

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

July 17th, 2025 MEETING MINUTES

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

Present were Robert Dixon, Clayt Ertel, Elaine Wolfe, Peter DiBiase and Lauren Fix. Mary Powell was absent. Also present were Jennifer Strong, Paul Leone, Jennifer D’Andrea. Sean Hopkins, Attorney for Whiteledge Properties, LLC/ William (Bill) Burke LLC and attending the Public Hearing with his client, was also in attendance.

Public Hearings

Motion to open the public hearing for Whiteledge Properties, LLC at 8:16 a.m. by Lauren Fix, seconded by Clayt Ertel.

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

Introduction of the attorney Sean Hopkins, by Paul Leone and a brief description of property, i.e. 9105 Sheridan Drive near Sheridan and Main Street on a 2.8 acre lot size, 35,000sf mixed use including retail, apartments and townhouses 7 year PILOT, Sales Tax Exemption, Mortgage Recording Tax and this is considered a spec building. Questions were then opened to the public for the attorney and President of Whiteledge Properties to respond to. Bill Burke gave a brief summary of his experience, added in terms of Architecture the look is what the Town of Clarence is looking for; they are going through the final engineering details and waiting for approval; they are hoping to break ground in the fall and complete in one phase. Estimated time frame is sixteen (16) months. and indicated he will also have his corporate office at the property.

Motion to close the public hearing for Whiteledge Properties, LLC at 8:25 a.m. by Chris Kempton, seconded by Clayt Ertel.

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

New Business.

Whiteledge Properties, LLC Resolution: Chris Kempton made a motion to approve inducement for 7-year PILOT, Sales Tax Exemption, Mortgage Recording Tax; Seconded by Clayt Ertel.

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

Minutes of June 19th, 2025

There was a motion to approve the meeting minutes of the June 19th, 2025. There was a motion to accept the meeting minutes Elaine Wolfe with a second by Robert Dixon. The vote was as follows:

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

Treasurer's Report

Peter DiBiase presented the Treasurers Report/Financial Statements. As of July 17th, 2025, the expenses are in the amount of \$36,323.59. Fees received to date are in the amount of \$1,500.00. Other Interest & Earnings in the amount of \$17,519.75. There is a net income to date in the amount of -17,303.84. There being no further discussion, there was a motion to accept the treasurers report by Lauren Fix with a second by Elaine Wolfe. The vote was as follows:

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

Correspondence.

N/A

Old Business

Consent for Burke Homes – Jennifer Strong updated the board stating that the original Burke Homes project from 2021 was a refinance and they wanted to transfer the title of the property to a new entity. However, after working on the project discussing details it has been decide that this is an assignment and assumption project and as they are switching from construction financing to permanent financing, a new application is required to be submitted to the board.

Items Not on The Agenda

Some discussion around solar farms and what the other IDA's are doing around the state. New York State says that solar farms can be created under certain conditions and can benefit from tax breaks (2017 law), however, the law allows for the IDA's to say no. Discussions to continue in the future regarding the conflict between state law and town code.

There was a motion to adjourn the meeting at 8:46 a.m. by Clayt Ertel with a second by Mary Powell. The vote was as follows:

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

Respectfully Submitted,
Jennifer O. D'Andrea