

Niagara County Industrial Development Agency

Niagara County Center for Economic Development • 6311 Inducon Corporate Drive, Ste. 1 • Sanborn, NY 14132

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: February 18, 2026
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

1.0 Meeting Called to Order

The regular meeting of the Niagara County Industrial Development Agency was called to order by Chairmen Onesi at 9:00 a.m.

2.0 Roll Call

Mark A. Onesi, Chairperson	Present
Jason Krempa, First Vice Chairman	Present
William L. Ross, Secretary	Excused
Mark Berube, Assistant Secretary	Present
Ryan J. Mahoney, Member	Present
David J. Masse, Member	Present
William Fekete, Member	Excused
Susan C. Langdon, Member	Present

3.0 Introduction of Guests

Rob Creenan, Niagara Gazette
Jim Fink, WBEN Radio
Jonathan Epstein, Buffalo News
Robert Panasci, Somerset Solar, LLC

Staff Present

Andrea Klyczek, Executive Director
Jeremy Geartz, Director of Business Development & Retention
Michael S. Dudley, Director of Finance & Real Estate
Susan Barone, Grants, Loans, & Compliance Manager
Julie Lamoreaux, Office & HR Administrator
Joseph Grenga, Project Manager
Mark J. Gabriele, Agency Counsel
Elizabeth Hughes, Agency Counsel

4.0 Pledge of Allegiance

Mr. Krempa led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – January 14, 2026

Mr. Berube motioned to approve the meeting minutes; Ms. Langdon seconded the motion. The motion passed.

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – January 31, 2026

Mr. Krempa stated that the monthly payables have been reviewed and found to be in order.

Mr. Krempa made a motion to approve the monthly payables; Mr. Mahoney seconded the motion. The motion passed.

6.2 Budget Variance Report – January 31, 2026

Mr. Krempa stated that the budget variance reports have been reviewed and found to be in order.

Mr. Krempa made a motion to approve the Budget Variance Report; Mr. Mahoney seconded the motion. The motion passed.

7.0 Unfinished Business

7.1 Neofab Robotics Corp.

Mr. Geartz stated that a public hearing was held for Neofab Robotics Corp. on January 27, 2026 at 2:00 p.m. at the Center for Economic Development. There were no comments made at the Public Hearing.

7.1.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF Neofab Robotics Corp. AND/OR AN INDIVIDUAL(S) OR AFFILIATE, SUBSIDIARY, OR ENTITY FORMED OR TO BE FORMED ON ITS BEHALF (AS MORE FULLY DEFINED BELOW); (ii) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, PILOT MORTGAGE AND RELATED DOCUMENTS: AND (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION FOR THE FINANCING RELATED TO THE PROJECT; AND (C) A PARTIAL ABATEMENT OF REAL PROPERTY TAXES RELATED TO THE PROJECT, AND (D) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

Mr. Krempa made a motion to approve the Final Resolution, Ms. Langdon seconded the motion. The Motion passed.

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse	x			
William Fekete				x
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.0 New Business

8.1 Somerset Solar, LLC

Ms. Klyczek stated that Somerset Solar, LLC will be constructing a 125MWac Utility Scale solar project in the Town of Somerset. This project will connect to the existing 345 kV Kintigh Substation. The construction of this facility will lead to 98 construction jobs, and 2 permanent positions to maintain the facility.

A resolution unanimously passed by the Town of Somerset Board supporting the Somerset Solar, LLC application to the Niagara County Industrial Development Agency for a Property Tax & Sales Tax Agreement. The resolution also states that this project is subject to Real Property Tax Law 575-b, which mandates solar projects of at least one megawatt to be assessed for real property tax values under the Discounted Cash Flow methodology using a model formula and discounted rates established by the NY State Department of Taxation and Finance. This assessment determination enables the Town to define tax payments, providing property tax stability to each of the affected taxing jurisdictions, which will be provided through the NCIDA application process.

Mr. Panasci stated that Somerset Solar, LLC has entered into an agreement to lease the land. They are hoping to start construction by the end of the year. He anticipates the project will be complete in two years.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF SOMERSET SOLAR, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF SOMERSET SOLAR, LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Krempa made a motion to approve the Preliminary Resolution, Mr. Mahoney seconded the motion. The Motion passed.

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse	x			
William Fekete				x
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Onesi stated that there will be a Public Hearing for Somerset Solar, LLC on March 11, 2026 at 2:00 p.m. at the Town of Somerset Town Hall.

Mr. Berube made a motion to approve the Public Hearing, Mr. Krempa seconded the motion. The Motion passed.

9.0 Agency Counsel

Agency Counsel had no comments at this time.

10.0 Information Items

There were no information items at this time.

11.0 Any Other Matters the Board Wishes to Discuss

There were no other matters the Board wished to discuss.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: March 18, 2026

TIME: ** 9:00 a.m. **

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Berube made a motion to adjourn; Mr. Krempa seconded the motion. The meeting adjourned at 9:12 p.m.

Respectfully Submitted:

Reviewed By:

Approved By:



Julie Lamoreaux
Recording Secretary



Andrea Klyczek
Executive Director



Mark Berube
Assistant Secretary