

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

June 19th, 2025 MEETING MINUTES

Chairman Chris Kempton called the meeting to order at 8:15 a.m. Chris advised us he had to leave at 8:45 a.m. for a licensing appointment.

Present were Robert Dixon, Mary Powell, Clayt Ertel, and Elaine Wolfe. Peter DiBiase and Lauren Fix were absent. Also present were Jennifer Strong, Paul Leone, Kimberly Ignatowski and Jennifer D'Andrea. Anthony M. Kroese, Attorney for Custom Controllerz and attending the Public Hearing with his client, was also in attendance.

Motion to open Public Hearing at 8:25 a.m.

Minutes of May 15th, 2025

There was a motion to approve the meeting minutes of the May 15th, 2025. Elaine advised of a minor correction at the bottom of the agenda regarding next meeting date. There was a motion to accept the meeting minutes with the correction by Elaine Wolfe with a second by Clayt Ertel. The vote was as follows:

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

Absent: Fix, DiBiase

Noes: None
Motion carried.

Treasurer's Report

Kim Ignatowski presented the Treasurers Report. As of June 19th, 2025, the expenses are in the amount of \$35,128.59.00. Fees received to date are in the amount of \$1,000.00. Other Interest & Earnings in the amount of \$11,840.99. There is a net income to date in the amount of -22,287.60. There being no further discussion, there was a motion to accept the treasurers report by Clayt Ertel with a second by Robert Dixon. The vote was as follows:

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

Absent: Fix, DiBiase

Noes: None
Motion carried.

Correspondence.

N/A

Old Business

- a) Per Paul Leone, Dynabrade Project is on hold and "back to the drawing board" as they are not going to build a new building, however, possibly an addition to existing building.

New Business.

Dean Architect Resolution: Jennifer Strong presented and explained the refinancing of the Dean Architect building with the existing PILOT program. He is not seeking additional benefits, just the refinancing. There is a \$500.00 Clarence IDA fee to process and the standard attorney fee. There was a motion to accept the Resolution to give consent to the refinancing:

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

Public Hearings

Motion to open the public hearing for Custom Controllerz at 8:25 a.m.

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

- (1) **Custom Controllerz:** they've been in business 14 years and Amazon and WalMart.com among others, fulfill orders. They make custom video game controllers and looking to do an expansion on approximately 12 acres of land at 8003 Transit Road. It's a project over 1 million dollars. Being a manufacturer, they qualify for a ten (10) year PILOT. 6 full time jobs, 6 part time jobs. No questions from the public. There was a motion to close Public Hearing for Custom Controllerz at 8:28 a.m.

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

Motion to open the public hearing for RJS Development at 8:25 a.m.

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

- (2) **RJS Development:** located at 10180 Main Street, a new build development, 36,000 mixed-use building 7-year PILOT, total value of the project is 5.5 million. Questions were asked about the housing: they are rental apartments and prices will be ranging from \$2,000-\$2,700 per month. After no more questions were asked, a motion was made to close the public hearing and return to regular meeting at 8:32 a.m.

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

Chairman Chris Kempton makes a motion to induce the Custom Controllerz project:

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

Chairman Chris Kempton makes a motion to induce the RJS Development project:

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

Items Not on The Agenda

Noel Dill of Stephen Development attended and gave a presentation / update of the Solar Industrial Park project they've been working on for the last few years. They are looking to opening 400 feet more of road which will create 4 more building lots for industrial businesses and are currently leasing for Phase One of the 9.8 megawatt community. He also shared some of the benefits to the rest of the community outside of the solar park. There were a lot of questions from various board members. Discussions will continue.

There was a motion to adjourn the meeting at 9:12 a.m. by Clayt Ertel with a second by Mary Powell. The vote was as follows:

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

Absent: Fix, DiBiase

Noes: None
Motion carried.

Respectfully Submitted,
Jennifer O. D'Andrea