

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: January 14, 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 Onesi at 9:00 a.m.

2.0 Roll Call

Mark A. Onesi, Chairperson	Excused
Jason Krempa, First Vice Chairman	Present
William L. Ross, Secretary	Excused
Mark Berube, Assistant Secretary	Present
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
Mike O'Connor, Parko Building Systems
Patrick Foote, National Vacuum Environmental Services Corp.
Erica Duncan, Neofab Robotics Corp.
Duane Duncan, Neofab Robotics Corp. – Via Phone

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. Krempa led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – December 10, 2025

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 – December 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. Mahoney seconded the motion. The motion passed.

6.2 Budget Variance Report – December 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. Fekete seconded the motion. The motion passed.

7.0 Unfinished Business

7.1 Hotel Niagara Development, LLC

Mr. Gabriele stated that Hotel Niagara Development, LLC is requesting a second 6-month inducement extension. The company stated that there has been a small delay on the State level in transferring the land to the company.

7.1.1 Inducement Extension

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND THE INDUCEMENT TERM FOR HOTEL NIAGARA DEVELOPMENT, LLC 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 HOTEL NIAGARA DEVELOPMENT, LLC OR AN ENTITY FORMED OR TO BE FORMED.

Mr. Krempa made a motion to approve the Inducement Extension, 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				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

7.2 Hammer & Crown Brewing Company

Mr. Gabriele stated that Hammer & Brown Brewing Company has completed their project. The company is requesting an extension for purposes of gathering documentation for reimbursement. The extension is requested for 6 months.

7.2.1 Cataract Grant Extension

AMENDED RESOLUTION AUTHORIZING A GRANT TO HAMMER & CROWN BREWING COMPANY RELATING TO THE HAMMER & CROWN BREWING COMPANY PROJECT

Mr. Fekete made a motion to approve the Grant Extension, 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				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.0 New Business

8.1 Neofab Robotics Corp

Mr. Geartz stated that Neofab Robotics Corp will construct a new generation robotic manufacturing and advanced fabrication facility. This facility will be powered by state-of-the-art AI driven machines that can deliver with precision, speed and scalability. The company will construct a new 28,000 square foot facility with high-tech laser processing equipment, orbital welding systems, and gantry cranes to assemble products of various sizes. The company will create 22 full-time positions further supporting the region’s manufacturing and business sector.

Mr. Duncan stated that Neofab Robotics Corp is working with several Countries regarding robot manufacturing. The company is looking for quicker turn-around times for deliveries that manufacturers cannot get anywhere else.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF Neofab Robotics Corp. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF Neofab Robotics Corp. 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. 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				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Krempa stated that there will be a Public Hearing for Neofab Robotics Corp on January 27, 2026 at 2:00 p.m. at the Center for Economic Development in the Board Room.

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

8.2 National Vacuum Environmental Services Corp.

Mr. Gabriele stated that National Vacuum Environmental Services Corp. is requesting a phase II sales tax only benefit to help it expand services in the industry to maintain their competitive edge. The company will be purchasing a state-of-the-art vacuum truck. This will allow for additional job opportunities and competitiveness in the area.

Mr. Foote added that this will create 4 additional jobs for the company along with helping to expand the business.

8.2.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF National Vacuum Environmental Services Corp. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF National Vacuum Environmental Services Corp. OR AN ENTITY FORMED OR TO BE FORMED; (ii) PROVIDE SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Fekete made a motion to approve the Final 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				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.3 NCDC Loan

8.3.1 Finkle Preservation & Construction LLC

Ms. Klyczek stated that Mr. Finkle from Finkle Preservation & Construction LLC was a former employee of ICC Commonwealth which specializes in historic building and preservation. Mr. Finkle has since separated from ICC Commonwealth to start his own business specializing in lighthouse preservation. He has a contract with ICC Commonwealth as part of his separation agreement. He is requesting \$175,000 for machinery and equipment; M & T Bank has provided a loan for working capital. The NCDC Loan Committee had a meeting on January 7, 2026 and unanimously approved the loan with the condition of filings on equipment purchases. The Agency will get a Purchase Money Security Interest (PMSI) on the equipment that is being financed. This loan was recommended to go to the NCIDA Board for approval.

Mr. Berube made a motion to approve the NCDC Loan, 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				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	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: February 18, 2026

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Krempa made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:17 p.m.

Respectfully Submitted:

Reviewed By:

Approved By:



Julie Lamoreaux
Recording Secretary



Andrea Klyczek
Executive Director



Mark Berube
Assistant Secretary