

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

July 16th, 2026 MEETING MINUTES

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

Present were: Chris Kempton, Clayt Ertel, Peter DiBiase, Robert Dixon. Also present were Larry Meckler, Jennifer Strong, Kim Ignatowski, Jennifer D'Andrea, Paul Leone, Peter DiCostanzo. Absent were Elaine Wolfe, Lauren Fix, Mary Powell.

Minutes of June 18th, 2026

There was a motion to approve the meeting minutes of June 18th, 2026. The motion was made by Clayt Ertel with a second by Robert Dixon. The vote was as follows:

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

Treasurer's Report

Peter DiBiase presented the Treasurer's Report. As of June 18th, 2026, the Total Expenses are in the amount of \$41,545.00. Other Interest & Earnings in the amount of \$15,129.43. There is a net income to date in the amount of \$69,081.92. There being no further discussion, a motion was made by Clayt Ertel with a second by Robert Dixon. The vote was as follows:

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

Correspondence

Notification of opportunity to advertise in Buffalo Business First annual insert publication 'Invest Buffalo Niagara' which includes all local IDA's. There being no further discussion, a motion was made by Chris Kempton with a second by Robert Dixon. The vote was as follows:

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

New Business

R. E. McNamara:

Richard McNamara, Patrick McNamara, along with their attorney Sean Hopkins, attended the IDA meeting to give a presentation on a proposed project. R.E. McNamara is proposing the Samuel's Grand Manor Redevelopment, a

mixed-use property with two components: the continued existence of Samuel's Grand Manor, and the development of The Row at Samuel's (a luxury multifamily residential community) adjacent to Samuels Grand Manor. They are requesting IDA incentives and a PILOT agreement. This was the initial presentation. After an depth discussion, it was determined the proposal needed to be revised and additional information needed to be provided. R.E. McNamara will then present at a future IDA meeting when they are ready.

Old Business

Dynabrade, Inc.:

Attorney Jennifer Strong provided a brief update that Dynabrade project is still moving forward and they are in good communication as their progress. They have to close by February 2027 when their inducement expires.

Whiteledge Properties, LLC

After a brief discussion, a motion was made to extend the sales tax inducement as it expires July 18th, 2026, as well as charge a \$2,500.00 fee per the fee schedule. There being no further discussion, a motion was made by Chris Kempton with a second by Robert Dixon. The vote was as follows:

Vote: Ayes: Kempton, Ertel, Dixon, DiBiase

Recuse: None

Absent: Wolfe, Fix, Powell

Noes: None

Motion carried

Items Not on The Agenda

N/A

Public Comments

N/A

There was a motion to adjourn at 9:34 a.m. by Chris Kempton with a second by Peter DiBiase. The vote was as follows:

Vote: Ayes: Kempton, Ertel, Dixon, DiBiase

Recuse: None

Absent: Wolfe, Fix, Powell

Noes: None

Motion carried

Respectfully Submitted,

Jennifer O. D'Andrea