

**TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

February 20th, 2025 MEETING MINUTES

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

Present were Elaine Wolfe, Clayt Ertel, Lauren Fix, Robert Dixon and Chris Kempton. Peter DiBiase and Mary Powell arrived shortly after Roll Call (CR). Also present were Paul Leone, Steven Bengart, Peter DiCostanzo, Councilman/Liaison, Kimberly Ignatowski and Jennifer D'Andrea.

Minutes of January 16th 2025

There was a motion to approve the meeting minutes of the January 16th, 2025 with edits of Steve Bengart and Jennifer Strong were not on the agenda. There was a motion to accept the meeting minutes and edits by Elaine Wolfe with a second by Clayt Ertel. The vote was as follows:

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

Treasurer's Report

Chris Kempton presented the Treasurers Report. As of February 20, 2025, the expenses are in the amount of \$20,819.00. Fees received to date are in the amount of \$0.00. Other Interest & Earnings in the amount of \$3,683.07. There is a net income to date in the amount of -17,135.93. There being no further discussion, there was a motion to accept the treasurers report by Clayt Ertel with a second by Mary Powell. The vote was as follows:

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

Correspondence.

Jennifer D'Andrea distributed packets of items from the last board meeting to those members that were absent, and also requested those same absent members to update their information on the Contact List i.e., phone number, email, mailing address. Lastly, the Signature Card and Annual Disclosure Statement for each of the board members to be turned in to Town of Clarence Town Clerk's Office.

Executive Session

A Motion to go into Executive Session on "Personnel Matters" at 8:20a.m. was made by Chairman Chris Kempton, with a second by Mary Powell, requesting Steven Bengart and Jennifer Strong wait outside the conference room, and inviting Peter DiCostanzo, Jennifer D'Andrea, and Paul Leone to stay. The vote was as follows:

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

A Motion to close Executive Session and invite Steve Bengart and Jennifer Strong to come back into the meeting, was made at 8:23a.m. The vote was as follows:

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

A motion to appoint Larry Meckler and Steve Bengart as Assistant Secretary and Co-General Counsel was made by Chris Kempton with a second by Clayton Ertel. The vote was as follows:

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

Old Business:

Jonathan Bleur to present the Vision Sheridan Drive Project ... The plan is done and the plan is final. Jonathan stated that while he didn't like the process and moving forward it needs to be quicker, he does like the final product. He gave a binder of the final plan to all board members to review. Jonathan would like them to take a month to review and then take a vote on the final plan at the March 20th, 2025 Clarence IDA board meeting. He also encouraged them to attend the State of Development on Thursday February 27th, 2025 at 8:30a.m. at the Clarence Town Hall or via live stream.

New Business.

None.

Public Comments

None.

Items Not on The Agenda

Kim Ignatowski mentioned she will be working with the auditors Drescher & Malecki for two days at the Town of Clarence.

Bond Transactional Legal Counsel.

Brief discussion. Chris Kempton makes a motion to retain Jennifer Strong as the Clarence IDA Bond Transactional Legal Counsel. There was a second by Elaine Wolfe. There was nothing further on the question and the vote was as follows:

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

Contact List was updated, Annual Disclosure Statements and Signature Cards were completed by all in attendance.

There was a friendly motion to adjourn the meeting was adjourned at 9:27 a.m.

Respectfully Submitted,

Jennifer O. D'Andrea