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 18, 2026**
MEETING TIME: **9:00 a.m.**
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite On e
6311 Inducon Corporate Drive
Sanborn, NY 14132

Board of Directors:

____ **Jason Krempa,** Chairman
____ **Mark Berube,** First Vice Chairman
____ **Deanna Alterio Brennen,** Secretary
____ **Ryan Mahoney,** Member
____ **David J. Masse**, Member
____ **William Fekete**, Member
____ **Susan C. Langdon**, Member
____ **Zakery Carr**, Member
____ **Thomas F. Grzebinski II**, Member

Staff Members:

____ **Andrea Klyczek,** Executive Director
____ **Michael S. Dudley,** Director of Finance & Real Estate
____ **Susan Barone,** Grants, Loans & Compliance Manager
____ **Jeremy Geartz**, Director of Business Development & Retention
____ **Julie Lamoreaux,** Office & HR Administrator
____ **Joseph Grenga,** Project Manager
____ **Allison Schuler,** Project Manager
____ **Mark J. Gabriele**, Agency Counsel
____ **Elizabeth C. Hughes**, Agency Counsel

1.0 **Meeting Called to Order –** *J.Krempa*

2.0 **Roll Call –** *J. Lamoreaux*

3.0 **Introduction of Guests –** *J.Krempa*

4.0 **Pledge of Allegiance –** *J.Krempa*

5.0 **Approval of Meeting Minutes –** *D.Brennen*
- **5.1** **Regular NCIDA/NCDC/NADC – October 14, 2026**

6.0 **Finance & Audit Committee Reports –** *J.Krempa*
- **6.1** **Agency Payables – October 31, 2026**
- **6.2** **Budget Variance Report – October 31, 2026**
- **6.3** **Adopt 2027 Budgets**

7.0 Unfinished Business

7.1 Taylor Devices, Inc. – *A. Klyczek*
7.1.1 Final Resolution

8.0 New Business

8.1 Donner Road Storage, LLC – *A.Klyczek*
8.1.1 Preliminary Resolution
8.1.2 Authorize Public Hearing

8.2 2590 Military Road LLC– *A.Klyczek*
8.2.1 Preliminary Resolution
8.2.2 Authorize Public Hearing

9.0 Agency Counsel – *M. Gabriele*

10.0 Information Items

11.0 Any Other Matters the Board Wishes to Discuss

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: December 9, 2026
TIME: ** 9:00 a.m. **
PLACE: Niagara County Center for Economic Development

13.0 Adjournment – *J. Krempa*

5.1
Meeting Minutes

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 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 Krempa at 9:00 a.m.

2.0 Roll Call

Jason Krempa, Chairperson	Present
Mark Berube, First Vice Chairman	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
Zakery Carr, Member	Present

3.0 Introduction of Guests
Jonathan Epstein, The Buffalo News
Jim Fink, WBEN Radio
Rob Creenan, Niagara Gazette

Staff Present

Andrea Klyczek, Executive Director
Jeremy Geartz, Director of Business Development & Retention
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

Mr. Mahoney led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – September 9, 2026

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – September 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; Ms. Brennen seconded the motion. The motion passed.

6.2 Budget Variance Report – September 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.

6.3 2027 Proposed Budgets

Ms. Klyczek 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 2027 Budgets at the November 18, 2026 Regular Board Meeting.

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

7.0 Unfinished Business

7.1 2109 Main, LLC

Mr. Geartz stated that the Agency held a public hearing for 2109 Main, LLC on September 24, 2026 at 2:00 p.m. at Niagara Falls City 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 2109 MAIN 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, AND (B) A PARTIAL ABATEMENT OF REAL PROPERTY TAXES RELATED TO THE PROJECT, AND (C) 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:

	Yea	Nay	Abstain	Absent
Jason Krempa	x			
Mark Berube				x
Ryan Mahoney	x			
David J. Masse				x
William Fekete				x
Susan C. Langdon	x			
Deanna Alterio Brennen	x			
Zakery Carr	x			

The Resolution was thereupon duly adopted.

7.2 Foreign Trade Zone

7.2.1 716 Hemp LLC

Mr. Geartz stated that the Agency received a request from 716 Hemp to operate in foreign trade zone 34.

7.2.1 716 Hemp LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY DESIGNATING 716 HEMP LLC AS OPERATOR OF FOREIGN TRADE ZONE #34.

Ms. Langdon made a motion to approve the FTZ, 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:

	Yea	Nay	Abstain	Absent
Jason Krempa	x			
Mark Berube				x
Ryan Mahoney	x			
David J. Masse				x
William Fekete				x
Susan C. Langdon	x			
Deanna Alterio Brennen	x			
Zakery Carr	x			

The Resolution was thereupon duly adopted.

7.2.2 ASF Application

Mr. Geartz stated that the Agency is proposing to transition its Foreign Trade Zone (FTZ) from the Traditional Site Framework (TSF) to the Alternative Site Framework (ASF). This transition will provide greater flexibility and streamline the process for operators within the FTZ, including potential future expansions. It was noted that 716 Hemp LLC will remain under the Traditional site Framework, while the remaining sites will transition to the Alternative Site Framework. The proposed resolution was also presented to Niagara County.

