

Niagara County Industrial Development Agency

Niagara County Center for Economic Development • 6311 Inducon Corporate Drive, Ste. 1 • Sanborn, NY 14132

ANNUAL NCIDA/NCDC/NADC BOARD MEETING

DATE: March 18, 2026

TIME: 9:00 a.m.

PLACE: Niagara County Center for Economic Development
6311 Inducon Corporate Drive
Sanborn, NY 14132

1.0 Meeting Called to Order

The annual meeting of the Niagara County Industrial Development Agency was called to order by Chairperson Onesi at 9:00 a.m.

2.0 Roll Call

Mark A. Onesi, Chairperson	Present
Jason Krempa, 1 st Vice Chairperson	Present
William L. Ross, Secretary	Excused
Mark Berube, Assistant Secretary	Present
Ryan J. Mahoney, Member	Present
Susan C. Langdon, Member	Present
David J. Masse, Member	Present
William Fekete, Member	Excused
Deanna Alterio Brennen, Member	Present

3.0 Introduction of Guests

Jonathan Epstein, Buffalo News
Jim Fink, WBFO Radio
Robert Creenan, Niagara Gazette
Andrea Williams, Resident Appleton, NY
Joseph Czeleste, Resident Appleton, NY
Elizabeth Wolanyk, Resident
Lyndsey Payne, Resident

Staff Present

Andrea Klyczek, Executive Director
Jeremy Geartz, Director of Business Development & Retention
Mike S. Dudley, Director of Finance & Real Estate
Susan Barone, Grants, Loans & Compliance Manager
Julie Lamoreaux, Administrative & HR Officer
Joseph Grenga, Project Manager
Mark J. Gabriele, Agency Counsel
Elizabeth C. Hughes, Agency Counsel

4.0 Pledge of Allegiance

Mr. Onesi led the pledge of allegiance.

5.0 Approval of Meeting Minutes

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

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

6.0 Committee Reports

6.1 Finance & Audit Committee

6.1.1 Audit Report – Lumsden & McCormick CPAs

A representative from Lumsden & McCormick, Jenna Sheehan joined the Audit Committee meeting earlier in the day to give an overview, and summarization for the 2025 annual audits. The committee members were given copies of the presentation which summarized all of the Agency audits for FYE December 31, 2025.

Ms. Sheehan summarized the audits at the Board meeting. She stated that all were clean and with no findings or material weaknesses. There were no findings, which means the audit was unmodified, which reflects fiscal responsibility on part of the Agency.

Mr. Krempa made a motion to approve the Audit Report; Mr. Mahoney seconded the motion. The motion passed.

6.1.2 Agency Payables

Mr. Krempa stated that he reviewed the monthly payables and found them to be in order.

Mr. Krempa made a motion to approve the agency payables; Mr. Mahoney seconded the motion. The motion passed.

6.1.3 Budget Variance Report

Mr. Krempa stated that he had reviewed all the budget variance reports and found them to be in order.

Mr. Krempa made a motion to approve the budget variance report; Mr. Mahoney seconded the motion. The motion passed.

6.2 Governance Committee

6.2.1 Annual Board Evaluations

Mr. Gabriele explained that under the Public Authorizes Accountable Act (PAAA), the Board of Directors of the Agency is required annually to complete a self-evaluation. Questionnaires were sent to all Board members and then summarized. The Board Evaluations are filled out anonymously.

A summary of the evaluations was in the agenda packet for the Board Members' review. Mr. Gabriele stated that the Board needed to accept and approve the evaluations so they may be placed on our website.

Mr. Berube motioned to approve the Summary of the Annual Board Evaluations; Mr. Masse seconded the motion. The motion passed.

6.2.1 Agency Policies

Mr. Gabriele stated that the Motor Vehicle Policy was added to the Agency Policies. The Governance Committee recommended approval of the policy.

Mr. Berube motioned to approve the Summary of the Annual Board Evaluations; Mr. Masse seconded the motion. The motion passed.

7.0 Annual Meetings of the NCIDA, NCDC, and NADC

7.1 Election of Chairperson

At this time, Chairman Onesi announced that he will be resigning from the NCIDA Board of Directors. He made a recommendation to appoint Jason Krempe as the new Chairman of the NCIDA Board. The Board was in favor of this nomination.

