

TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

May 21st, 2026 MEETING MINUTES

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

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

Minutes of April 16th, 2026

There was a motion to approve the meeting minutes of April 16th, 2026. The motion was made by Elaine Wolfe with a second by Robert Dixon. The vote was as follows:

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

(Chairman Chris Kempton abstained from the vote, as he was absent at the April 16th meeting).

Treasurer's Report

Peter DiBiase presented the Treasurer's Report. As of May 21st, 2026, the Total Expenses are in the amount of \$38,922.00. Other Interest & Earnings in the amount of \$15,029.40. There is a net income to date in the amount of \$27,851.89. There being no further discussion, there was a motion to accept the Treasurer's Report by Robert Dixon with a second by Elaine Wolfe. The vote was as follows:

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

Correspondence

Letter dated May 11th from Attorney for Custom Controllerzz, LLC for a request to extend sales tax extension an additional 6 months. This formal request and letter was sent via email to the IDA Board prior to the meeting so they had a chance to review and discuss.

Old Business

Jennifer Strong provided brief updates on three existing projects: White Ledge Properties (expected to close in July), Dynabrade (sales tax only), The Farm Clarence, LLC (expected to close in June).

New Business

Custom Controllerzz, LLC submitted a formal request for a sales tax extension an additional 6 months. Jennifer Strong explained that because the project had closed already, there is no extension fee for a post-closing sales tax extension. There being no further discussion on the matter, there was a motion to approve the sales tax extension by Clayt Ertel with a second by Peter DiBiase. The vote was as follows:

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

Items Not on The Agenda

Discussions surrounding the Industrial Development Agency Fee Schedule. Board to review existing fee schedule and discuss at next Clarence IDA meeting Thursday June 18th, 2026.

Public Comments

Representative from National Fuel Jacob Kinberg discussed gas line upgrades and always working on expansions of the lines. He also discussed general process of expansions on projects. Government Affairs Department could discuss in more detail.

There was a motion to adjourn at 8:51 a.m. by Chris Kempton with a second by Clayt Ertel. The vote was as follows:

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

Respectfully Submitted,
Jennifer O. D’Andrea