

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: June 17, 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 Krempa 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	Excused
Ryan J. Mahoney, Member	Present
David J. Masse, Member	Present
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
Jacob Tierney, Buffalo Business First
Colleen Kelley, T & J Canty LLC
Meridith McDonald, T & J Canty LLC
Brody Kennedy VisoneCo Site Development
Tom Celik, VisoneCo Site Development
Peter Demakos, Candlelight Curated Inc.
Aaron Santarosa, Candlelight Curated Inc.
Jonathan Ebel, Candlelight Curated, Inc.
Michael Ventry, Ventry Development and Rentals, Inc.

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

Ms. Lamoreaux led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – May 13, 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 – May 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. Fekete seconded the motion. The motion passed.

6.2 Budget Variance Report – May 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 Macerich Niagara LLC

Mr. Geartz stated that the Agency held a Public Hearing for Macerich Niagara LLC on June 2, 2026 at 2:00 p.m. at the Town of Niagara Town Hall. 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 MACERICH NIAGARA LLC 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 AN AMENDED AND RESTATED LEASE AGREEMENT, AMENDED AND RESTATED LEASEBACK AGREEMENT, AMENDED AND RESTATED PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AND RELATED DOCUMENTS

Mr. Fekete 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>
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.

7.2 Fashion Outlets II LLC

Mr. Geartz stated that the Agency held a Public Hearing for Fashion Outlets II LLC on June 2, 2026 at 2:30 pm. at the Town of Niagara Town Hall. There were no comments made at the Public Hearing.

7.2.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF Fashion Outlets II LLC 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.

Ms. Langdon 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.

7.3 Bridge Street Landing, LLC

Mr. Geartz stated that the Agency held a Public Hearing for Bridge Street Landing, LLC on May 28, 2026 at 2:00 p.m. at the North Tonawanda City Hall. There were comments made in favor of the project.

Mr. Geartz added that the Agency received a memo from the Niagara County Brownfield Development Corporation stating that 78 Bridge Street is not eligible for assistance. Consequently, EPA eligibility requirements prohibit the use of RLF financing for this project. As a result, the project cannot access this low-interest cleanup financing source and must instead rely on alternative funding mechanisms to address environmental remediation costs. This limitation substantially increases the financial burden associated with the redevelopment of the property.

Mr. Celik stated that the project is still in the process of moving forward and requests the support of the Niagara County IDA.

Ms. Klyczek added that because of the significant cost of the remediation of the project, the company is requesting a 15-year PILOT.

7.3.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF BRIDGE STREET LANDING LLC 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. Berube made a motion to approve the Final Resolution, Mr. Masse 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.

8.0 New Business

8.1 T & J Canty LLC

Mr. Geartz stated that T & J Canty LLC is requesting a 15-year PILOT, Sales Tax Abatement, and Mortgage Recording Tax Abatement. The company Incorporated in 1969, J.M. Canty has been an innovator through the creation and development of a new type of Hyperbaric Chamber Light, used initially in diving research, simulating depths of over a mile. This specialty device was patented, and word of mouth sales led to J.M. Canty diversifying and becoming a leader across a range of industries, from biotech and pharmaceuticals to defense and aerospace.

J.M. Canty has created a specialized filtration system that can separate particulates (down to a single micron) that is used in jet fuel, oil & gas, and can be applied to semiconductor / data center technologies. Due to the demand of this state-of-the-art product, J.M. will be expanding their production capability with a 30 to 40,000 square foot expansion, housing an expansive manufacturing space, and additional laboratory equipment. This expansion also includes the need for significant hiring to meet the production demand of this device. The company is projecting 41 new jobs within three years.

Ms. Kelley added that the company is a family-owned business that started in the Town of Pendleton in 1998 and they have another location in Ireland. They have considered this expansion at both sites but they have decided to do the project in Pendleton because they have been happy in the area. Most of the employees live in Niagara County. They are looking to expand their machine shop, grow in engineering, and expand their electronic assembly area.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF T & J Canty, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF T & J Canty, 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 Preliminary 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>
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 held on June 29, 2026 at 2:00 p.m. at the Town of Pendleton Town Hall.

