

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

**June 19<sup>th</sup>, 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 15<sup>th</sup>, 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      Noes: None  
Recuse: None.      Absent: Fix, DiBiase      Motion carried.

## Public Hearings

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

(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.

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

Vote: Ayes: Kempton, Powell, Ertel, Dixon, Wolfe  
Noes: None  
Recuse: None.  
Absent: Fix, DiBiase  
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  
Noes: None  
Recuse: None  
Absent: Fix, DiBiase  
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 BIS Development project:

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