

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

July 18, 2024 Meeting

Chairman Chris Kempton called the meeting to order at 8:15 a.m. Present were Peter DiBiase, Robert Dixon, Elaine Wolfe, Mary Powell, Clayt Ertel, Paul Leone and Chairman Kempton. Lauren Fix was out of town and Mary Powell came in a few minutes late. Also present were, Larry Meckler, Steve Bengart, Peter DiCostanzo, Jennifer Strong, Kimberly Ignatowski, Cynthia Rosel and Jennifer D'Andrea.

Minutes of June 20, 2024.

There was a motion to accept the minutes of the June 20, 2024 meeting by Robert Dixon with a second by Elaine Wolfe. There was nothing on the question.

Vote: Ayes: DiBiase, Dixon, Wolfe, Ertel, Kempton. Noes: None
Recuse: None Absent: Fix, Powell (absent from vote). Motion carried.

Treasurer's Report.

Peter DiBiase & Kim Ignatowski gave the Treasurers Report. As of July 18, 2024 expenses are in the amount of \$39,229.00. Fees received to date are in the amount of \$4,375.00. Other income is Interest and Earnings in the amount of \$16,594.52 to date. There is a net income to date in the amount of -18,259.48. There being no further discussion, the Chairman asked for a motion to accept the financials. There was a motion to accept the financial statements by Clayt Ertel with a second by Elaine Wolfe. There was nothing further on the question. There being nothing further, the vote is as follows:

Vote: Ayes: DiBiase, Dixon, Wolfe, Ertel, Kempton. Noes: None
Recuse: None Absent: Fix, Powell (absent from vote). Motion carried

Correspondence.

None.

**Vision Sheridan Project Update. JONATHAN & ANDREW UNABLE TO ATTEND MEETING>
KIM IGNATOWSKI PRESENTED THEIR UPDATE**

The Vision Sheridan project has a signed approval on the draft and Wendel is working on the final with no adjustments to the dollar amounts. Jonathan and Andrew will continue to work with Wendel to finalize the plan. Discussion will continue at the next meeting.

New Business.

There was open discussion around debating mixed use and other projects, enhancement zones, policies, and workforce requirements, however, no new applications or other official notices have been proposed and/or submitted, however, detailed discussion points are as follows:

Board continues to consider amending policy to place restrictions on multi-unit housing. A discussion centered around the town's zoning laws and master plan. Town of Clarence seeks to create a diverse tax base between residential and commercial development in order to create a more balanced tax base that does not unduly burden one land use over the other. Commercial development within the town also supports the town's residents by supplying goods and services with reasonable access. The Town has prioritized commercial development within its existing commercially zoned developed and developing areas in an effort to achieve a more balanced land assessed value.

Reported in the Town's Comprehensive Plan known as Clarence 2030, and adopted by the Town in December of 2016, the total share of assessed value for commercial was 12%, while the share of assessed value for other land uses such as residential-single family was 88%. This imbalance has been created by the sustained demand and production of residential-single family homes vs. only modest growth in commercial development.

A discussion also centered on the how Infrastructure development (public sewers) has been primarily privately funded with a focus on serving residential development, whereby limiting the opportunity for any significant collective or impactful commercial development. Limited sewer capacity places a constraint on future commercial development throughout the town. Many commercial development opportunities rely on individual septic systems which require high investment, higher maintenance costs, and additional land to support.

The Town of Clarence Industrial Development Agency (TCIDA) mission is to promote commercial development within the Town by using financial incentives. The TCIDA generally supports the goals and objectives of the Town of Clarence as presented through the Town's comprehensive planning efforts. Current economic conditions, infrastructure limitations, and zoning restrictions make mixed-use projects financially viable by combining commercial space with residential apartments.

Mixed-use projects create a certain density of living and place that compliment commercial development needed by the Town. The Town is not pro-actively seeking the development of multi-family housing units but will approve such projects with a required commercial development component in order to achieve a more balanced tax base. Exclusively multi-family housing projects are prohibited by Town code, whereby preventing multi-story large tract apartment buildings without essential commercial space provided on-site.

There was a discussion about the status of other IDA's written policies with regards to multi-unit housing. It appears no other WNY IDA has a written policy prohibiting or promoting multi-unit housing but Amherst IDA is currently considering a policy. There was discussion about establishing workforce affordability requirements like other IDA's. A discussion about the ability to track such requirements and the fact that the size of such projects in Clarence will likely be minimal. There is general agreement from the board that the IDA commitment should be focused on eligible commercial projects and continue to monitor the other IDA's policy on multi-unit housing.

The board will continue to consider multi-unit housing only when it includes commercial

development according to NYS regulations in order to promote a more diverse tax base according to the town's master plan. The board will continue to monitor other local IDA's policies on the issue and workforce requirements. "

Old Business

DIMAR requested a three (3) month sales tax extension, as their current right to sales tax exemption will be expiring August 16th, 2024 ... the CIDA policy ... Jennifer Strong will have an official written resolution for the August 15th, 2024 meeting. The board presented a motion to do the resolution verbally ... CHRIS made a motion to extend for three (3) months; MARY seconded ... STEVE suggested for consistency's sake with the six (6) month no fee extension CIDA policy, extend it six (6) months versus three (3) months ... CHRIS AMMENDED HIS MOTION: extend for six (6) months ... MARY seconded ... unanimous ...

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

Motion carried.

Public Comments

N/A

Items Not On The Agenda

Kim advised that she will be working with Mary and Peter on the 2025 Budget and will present at the August 15th, 2024 CIDA meeting

Motion to adjourn the meeting, meeting adjourned at 9:08 a.m.

Respectfully submitted by Jennifer O. D'Andrea