

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

March 19th, 2026 MEETING MINUTES

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

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

Minutes of January 15th, 2026

There was a motion to approve the meeting minutes of January 15th, 2026, as amended. The motion was made by Chris Kempton with a second by Elaine Wolfe. The vote was as follows:

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

Minutes of February 19th, 2026

There was a motion to approve the meeting minutes of February 19th, 2026. The motion was made by Chris Kempton with a second by Elaine Wolfe. The vote was as follows:

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

Treasurer’s Report

Peter DiBiase presented the Treasurer’s Report. As of March 19th, 2026, the Total Expenses are in the amount of \$27,807.00. Other Interest & Earnings in the amount of \$7,577.30. There is a net income to date in the amount of - \$2,860.96. There being no further discussion, there was a motion to accept the Treasurer’s Report by Chris Kempton with a second by Robert Dixon. The vote was as follows:

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

Drescher & Malecki, CPA / Auditors

Charles Trottier, CPA and Michael Krause, CPA distributed the Independent Auditor’s Report to all of the Clarence IDA Board Members and attendees, along with a packet including the Basic Financial Statements, Management Letter, Auditor

Communications and the Investment Report. The conclusion based upon the audit is that the Clarence IDA “disclosed no instances on noncompliance or other matters that are required to be reported under Government Auditing Standards.” There was a motion to accept the audit by Chris Kempton with a second by Robert Dixon. The vote was as follows: Vote:

Ayes: Kempton, Fix, DiBiase, Wolfe, Dixon, Powell
Recuse: None.

Absent: Ertel

Noes: None
Motion carried

Correspondence

N/A

Old Business

Dynabrade, Inc. Expansion Project - Update

Jennifer Strong provided the update for the project: Dynabrade has paid the ¼ of the 1% IDA fee. They are financing themselves and not having to work with a bank so the project is moving along quickly. Dynabrade is hoping to close late-May.

The Farm Clarence, LLC Development - Update

Jennifer Strong provided the update for the project: The project initially applied for in the name of RJS Development / RSA Development is now in the name of The Farm Clarence, LLC. As per Jennifer Strong’s request, they provided an official letter requesting The Farm Clarence, LLC to take title of the project and are taking next steps in the project process.

Whiteledge Properties, LLC

Jennifer Strong provided the update for the project: Whiteledge Properties, LLC has received their mortgage commitment and are moving forward with the project. The project was approved in July 2025 and is expected to close by July 2026.

Items Not on The Agenda

N/A

Public Comments

N/A

There was a motion to adjourn at 9:16 a.m. by Chris Kempton with a second by Elaine Wolfe. The vote was as follows:

Vote: Ayes: Kempton, Fix, DiBiase, Wolfe, Dixon, Powell

Recuse: None.

Absent: Ertel

Noes: None

Motion carried.

Respectfully Submitted,

Jennifer O. D'Andrea