

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: May 13, 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

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

3.0 Introduction of Guests

Rob Creenan, Niagara Gazette
Jim Fink, WBEN Radio
Jonathan Epstein, Buffalo News
Keith Silva, Cypress Creek Energy
William O'Leary, Cypress Creek Energy
Brienne Zhang, VisoneCo Site Development, LLC
Tom Celik, VisoneCo Site Development, LLC
Kevin M. Clyne, CRE, Cullen & Dykman LLP

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. Lamoreaux led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – March 18, 2026

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – March 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 Agency Payables – April 30, 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; Ms. Langdon seconded the motion. The motion passed.

6.3 Budget Variance Report – March 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. Fekete seconded the motion. The motion passed.

6.4 Budget Variance Report – April 30, 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

8.0 New Business

8.1 Bridge Street Landing, LLC

Mr. Geartz stated that Bridge Street Landing, LLC is requesting a 15-year PILOT, Sales Tax Abatement, and Mortgage Recording Tax Abatement. Following remediation and the installation of necessary public infrastructure, housing units will be built at 78 Bridge Street, North Tonawanda. The project will include a 4-story building with 114 market-rate units, 9 waterfront vacation rental units, and 2,000 sq ft of commercial space. Additionally, the project will construct a single story 10-unit garage building for tenant use. The residential space is approximately 130,000 sq. ft. and the units will be 1 and 2 bedrooms that range from 720 -1200 sq. ft. As part of the project, build out there will be a river walk, providing river front access to the public.

The project has already been accepted into the NYS DEC Brownfield program and Niagara County has submitted a grant application to assist with the installation of the infrastructure. The project will also deliver a public river walk to provide riverfront access to the public.

Representatives for the project discussed the significant remediation and infrastructure costs associated with the brownfield site, including environmental remediation, PFAS-related groundwater monitoring requirements, shoreline stabilization, utility relocation work, and increased construction costs due to inflation and interest rates. Representatives also explained that the project aligns with the City of North Tonawanda's momentum and downtown revitalization plans.

Ms. Klyczek added that the Agency has been in contact with the Mayor of the City of North Tonawanda regarding the benefits of this project. The company is taking extra steps to ensure the façade of the building fits the atmosphere of the waterfront. It was also important for people to have public access to the waterfront. The city is in support of this project.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF BRIDGE STREET LANDING LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF BRIDGE STREET LANDING LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Berube made a motion to approve the Final 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>
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse				x
William Fekete	x			
Susan C. Langdon	x			
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be scheduled on May 28, 2026 at 2:00 p.m. at the North Tonawanda City Hall.

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

8.2 Macerich Niagara LLC

Ms. Klyczek stated that Macerich Niagara LLC has requested a tax agreement in response to evolving consumer habits, declining foot traffic, rising operating costs, and the continued shift in consumer spending toward e-commerce. Collectively, these factors have created a challenging environment for shopping centers throughout the Northeast.

Representatives of Macerich Niagara LLC have worked collaboratively with the Town of Niagara to negotiate a tax stabilization agreement. The proposed annual host community agreement and annual tax payment are intended to provide greater financial predictability and long-term stability for both parties.

Mall occupancy has steadily declined since 2019, with more than one-third of existing leases scheduled to expire within the current year. In addition, the property's assessed value has decreased by approximately \$82 million since 2010.

A representative for the company discussed the importance of maintaining occupancy levels, preserving approximately 800 jobs associated with the mall, and stabilizing operations during the current retail downturn. Board members also discussed the economic importance of the Fashion Outlets to Niagara County sales tax revenues and the surrounding community.

8.2.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF MACERICH NIAGARA LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF MACERICH NIAGARA LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Fekete made a motion to approve the Final Resolution, Ms. Alterio Brennen 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>
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse				x
William Fekete	x			
Susan C. Langdon	x			
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

8.2.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be scheduled on June 2, 2026 at 2:00 p.m. at the Town of Niagara Town Hall.

Ms. Langdon made a motion to approve the Public Hearing, Mr. Fekete seconded the motion. The Motion passed.

8.3 Fashion Outlets II LLC

Mr. Krempa stated that Fashion Outlets II LLC was covered under the previous topic of Macerich Niagara LLC.

8.3.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF FASHION OUTLETS II LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF FASHION OUTLETS II LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Fekete made a motion to approve the Final 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>
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse				x
William Fekete	x			
Susan C. Langdon	x			
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

8.3.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be scheduled on June 2, 2026 at 2:30 p.m. at the Town of Niagara Town Hall.

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

8.4 Bear Ridge Solar, LLC

Ms. Klyczek stated that Bear Ridge Solar, LLC will be constructing a 100 MWac Utility Scale solar project to be built in the Towns of Cambria and Pendleton. The project will utilize 516 acres with a connection to National Grid's Lockport-Mountain 115 kV Lines.

