

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

**June 18<sup>th</sup>, 2026 MEETING MINUTES**

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

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

**Minutes of May 21<sup>st</sup>, 2026**

There was a motion to approve the meeting minutes of May 21<sup>st</sup>, 2026. The motion was made by Mary Powell with a second by Lauren Fix. The vote was as follows:

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

**Treasurer’s Report**

Peter DiBiase presented the Treasurer’s Report. As of June 18<sup>th</sup>, 2026, the Total Expenses are in the amount of \$40,485.00. Other Interest & Earnings in the amount of \$15,075.69. There is a net income to date in the amount of \$67,588.18. There being no further discussion, there was a motion to accept the Treasurer’s Report by Chris Kempton with a second by Clayt Ertel. The vote was as follows:

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

**Correspondence**

Notification of increase of allocation from Empire State Development was received via first class mail.

**Old Business**

**The Farm Clarence, LLC – Resolution Extending Sales Tax:**

Attorney Jennifer Strong summarized that The Farm Clarence, LLC closed on the project, mortgage and PILOT are in place. All fees have been paid. A formal request for sales tax extension was submitted due to the delays with start of construction. There being no further discussion, there was a motion to approve the request by Chris Kempton with a second by Mary Powell. The vote was as follows:

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

## New Business

### **Clarence IDA Fee Schedule:**

A brief discussion surrounding the Clarence IDA Fee Schedule comparative to other area IDA's, and the possibly of revising, as this has not been revisited in several years. This will be an agenda item at a future meeting. Date yet to be determined.

### **R. E. McNamara:**

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 a brief introductory conversation. Further discussions to ensue.

## Items Not on The Agenda

N/A

## Public Comments

N/A

There was a motion to adjourn at 9:19 a.m. by Lauren Fix with a second by Robert Dixon. The vote was as follows:

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

Absent: None

Noes: None  
Motion carried

Respectfully Submitted,  
Jennifer O. D'Andrea