Mr. Krempe made a motion to approve the new Chairman; Mr. Berube seconded the motion. The motion passed.

7.2 Election of Officers

Mr. Krempe set forth a proposed slate of officers for the NCIDA, NCDC, and the NADC as below:

- | | | |
|-------|---------------------|------------------------|
| 7.2.1 | First Vice Chairman | Mark Berube |
| 7.2.2 | Secretary | William L. Ross |
| 7.2.3 | Assistant Secretary | Deanna Alterio Brennen |
| 7.2.4 | Treasurer | Andrea Klyczek |

Mr. Onesi motioned to approve the Officers; Mr. Krempe seconded the motion. The motion passed.

7.3 Appointment of Committee Members and Committee Chairpersons

Mr. Krempa announced that he would like to deter the appointment of Committee members to the next Board Meeting.

7.4 Ratify Board Meeting Dates/Time

7.4.1 Second (2nd) Wednesday of the Month

Mr. Krempa made motion to accept the regular Board Meeting dates, seconded by Mr. Berube; the motion passed.

7.5 Reaffirm Committee Charters

7.5.1 Finance & Audit Committee Charter

Mr. Gabriele stated the Finance & Audit Committee has recommended the reaffirmation of the Finance & Audit Committee Charter.

Mr. Krempa made a motion to accept the charter, Mr. Mahoney seconded the motion. The motion passed.

7.5.2 Governance Committee Charter

Mr. Gabriele stated the Governance Committee has recommended the reaffirmation of the Governance Committee charter.

Mr. Berube made a motion to accept the charter, Mr. Masse seconded the motion. The motion passed.

7.6 Reaffirm Mission Statement

Mr. Gabriele stated the Mission Statement has not changed in the last year.

Mr. Krempa made a motion to reaffirm the Mission Statement; Mr. Berube seconded the motion. The motion passed.

7.7 Reaffirm Uniform Tax-Exempt Policy

Mr. Gabriele explained the Board must annually reaffirm the Uniform Tax-Exempt Policy.

Mr. Krempa made a motion to reaffirm the Uniform Tax-Exempt Policy, Mr. Berube seconded the motion. The motion passed.

7.8 Niagara Industrial Incubator Associates (“NIIA”) - M. Gabriele

7.8.1 Appointment of Andrea Klyczek

Mr. Gabriele explained that this is an appointment by Chairman Krempa for the NIIA appointment of Andrea Klyczek to represent the Agency’s interest as a partner with the NFTA.

7.9 Niagara Industrial Incubator Company (“NIIC”)

7.9.1 Appointment of Andrea Klyczek

Mr. Gabriele explained that this is an appointment by Chairman Krempa for the NIIC appointment of Andrea Klyczek to represent the Agency’s interest as a partner with the NFTA for the property on Niagara Falls Boulevard.

7.10 Niagara Economic Development Fund (“NEDF”)

7.10.1 Appointment of Andrea Klyczek

Mr. Gabriele explained that this is an appointment by Chairman Krempa for the NEDF appointment of Andrea Klyczek to which the Agency as the Administrator and Trustee of that Fund.

7.11 Risk Assessment and Risk Management Letter

Mr. Dudley advised that a Risk Assessment and Management letter was provided to the Board as an annual disclosure requirement with PARIS reporting.

Mr. Berube made a motion to accept the Risk Assessment and Risk Management letter; Mr. Onesí seconded the motion. The motion passed.

7.12 NCIDA Real Property Assessment

Mr. Dudley advised that an NCIDA Real Property Assessment was provided to the Board as an annual disclosure requirement with PARIS reporting.

Mr. Mahoney made a motion to accept the Real Property Assessment; Mr. Krempa seconded the motion. The motion passed.

7.13 Annual Investment Reports

Mr. Dudley stated that Annual Investment Reports for NCIDA, NCDC, and NADC were provided to the Board as an annual disclosure requirement with PARIS reporting. Mr. Krempa added that all of the cash balances are in the safest investments.

Mr. Krempa made a motion to accept the Annual Investments Reports; Mr. Berube seconded the motion. The motion passed.

7.14 Affirm Administrative Policies for 2026

Mr. Gabriele explained the Board must reaffirm the Administrative Policies as required by PAAA. The only policy added is the Motor Vehicle Policy. The Governance Committee recommended approval of the policy to the NCIDA Board of Directors.

