

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

May 15th, 2025 MEETING MINUTES

Clayt Ertel called the meeting to order at 8:15 a.m.

Present were Clayt Ertel, Robert Dixon, Mary Powell, Peter DiBiase, Lauren Fix and Elaine Wolfe. Chairman Chris Kempton was absent and Clayt Ertel was interim Chair. Also present were Jennifer Strong, Peter DiCostanzo Town of Clarence Councilman/Liaison, Paul Leone, Jonathan Bleur Town of Clarence Planning & Zoning Department, Kimberly Ignatowski and Jennifer D'Andrea.

Minutes of May 15th, 2025

There was a motion to approve the meeting minutes of the May 15th, 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, Ertel, Dixon, Wolfe, Fix.
Recuse: None.

Absent: Kempton

Noes: None
Motion carried.

Treasurer's Report

Peter DiBiase and Kim Ignatowski presented the Treasurers Report. As of May 15th, 2025, the expenses are in the amount of \$33,115.00. Fees received to date are in the amount of \$500.00. Other Interest & Earnings in the amount of \$9,092.02. There is a net income to date in the amount of -23,522.98. There being no further discussion, there was a motion to accept the treasurers report by Robert Dixon with a second by Elaine Wolfe. The vote was as follows:

Vote: Ayes: DiBiase, Powell, Ertel, Dixon, Wolfe, Fix.
Recuse: None.

Absent: Kempton

Noes: None
Motion carried.

Correspondence.

Buffalo Business First IDA Section / Supplement to the Annual Book of Lists. All of the other IDA's advertise. Clarence never has, although its something to consider. Its an excellent resource and wide distribution.

Old Business

- a) Per Paul Leone, Dynabrade Project is on hold.
- b) Discussion on potential Solar Farm Project. There are mixed reviews from the board members as well as the research and data. Jonathan Bleur led the discussion and provided a lot of great information. He stated by law, a

town has to allow solar panels somewhere so the Town compromised to make sure any solar panel projects are to be in an industrial / commercial zone only, not Agricultural zone. This will be an on-going discussion.

New Business.

- a) There is over 100 million dollars sitting in projects right now, that has been sitting there for 25 + years that cannot be used due to existing IDA laws and restrictions. There was discussion surrounding some thoughts on how funds could be utilized within the law, as well as how to possibly change the law to use funds for improvements. How can IDA's spend money to develop their municipalities and communities? This is a preliminary discussion that may or may not be revisited in the near future.
- b) Custom Controllerz, makes custom video game controllers, 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. They will create 6 full time jobs, 6 part time jobs. After discussion (we do not need a vote), we will do an IMPLAN Study. We will also submit a Public Hearing Notice by June 5th and plan for Public Hearing June 19th, 2025.
- c) RJS Development – 10180 Main Street, a new build development, 20 apartment units, small grocer mixed-use 5.5-million-dollar project. Will create 5 full time jobs, 5 part time jobs. Full application submitted and when check is submitted, an IMPLAN Study will be conducted. We will also submit a Public Hearing Notice by June 5th and plan for the Public Hearing June 19th, 2025.
- d) Edge Development – Application has been submitted but not fully completed and some sections will need to be corrected; 9105 Sheridan Drive, mixed-use 7.7-million-dollar project, however, the IDA approved portion of the project is 3 million and will need to be clarified to applicant; project qualifies for a 7-year PILOT. Will submit for IMPLAN Study when application is complete and application fee has been submitted.

Public Comments

N/A

Items Not on The Agenda

Clayt Ertel brought up one of the top ten manufacturers in WNY according to Buffalo Business First is Wilson Greatbatch in Clarence, total revenue 1.72 million, 865 local employees and 11,000 nationwide.

There was a motion to adjourn the meeting at 9:12 a.m. by Lauren Fix with a second by Robert Dixon. The vote was as follows:

Vote: Ayes: DiBiase, Powell, Ertel, Dixon, Wolfe, Fix.
Recuse: None.

Absent: Kempton

Noes: None
Motion carried.

Respectfully Submitted,
Jennifer O. D'Andrea