A joint letter from the Town of Cambria and the Town of Pendleton dated April 9, 2026 sent to the Niagara County Industrial Development Agency in support of the NCIDA entering into a tax agreement for the project. The towns made note that they do not support the project but recognize the value of entering into an agreement, which will provide tax certainty to all of the municipalities and request the NCIDA board consider the Bear Ridge Solar LLC project application. The project has already received its Article 8 siting permit from the Office of Renewable Energy Siting and Electric Transmission.

The proposed project will play a key role in advancing this market transformation and signify the responsiveness of the private sector to the State's articulated goals for more renewable energy generation. Construction and operation of the facility will contribute to meeting New York State energy policy targets.

Representatives from Cypress Creek discussed the status of the project, including the completion of permitting, interconnection agreements, and power purchase agreements. The Board also reviewed correspondence submitted jointly by the Towns of Cambria and Pendleton requesting the Agency's assistance with entering into a tax agreement for the project.

8.4.1 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 BEAR RIDGE 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.

Ms. Alterio Brennen made a motion to approve the Final Resolution, Mr. Fekete 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>
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse				x
William Fekete	x			
Susan C. Langdon	x			
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

8.4.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearings will be scheduled as follows:

Cambria Town Hall – June 9, 2026 at 5:00 p.m.

Pendleton Town Hall – June 11, 2026 at 4:00 p.m.

Ms. Langdon made a motion to approve the Public Hearing, Mr. Mahoney seconded the motion. The Motion passed.

8.5 NCDC Microenterprise Grant Approvals

Ms. Barone Stated that the IDA staff applied on behalf of the County for Microenterprise grant funds from the NYS Office of the Community Renewal. The application was approved recently for \$300,000. All grant application submitted are reviewed for eligibility and the grant funds will only be reimbursed to the applicant after they have proved sufficient receipts. The Agency held a NCDC Committee meeting on May 7, 2026. At that time, each one of these projects was reviewed by the Committee to recommend approval by the Board.

8.5.1 Buffalo Mini Collective, LLC dba Lewiston Mini Collective

Ms. Barone stated that Buffalo Mini Collective, LLC does business as Lewiston Mini Collective and is a pre-school and play space for children ages 2 to 5 located in the Village of Lewiston in 2025. The demand for Montessori-inspired learning has increased and they plan to double their physical space as well as the students per day. In addition, they will offer drop-in days and private events. They worked with SBDC to submit their application. They plan to hire 3 part-time, low-to-moderate income teacher aides. The business has requested \$25,000 in Microenterprise Grant Funds. This grant request was unanimously approved by the Committee for recommendation to the Board.

8.5.1 Buffalo Mini Collective, LLC dba Lewiston Mini Collective

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO Buffalo Mini Collective LLC.

Ms. Langdon made a motion to approve the Grant, Mr. Krempa 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>
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse				x
William Fekete	x			
Susan C. Langdon	x			
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

8.5.2 Sharon A. Perez Roman dba Hanabi Hobby

Ms. Barone stated that Sharon A. Perez Roman dba Hanabi Hobby is a specialty retail store that combines authentic anime collectibles with entertainment. They will be expanding from an online business to a physical storefront located in the Town of Niagara. SBDC assisted them in submitting their application. The owner qualifies as low-to-moderate income. The business has requested \$25,000 from the Microenterprise Grant program. This grant request was unanimously approved by the Committee for recommendation to the Board.

8.5.2 Sharon A. Perez Roman dba Hanabi Hobby

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO Sharon A. Perez roman dba Hanabi Hobby.

Mr. Fekete made a motion to approve the Grant, Mr. Krempa 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>
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse				x
William Fekete	x			
Susan C. Langdon	x			
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

8.5.3 The Lemon Room LLC

Ms. Barone stated that The Lemon Room LLC is a farm-to-glass cocktail bar with shareable appetizers operation in the Village of Wilson since 2024. They are adding an outdoor patio to expand seating and accommodate growing demand for outdoor dining and private events. They worked with SBDC to submit their application. They plan to hire 2 part-time, low-to-moderate income employees. The business is requesting a \$25,000 microenterprise grant. The grant request was unanimously approved by the Committee for recommendation to the Board.

8.5.3 The Lemon Room LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO The Lemon Room LLC.

Mr. Krempa made a motion to approve the Grant, Ms. Alterio Brennen 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>
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse				x
William Fekete	x			
Susan C. Langdon	x			
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

9.0 Agency Counsel

There were no updates at this time.

10.0 Information Items

There were no information items.

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: June 10, 2026

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Fekete made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:36 p.m.

Respectfully Submitted:

Reviewed By:

Approved By:



Julie Lamoreaux
Recording Secretary



Andrea Klyczek
Executive Director



Deanna Alterio Brennen
Assistant Secretary