Mr. Berube made a motion to reaffirm the Administrative Policies for 2026; Mr. Masse seconded the motion. The motion passed.

7.15 2025 Annual Report Summaries

Mr. Gabriele noted the NCIDA, NCDC, and the NADC Annual Report Summaries for 2025 were included in the Board packet for review.

Ms. Langdon made a motion to accept the Annual Report Summaries; Mr. Krempa seconded the motion. The motion passed.

7.16 2025 Annual Measurement Reports

Mr. Gabriele stated the NCIDA, NCDC, and NADC Annual Measurement Reports for 2024 were included in the Board packet for review.

Mr. Onesi made a motion to accept the Annual Measurement Reports; Mr. Krempa seconded the motion. The motion passed.

8.0 Unfinished Business

8.1 Somerset Solar, LLC

Ms. Klyczek stated that the Agency held a Public Hearing for Somerset Solar, LLC at the Somerset Town Hall on March 11, 2026 at 2:00 p.m. There were several people in attendance from the community. Most of the attendees were not in favor of the project. The criticisms of the project were primarily that this was a poor use of prime farmland. The residents do not want to be surrounded by solar panels. There were also comments made from the school district Superintendent with objection to the formula.

Ms. Klyczek added that she went back and looked at some of the comments that were originally made by the community when the State went through their siting process for the project. In 2020 New York State enacted 94-c which was an executive law passed that was meant to help accelerate the State's renewable energy goals. The State's Climate Leadership and Community Protection Act, CLCPA, requires the State to be at 70% renewable energy by 2030 and 100% by 2040. It streamlined processes like permitting because it was taking too long, in their view, for large scale solar and wind projects to come online. It took away authority from the local community and it placed it with the Office of Renewable Energy allowing the State to override all local zoning ordinances. Any concerns that a local community had could be and would be taken into comment. If this this process went beyond 12 months, the State had the ability to do the project. The community's criticism of the project could be determined by the Office of Renewable Energy citing it as an "unreasonable burdensome".

Ms. Klyczek added that she went back and read through the objections from the community during the original siting process. Many of the comments are the same as they are now. People stated that it was a poor use of prime farmland, negative impact for endangered species, increased electric, setbacks, and noise impacts. All of these were determined to be unreasonably burdensome.

The local community has the ability to negotiate this tax agreement and how it can best serve the local community to offset the burden of the project. The Town Supervisor spoke at the Public Hearing and was not in favor of the project, but, was in favor of the tax agreement. He felt that this was an opportunity for the Town to be provided the most funding for the project.

Mr. Gabriele stated that the Agency would not have accepted this application as per our Solar Policy, unless the Town of Somerset supported the application. Going forward, New York State has taken away the ability of the local jurisdictions to site plan, environmental concerns, and planning. He added that he understands the reason behind this is to hit the goals of New York State in respect to green energy.

The tax agreement, as requested and being considered here today, states at a specific amount per MW and goes up 2% every single year throughout this period. One of the the other concerns that has been discussed is potentially the equalization rate in the Town of Somerset. If there is a reevaluation in the next few years it would affect the formula would probably cut that assessment generated.

Lastly, Mr. Gabriele stated that The Town Supervisor does think this is better than dealing with the State formula. Under New York State, there is a decommissioning process in place in which Bonds have to be set forth on this type of project.

8.1.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF Somerset Solar, 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 ("TAX AGREEMENT), TAX AGREEMENT 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; (C) A PARTIAL ABATEMENT OF REAL PROPERTY TAXES RELATED TO THE PROJECT, AND (D) A TAX AGREEMENT MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE TAX AGREEMENT.

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

The Resolution was thereupon duly adopted.

8.2 Voss Manufacturing, Inc.

Mr. Gabriele stated that Voss Manufacturing, Inc. is requesting an Inducement Extension. The project is moving forward and currently has a closing date in April of 2026.

8.2.1 Inducement Extension

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND THE INDUCEMENT TERM FOR VOSS MANUFACTURING, INC. FOR A SIX-MONTH PERIOD WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF VOSS MANUFACTURING, INC. OR AN ENTITY FORMED OR TO BE FORMED.

