the Public

None.

Speakers / Presenters in Response to the RFP for Bond Transactional Legal Counsel

Three of the firms that responded to the RFP were in attendance to give a presentation. The process was that each firm will enter the meeting room one at a time in their designated time slot, present for approximately 15 minutes, offer a brief background of their firm, discuss work with other IDA's, and answer questions.

Motion to go into executive session at 8:28am to discuss "Personnel Matters"

Chris Kempton makes Motion to go into Executive Session at 8:28am to discuss "Personnel Matters" ...
Seconded by Robert Dixon. Unanimous. Larry Meckler, Steven Bengart, Paul Leone, and Jennifer D'Andrea were invited to executive session along with all board members.

Motion to adjourn Executive Session by Chris Kempton at ____am ... Seconded by _____. Unanimous.

Motion to close Board Meeting _____am by Chris Kempton ... Friendly meeting without objection.
Meeting adjourned.

Respectfully submitted by Jennifer O. D'Andrea

Next Meeting (Organizational) Thursday January 16th, 2025 – 8:15am