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

8.2 Ventry Development and Rentals, Inc.

Mr. Geartz stated that Ventry Development and Rentals, Inc. is requesting a 15-year PILOT, Sales Tax Abatement, and Mortgage Recording Tax Abatement. Ventry Concrete has been serving the Buffalo and Niagara region for over 40 years. The company seeks to expand its services by providing commercial warehousing and workshop space for contractors and businesses through the construction of four, 12,000 square foot buildings with 10 bays each. These facilities are in growing demand in the region and provide flexible options for Niagara County businesses and contractors. The company has already received written approval from the DEC with regards to wetland mappings and is development ready. The company is projecting 61 jobs within the next three years.

Mr. Ventry added the project will be four buildings with storage. There is demand for this project in the area.

8.2.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF Ventry Development and Rentals, Inc. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF Ventry Development and Rentals, Inc. 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. Mahoney made a motion to approve the Preliminary Resolution, Mr. Masse 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 held on June 30, 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 Candlelight Curated Inc.

Mr. Geartz stated that Candlelight Curated Inc. is requesting a 15-year PILOT, Sales Tax Abatement, and Mortgage Recording Tax Abatement. Candlelight Cabinetry, a 36-year-old American manufacturer of custom kitchen cabinetry, abruptly furloughed 175 employees on January 28, 2026, following significant operational disruptions.

A group of local investors have acquired Candlelight Cabinetry's assets and partnered with a Canadian cabinet manufacturer Cuisine Idéale to establish a new U.S.-based entity. The newly formed company, Candlelight Curated Inc., is partially led by members of Candlelight Cabinetry's former operations team and has developed a strategic plan to restore manufacturing operations in Lockport, New York, and reestablish the brand in the marketplace.

The company's reopening strategy includes the rehiring of many of the former employees as well as the recruitment of new talent. The initial phase of reopening is expected to create approximately 80 jobs. In addition, Candlelight Curated will leverage Cuisine Idéale's extensive sales and distribution network, significantly expanding market reach beyond the territory previously served by Candlelight Cabinetry.

The new company continues to face challenges stemming from outstanding obligations and liabilities associated with the former operations of Candlelight Cabinetry. Unresolved obligations, and legacy financial commitments have created obstacles to resuming full-scale manufacturing. As a result, access to working capital and sufficient startup cash flow is critical during this start-up phase.

The new company is demonstrating a strong commitment to rebuilding the business and restoring stakeholder confidence. The company has settled many of the obligations of the former company, including employee back pay, healthcare-related expenses, and various supplier debts. In addition, it is the intention of the company to bring all property taxes current. The company plans on creating 80 jobs within the next three years.

Mr. Demako added that they have already started hiring back the key management people. The company has covered past due health care, and employment wages. They have had to repair significant damage to the building. They have had a dozen orders since the announcement of re-opening the company.

Mr. Masse inquired about the past issues from the previous owners, he asked if the new owners are confident things will work this time. Mr. Demarko stated that the new owners are confident this project can succeed with proper management.

8.3.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF Candlelight Curated Inc. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF Candlelight Curated Inc. 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. Masse made a motion to approve the Preliminary 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.

8.3.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be held on July 1, 2026 at 2:00 p.m. at Lockport City Hall.

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

9.0 Agency Counsel

Agency Counsel had no updates at this time.

10.0 Information Items

Mr. Krempa stated that Bear Ridge Solar, LLC has been tabled for this month. He would like to task the Governance Committee with re-visiting our Green Energy Policy to make sure our policy is in the right position to make informed decisions.

Ms. Klyczek stated that she reached out to Saint-Gobain Ceramics & Plastics Inc. and they informed her the project is on hold due to market conditions and significant infrastructure upgrades that need to take precedence.

11.0 Any Other Matters the Board Wishes to Discuss

There were no other matters for the Board to discuss.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: July 8, 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 9:23 p.m.

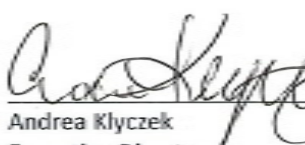
Respectfully Submitted:

Reviewed By:

Approved By:



Julie Lamoreaux
Recording Secretary



Andrea Klyczek
Executive Director



Deanna Alterio Brennen
Assistant Secretary