

# 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:** October 8, 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

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### **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	Present
Mark Berube, Assistant Secretary	Present
Ryan J. Mahoney, Member	Excused
David J. Masse, Member	Present
William Fekete, Member	Present
Susan C. Langdon, Member	Present

### **3.0 Introduction of Guests**

Rob Creenan, Niagara Gazette  
Jackee Brown, Wodstream Landing, LLC  
Sydney Mazur, Woodstream Landing, LLC  
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, 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 – September 10, 2025**

*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 – September 30, 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 – September 30, 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. Fekete seconded the motion. The motion passed.*

**6.3 2026 Proposed Budgets**

Mr. Dudley stated that the Budgets were reviewed in the previous Audit and Finance Committee meeting with several of the Board members. The objective of the Board is to approve the budgets, then they will be sent to the Niagara County Clerk and Legislature for a mandatory 20-day review. The Board will then be asked to formally adopt the 2026 Budgets at the November 12, 2025 Regular Board Meeting.

*Mr. Krempa made a motion to approve the proposed budgets, Mr. Ross seconded the motion. The Motion passed.*

**7.0 Unfinished Business**

**7.1 Woodstream Landing LLC**

Mr. Grenga stated that Woodstream Landing LLC will be creating 80 market rate units on Sawyer Drive in Wheatfield, NY. This increase in housing will align with the Governor's office seeking to build 800,00 homes across NYS over the next decade in the Housing Compact. The Agency held a public hearing for Woodstream Landing LLC at the Center for Economic Development on October 2, 2025 at 2:00 p.m. There were no comments 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 Woodstream 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. Krempa 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>
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 Buffalo Transformer Services LLC

Mr. Grenga stated that Buffalo Transformer Services LLC is a locally owned and operated company in the City of Lockport. The company is an original equipment manufacturer that is engineer based and customer centric. The businesses capability and expertise are incredibly important in this line of work with the ever-growing demand in the electrical grid. The company has new and improved transformers that are better for the environment due to better energy efficiency, use of less hazardous materials, and enhanced recycling process.

The project aims to purchase the land and building at 10 Simonds Street, Lockport, NY. The company will make significant improvements which will lead to higher efficiency, and an increase in hiring more skilled employment. The improvements include 2 new overhead crane systems which will allow the company to not only be more streamlined, but can work on a larger range of transformers due to not being limited by space.

Mr. Curtis stated that his company has been in business for eight years, there has been significant growth in the last four years. The company is operating in a very small place which is very inefficient. The customer base is asking the company to expand because they are in high demand. The company intends to have new skilled employees as time goes on. The company is very excited for the future.

#### **8.1.1 Preliminary Resolution**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF Buffalo Transformer Services LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF Buffalo Transformer Services 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, Mr. Ross 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 October 30, 2025 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 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 that the Board wished to discuss.

**12.0 Next Regular NCIDA/NCDC/NADC Meeting:**

**DATE: November 12, 2025**

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

**PLACE: Niagara County Center for Economic Development**

**13.0 Adjournment - M. Onesi**

Mr. Berube made a motion to adjourn; Mr. Ross seconded the motion. The meeting adjourned at 9:15 a.m.

Respectfully Submitted:      Reviewed By:      Approved By:



Julie Lamoreaux  
Administrative Assistant



Andrea Klyczek  
Executive Director



Mark Berube  
Assistant Secretary