Mr. Krempa made a motion to approve the Inducement Extension 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			
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

9.0 New Business

9.1 NCDC Loan Modification

Ms. Klyczek stated that Bairco, Inc. has requested a loan modification. The NCDC Committee had a meeting on March 12, 2026, the committee voted in favor of a loan modification. Bairco, Inc. had two lines of manufacturing and one of them is no longer producing revenue. The company has pivoted to increase the revenue coming from their other line of manufacturing. There has been a loss of profit for the company and that is why they requested the loan modification. The Committee voted in agreement of an interest only period of 12 months. After six months, staff is asked to provide an update on progress of the company.

Mr. Krempa added that the Committee discussed multiple options because the company has come to some difficult times. The Committee decided to do the 12-month interest free period. The initial request was for 12-months only, but the Committed decided to do a follow up of the company at 6 months.

9.1.1 Bairco, Inc.

RESOLUTION OF THE NIAGARA COUNTY DEVELOPMENT CORPORATION APPROVING A ONE YEAR INTEREST ONLY MODICICATION TO THE EDA REVOLVING FUND LOAN TO BAIRCO INC.

Mr. Krempa made a motion to approve the Loan Modification, 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>
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		
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

9.2 Cataract Fund Grant Approval Amendment

Mr. Geartz stated that The Center for Kashmir, Inc. is a world class Kashmir Museum that is currently in Development in the City of Niagara Falls. They were previously awarded a phase 1 Grant for initial construction. They were then awarded a phase 2 Grant for the finishing work of the museum. The Center for Kashmir, Inc. is requesting that the Grant be amended from 8.25% of the project amount to a 20% allocation. The project is set to be complete and open in Spring of 2027. The Cataract Committee has recommended approval of this amendment to the Board.

9.2.1 The Center for Kashmir, Inc. – Phase 2

RESOLUTION AUTHORIZING A MODIFICATION TO THE GRANT TO THE CENTER FOR KASHMIR, INC. PHASE 2 RELATING TO THE KASHMIR MUSEUM PROJECT

Mr. Onesi made a motion to approve the Amended 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>
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		
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

9.3 Armstrong Fluid Technologies

9.3.1 FTZ - Approval to enter into Operators Agreement in FTZ

Ms. Klyczek stated that Armstrong Fluid Technologies has requested that the Agency appoint them as an operator within Foreign Trade Zone #34. The County of Niagara has been deemed the grantee for Foreign Trade Zone #34. Niagara County has an agreement in place with the NCIDA as to be the designated administrator. In that role as a designated administrator, we enter into an operator agreement with each operator in the zone. As part of that agreement, they report their activity to the Foreign Trade Zone Board. The Agency reports the collected activity within the zone from the various operators and reports it annually to the Foreign Trade Zone Board. The Agency is requesting that the Board allow the execution of the Operators Agreement with Armstrong Fluid Technologies. Armstrong Fluid Technologies is going to be located 40,000 square feet within the Wheatfield Business Park. The Agency would like to recommend that they be designated an operator.

9.3.1 FTZ - Approval to enter into Operators Agreement in FTZ

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY DESIGNATING ARMSTRONG FLUID TECHNOLOGIES AS OPERATOR OF FOREIGN TRADE ZONE #34

Ms. Brennen made a motion to approve the FTZ Approval, 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>
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		
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

10.0 Agency Counsel

Mr. Gabriele stated that the Agency has been working with the County of Niagara for potential development of a Business Park in Cambria. In the conversations, the Agency expects as part of this there will be specific Grants that have been allocated for this Business Park. If there is a transfer of the Grants, Land, and the Development process, the Agency would handle it under our Local Development Corporation.

11.0 Information Items

There were no information items at this time.

12.0 Any Other Matters the Board Wishes to Discuss

There were no other matters the Board wished to discuss.

13.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: April 8, 2026

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

PLACE: Niagara County Center for Economic Development

14.0 Adjournment

Mr. Onesi made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:48 p.m.

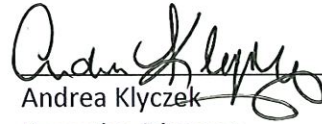
Respectfully Submitted:

Reviewed By:

Approved By:



Julie Lamoreaux
Recording Secretary



Andrea Klyczek
Executive Director



Deanna Alterio Brennen
Assistant Secretary