

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: July 8, 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	Present
Ryan J. Mahoney, Member	Present
David J. Masse, Member	Excused
William Fekete, Member	Excused
Susan C. Langdon, Member	Present

3.0 Introduction of Guests

Rob Creenan, Niagara Gazette
Jim Fink, WBEN Radio
Rollin Hellner, Hellner Development

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. Langdon led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – June 17, 2026

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – June 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; Mr. Mahoney seconded the motion. The motion passed.

6.2 Budget Variance Report – June 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

7.1 T & J Canty LLC

Mr. Geartz stated that a Public Hearing was held on June 29, 2026 at 2:00 p.m. at the Town of Pendleton 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 T & J Canty, 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, Ms. 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.

7.2 Ventry Development and Rentals, Inc.

Mr. Geartz stated that there was a Public Hearing for Ventry Development and Rentals, Inc. on June 30, 2026 at 2:00 p.m. 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 Ventry Development and Rentals, Inc. 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. Mahoney 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.

7.3 Candlelight Curated Inc.

Mr. Geartz stated that the Agency held a Public Hearing for Candlelight Curated Inc. on July 1, 2026 at 2:00 p.m. at Lockport City Hall. There were no comments at the Public Hearing.

7.3.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF Candlelight Curated Inc. 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. Brennen made a motion to approve the Final Resolution, Mr. Berube 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 3425 Hyde Park Boulevard, LLC

Mr. Geartz stated that Hellner Development Co. is a full-service real estate development and management company, with experience in developing and managing commercial real estate. Hellner Development owns and manages multiple properties across Western New York, with a specialty in revitalizing distressed and historic properties. They have done previous industrial work such as Middleport Cold Storage, and the Niagara Fresh Fruit Company in Lockport, NY.

The company plans to restore the 114,000 square foot Kanthal Global site to productive use as warehousing, as well as an industrial manufacturing facility for commercial tenants. The project would include building stabilization, utility upgrades and renovations.

Mr. Hellner stated that this will be a strong project for this area with a 2-million-dollar investment. The facility needs major upgrade because it was a vacant industrial facility. The site is going to be a multitenant site with potential prospects in place.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF 3425 Hyde Park Boulevard LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF 3425 Hyde Park Boulevard 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. Mahoney made a motion to approve the Preliminary Resolution, Mr. Berube 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 July 28, 2026 at 2:00 p.m. at the Town of Niagara Town Hall.

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

8.2 Peter Certo Corporation

Mr. Geartz stated that Peter Certo Corporation currently owns two adjacent single-family properties located at 5700 and 5710 Porter Road. The proposed redevelopment project will demolish the existing structures and consolidate the individual lots into a single parcel. In their place, the development will introduce two multifamily buildings, each approximately 14,000 square feet.

The completed project will deliver 22 high-quality, market-rate apartments to the regional inventory. Each of the two buildings will house 11 units, with all apartments designed under a uniform two-bedroom, 1.5-bathroom configuration.

By delivering 22 market-rate units, this development directly addresses the critical, ongoing demand for housing in New York State. Furthermore, the project aligns with state-level economic development priorities, specifically supporting the Governor's Housing Compact initiative to construct 800,000 new homes across NYS over the next decade.

8.2.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF Peter Certo Corporation WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF Peter Certo Corporation 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 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.

8.2.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be held on July 28, 2026 at 2:30 p.m. at the Town of Niagara Town Hall.

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

8.3 NCDC Microenterprise Grant Approvals**8.3.1 Angela Wekenmann dba Aela Beauty Botanica**

Ms. Barone stated that Angela Wekenmann dba Aela Beauty Botanica is a new holistic beauty spa located in Lockport. They specialize in natural skin rejuvenation through customized facials, facial massage, and skin treatments such as red-light therapy and holistic skincare products designed to support both skin health and overall wellness. They worked with SBDC to submit their application. The owner qualifies as low-to-moderate income. The business has requested \$10,000 in Microenterprise Grant funds. This grant request was unanimously approved by the Committee for recommendation to the Board.

8.3.1 Angela Wekenmann dba Aela Beauty Botanica

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO Angela Wekenmann dba Aela Beauty Botanica.

Mr. Krempa made a motion to approve the Microenterprise Grant, 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.

8.3.2 Three Little Hens, LLC

Ms. Barone stated that Three Little Hens, LLC is a bakery that was home-based since 2020 and is now expanding with a storefront located in Youngstown. The expansion will increase baking operations and production capacity, offer dine-in, take-out and small-scale catering services. In addition, they will have a shared commercial kitchen space for local food entrepreneurs to rent, and will continue their popular baking workshops. SBDC assisted them in submitting their application. They plan to hire 1 full-time, low-to-moderate income bakery assistant. The business has requested \$24,000 from the Microenterprise Grant program. This grant request was unanimously approved by the Committee for recommendation to the Board.

8.3.2 Three Little Hens, LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO THREE LITTLE HENS, LLC.

Mr. Krempa made a motion to approve the Microenterprise Grant, Ms. 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.

8.3.3 Menard Family Maple LLC

Ms. Barone stated that Menard Family Maple LLC is a maple farm located in Pendleton since 2023. They are expanding by building an on-farm store to sell maple syrup and confections and acquire additional equipment that will allow the business to expand sap collection and increase syrup production by improving operational efficiency which will lead to growth in year-round sales. The farm is prepared for the additional equipment and the anticipated completion of the store is November 2026 which they will procure with their own personal funds. They worked with SBDC to submit their application. They plan to hire 1 full-time, low-to-moderate income production assistant. The business is requesting a \$25,000 microenterprise grant. This grant request was unanimously approved by the Committee for recommendation to the Board.

Mr. Krempa added that the Committee had a discussion in regard to this request. The Committee did not have clarity if there was enough room for the equipment on site. Since the meeting, the Committee did get clarification that there is existing barn space where equipment will be stored.

8.3.3 Menard Family Maple LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO Menard Family Maple LLC.

Mr. Krempa made a motion to approve the Microenterprise Grant, 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.

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: August 12, 2026

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Krempa made a motion to adjourn; Ms. Langdon seconded the motion. The meeting adjourned at 9:16 p.m.

Respectfully Submitted: Reviewed By:

Approved By:


Julie Lamoreaux
Recording Secretary


Andrea Klyczek
Executive Director


Deanna Alterio Brennen
Assistant Secretary