

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: November 12, 2025

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 | 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
Brian Balthasar, Precision Industrial
Daniel Broodo, Americarb, Inc.
Chad W. Curtis, Buffalo Transformer Services, 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
Alex Zulia, Project Manager
Mark J. Gabriele, Agency Counsel
Elizabeth Hughes, Agency Counsel

4.0 Pledge of Allegiance

Mr. Geartz led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – October 8, 2025

Mr. Fekete motioned to approve the meeting minutes; Mr. Masse seconded the motion. The motion passed.

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – October 31, 2025

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 – October 31, 2025

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 Buffalo Transformer Services LLC

Mr. Geartz stated that the Agency held a Public Hearing for Buffalo Transformer Services LLC on October 30, 2025 at Lockport City Hall. There were no comments given at the Public Hearing.

7.1.1 Final Resolution

Mr. Krempa 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> |
|------------------|------------|------------|----------------|---------------|
| 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 Precision Industrial LLC

Mr. Geartz stated that Precision Industrial LLC is a precision CNC milling and machine shop specializing in components for the medical, aerospace, defense and electronics industries. Over the next three years, they expect to create five full time positions ranging from skilled work to engineering. This will strengthen Niagara County's manufacturing sector and contribute to the region as a whole.

The company's move will breathe new life into the previously vacant 59-61 Felton Street facility by performing necessary renovations, and represents a growing potential in the County's advanced manufacturing sector.

Mr. Balthasar stated that the company is moving from rented space in Rochester, NY. He added that this is a re-location and the new jobs created will be full-time employees. He said that they plan to update and improve the building they are moving into.

8.1.1 Preliminary Resolution

Mr. Krempa 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> |
|------------------|------------|------------|----------------|---------------|
| 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 the Public Hearing will be held November 24, 2025 at 2:00 p.m. at North Tonawanda City Hall.

Mr. Krempa made a motion to approve the Public Hearing; Mr. Mahaney seconded the motion. The Motion passed.

8.2 Allegheny Manufacturing LLC

Mr. Geartz stated that Allegheny Manufacturing LLC is a system design and manufacturing firm that works in the mining, cement and recycling industries. The company is based in Lockport, New York and will be moving into the formerly vacant Niagara Fiberboard facility on Van Buren Street.

The new facility will expand and renovations will allow for the creation of a new specialty machine shop, dealing with graphite materials and products. The new facility will create 15 new skilled positions, expanding on the company's services and efficiency. The company plans to create 10 jobs within the next three years.

Mr. Krempa requested that a representative from the company be present prior to the Final Resolution being voted on next month.

8.2.1 Preliminary Resolution

Mr. Fekete made a motion to approve the Preliminary Resolution, Mr. Mahaney 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.

8.2.2 Authorize Public Hearing

Mr. Onesi stated that the Public Hearing will be held November 25, 2025 at 2:00 p.m. at Lockport City Hall.

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

8.3 Americarb, Inc.

Mr. Geartz stated that Americarb, Inc. is a Niagara Falls manufacturer and a leading global producer of carbon, and graphite advanced materials. In September of this year, Americarb was awarded a contract from the Department of War, to develop a solution for converting woven rayon fabric into carbonized rayon phenolic (CRP). This is a crucial material used for insulating rocket nozzles in SRMs that are necessary for tactical missiles, hypersonic, and strategic programs. Americarb will provide a prototype process and will begin the production of CRP in enhance supply chain resilience for this material.

To meet the demand of this contract, the company will purchase and make significant improvements to the property. This includes refurbishing the existing buildings, and the construction of a new 50,000 square foot building. The expansion will increase the company's production capacity drastically, as well as double their existing workforce from 40 to 80. Americarb is also working with ESD for incentives to make the project viable. The project plans to create 40 jobs in the next three years.

Mr. Broodo stated that the company is starting out by restoring one building that has been used for storage. Along with this, they are expanding their heat treatment capacity along with adding new lines. The initial employment will be six professionals and eight operators. He added that this will be the corporate headquarters.

8.3.1 Preliminary Resolution

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> |
|------------------|------------|------------|----------------|---------------|
| 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.

8.3.2 Authorize Public Hearing

Mr. Onesi stated that the Public Hearing will be held November 26, 2025 at 2:00 p.m. at Niagara Falls City Hall.

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

8.4 VIP Park

Mr. Gabriele stated that the Agency owns four acres of land in the current VIP Park. Neo Fab Robotics Corp is requesting to purchase the land.

8.4.1 Sale of 4 Acres

Ms. Langdon made a motion to approve the 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> |
|------------------|------------|------------|----------------|---------------|
| 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.

8.5 Shared Services Agreement

Mr. Gabriele stated that Andrea Klyczek, the agency's Executive Director has recently been appointed by Niagara County to be the Commissioner of Economic Development. The Agency is requesting authorization for the Shared Services Agreement between Niagara County Industrial Development Agency and Niagara County.

8.5.1 Niagara County

Mr. Krempa made a motion to approve the 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> |
|------------------|------------|------------|----------------|---------------|
| 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.

8.6 Adopt 2026 Budgets

Mr. Dudley stated that the budgets had been sent to the Niagara County Legislature for the mandated 20 day review. Mr. Krempa stated that the Niagara County Industrial Development Agency budget has been reviewed and found to be in order.

8.6.1 Niagara County Industrial Development Agency

Mr. Krempa made a motion to adopt the Niagara County Industrial Development Agency budget; 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> |
|------------------|------------|------------|----------------|---------------|
| 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.

8.6.2 Niagara County Development Corporation

Mr. Krempa made a motion to adopt the Niagara County Development Corporation budget; 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.

8.6.3 Niagara Area Development Corporation

Mr. Krempa made a motion to adopt the Niagara Area Development Corporation budget; 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.

9.0 Agency Counsel

There were no comments from Agency Counsel.

10.0 Information Items

10.1 The 2026 Board meeting calendar was attached.

11.0 Any Other Matters the Board Wishes to Discuss

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: December 10, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Krempa made a motion to adjourn; Mr. Fekete 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



Mark Berube
Assistant Secretary