

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

**March 20<sup>th</sup>, 2025 MEETING MINUTES**

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

Present were Elaine Wolfe, Lauren Fix, Robert Dixon, Mary Powell, Peter DiBiase and Chris Kempton. Absent was Clayt Ertel. Also present were Aaron Eisen Town of Clarence Ethics Chair, Paul Leone, Steven Bengart, Peter DiCostanzo Town of Clarence Councilman/Liaison, Kimberly Ignatowski and Jennifer D'Andrea.

**Minutes of March 20<sup>th</sup>, 2025**

There was a motion to approve the meeting minutes of the March 20<sup>th</sup>, 2025. There was a motion to accept the meeting minutes by Mary Powell with a second by Lauren Fix. The vote was as follows:

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

**Treasurer's Report**

Peter DiBiase and Kim Ignatowski presented the Treasurers Report. As of March 20, 2025, the expenses are in the amount of \$24,243.00. Fees received to date are in the amount of \$0.00. Other Interest & Earnings in the amount of \$8,288.19. There is a net income to date in the amount of -15,954.81. There being no further discussion, there was a motion to accept the treasurers report by Elaine Wolfe with a second by Bob Dixon. The vote was as follows:

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

**Speaker / Presentation**

**Jerry Manhard, Chief Lending Officer of the Erie County Industrial Development Agency (ECIDA):**

Jerry distributed folders with ECIDA information, specifically Loan Programs to help businesses grow. Women & Minority Owned Businesses are extended a 2% discount ... other fixed rate term loans and lines of credit focusing on businesses such as commercial contractors, trades, day care, agri-business ... loans are not applicable for real estate businesses, construction businesses, or to refinance debt. ECIDA also offers Micro-Enterprise loans for established businesses, not start-ups. Jerry referenced ECIDA also sets up foreign trade zones and if a business owner pays over 100k in tariffs they should call ECIDA to assist. More information can be found by visiting: [www.TradeZone.gov/FTZ](http://www.TradeZone.gov/FTZ)

**Correspondence.**

N/A

**Old Business**

Jonathan Bleur and Andrew Schaeffer ... At the February 17<sup>th</sup>, 2025 Clarence IDA meeting, the Board was provided the final Vision Sheridan plan in which they have a month to review, discuss and take a vote on the final plan at this March 20<sup>th</sup>, 2025 meeting. Chris Kempton makes a motion to adopt the study in its final form and recommend the town incorporate into tits master plan.

On the question: Steve Bengart states the official name for the plan is Vision Sheridan Neighborhood Master Plan.

Peter DiBiase second on the question.

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

**New Business.**

No new business officially. However, there was some discussion of applications that are expected to be submitted.

**Public Comments**

N/A

**Items Not on The Agenda**

**Aaron Aisen:** the chairman of the Town of Clarence Ethics Board attended the IDA meeting to sit in on the IDA meeting, learn more about it and discuss what his role is on the Ethics Board.

**Kim Ignatowski:** (1) Kim received all the questionnaires regarding Pilot programs and will be sending to Auditors. (2) Outstanding PILOT programs: Apex ... Paul Leone said he will reach out for status.

**Steve Bengart:** Steve Bengart gave his notice of resignation from the Clarence IDA, citing he was also resigning as Deputy Town Attorney for the Town of Clarence to another municipality. Steve expressed how much he enjoyed his time working with both the Town and IDA. A motion was made by Chris Kempton to accept Steve's resignation effective immediately, with a second by Lauren. The vote was as follows:

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

Elaine Wolfe indicated that she will not be at the April 17<sup>th</sup>, 2025 meeting. Lauren Fix advised she will not be in attendance either. Jennifer D'Andrea will reach out to the board to establish a quorum in advance of the April meeting.

There was a friendly motion to adjourn the meeting at 9:01 a.m. with a second by Mary Powell. The vote was as follows:

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

Recuse: None.

Absent: Ertel

Motion carried.

Respectfully Submitted,

Jennifer O. D'Andrea