7.2.2 ASF Application

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING APPLICATION IN CONJUNCTION WITH THE NIAGARA COUNTY LEGISLATURE TO THE UNITED STATES FOREIGN-TRADE ZONES BOARD FOR REORGANIZATION OF FOREIGN TRADE ZONE #34 UNDER THE ALTERNATE SITE FRAMEWORK

Ms. Brennen made a motion to approve the Application, Mr. Carr 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:

	Yea	Nay	Abstain	Absent
Jason Krempa	x			
Mark Berube				x
Ryan Mahoney	x			
David J. Masse				x
William Fekete				x
Susan C. Langdon	x			
Deanna Alterio Brennen	x			
Zakery Carr	x			

The Resolution was thereupon duly adopted.

7.3 Buffalo Transformer Services, LLC

Mr. Gabriele stated that Buffalo Transformer Services, LLC is requesting a six-month inducement extension. They plan on closing within the next couple of months.

7.3.1 Extension Resolution

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

Mr. Krempa made a motion to approve the Extension 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:

	Yea	Nay	Abstain	Absent
Jason Krempa	x			
Mark Berube				x
Ryan Mahoney	x			
David J. Masse				x
William Fekete				x
Susan C. Langdon	x			
Deanna Alterio Brennen	x			
Zakery Carr	x			

The Resolution was thereupon duly adopted.

8.0 New Business

8.1 Taylor Devices, Inc.

Mr. Geartz stated that Taylor Devices, Inc. was Incorporated in 1955, the leading manufacturer of Shock Absorbers, Liquid Springs, Shock Isolation Systems, Seismic Isolators, Vibration Dampers, Powerplant Snubbers, and other types of Hydro-Mechanical Management Products. Taylor Devices' products form the cutting edge of technology in the marketplace, and are backed by 50+ years of successful experience in the shock and vibration control field. Customers are provided with turn-key solutions to shock and vibration problems, with Taylor Devices providing full analysis, development, manufacturing and testing capabilities.

The company intends to increase their machining capabilities through the purchase 261-7 Main Street, and 34 Tompson Street in North Tonawanda, in order to establish a new machine shop that will produce aerospace landing gear components to complement existing company products. This acquisition will include needed remediation of asbestos, as well as needed improvements: plumbing, HVAC, lighting, a new fire suppression system, clearing the grounds and roof repairs. The company will be purchasing 6 CNC machines, and supporting equipment. This project will refurbish and modernize a 75-year-old vacant machine shop.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF TAYLOR DEVICES, INC. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF TAYLOR DEVICES, INC. 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. Carr made a motion to approve the Preliminary 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:

	Yea	Nay	Abstain	Absent
Jason Krempa	x			
Mark Berube				x
Ryan Mahoney	x			
David J. Masse				x
William Fekete				x
Susan C. Langdon	x			
Deanna Alterio Brennen	x			
Zakery Carr	x			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Krempa stated that there will be a Public Hearing on October 28, 2026 at 2:00 p.m. at North Tonawanda City Hall.

Ms. Langdon made a motion to approve the Public Hearing, Mr. Mahoney 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 the Board wished to discuss

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: November 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. Brennen seconded the motion. The meeting adjourned at 9:16 p.m.

Respectfully Submitted:	Reviewed By:	Approved By:
Julie Lamoreaux	Andrea Klyczek	Deanna Alterio Brennen
Recording Secretary	Executive Director	Assistant Secretary

6.1
Agency Payables

Niagara County Industrial Devel. Agency

Check Register

For the Period From Oct 1, 2026 to Oct 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
10/1/26	10/1/26	PAYCHEX, INC.	10001.100	80.44
30777	10/1/26	THE HARTFORD	10001.100	327.64
10/2/26	10/2/26	NYS DEFERRED COMPENSATION PLAN	10001.100	1,044.95
30778	10/6/26	Harris Beach Murtha Cullina PLLC	10001.100	11,198.50
30779	10/6/26	The Hartford	10001.100	856.25
30780	10/6/26	Joseph Grenga	10001.100	502.51
30781	10/6/26	M&T Bank	10001.100	3,577.63
30782	10/13/26	360 PSG.com	10001.100	60.00
30783	10/13/26	Cintas Corporation LOC. 067P	10001.100	93.80
30784	10/13/26	County of Niagara	10001.100	38.92
30785	10/13/26	PURCHASE POWER	10001.100	91.75
10/15/26	10/15/26	PAYCHEX, INC.	10001.100	69.83
10/16/26	10/16/26	NYS DEFERRED COMPENSATION PLAN	10001.100	999.95
30786	10/20/26	Amazon Capital Services	10001.100	465.02
30787	10/20/26	The Buffalo News	10001.100	239.88
30788	10/20/26	Charter Communications	10001.100	130.00
30789	10/20/26	County of Niagara	10001.100	37.06
30790	10/20/26	Guardian	10001.100	294.58
30791	10/20/26	Independent Health Association Inc.	10001.100	6,394.19
10/20/26	10/20/26	PAYCHEX, INC.	10001.100	134.00
30792	10/28/26	Amazon Capital Services	10001.100	75.00
30793	10/28/26	County of Niagara	10001.100	456.93
30794	10/28/26	Harris Beach Murtha Cullina PLLC	10001.100	5,000.00
30795	10/28/26	Niagara Gazette Lockport Union Sun	10001.100	103.42
30796	10/28/26	Professional Janitorial Services, Inc.	10001.100	823.00
10/28/26	10/28/26	NEW YORK STATE AND LOCAL	10001.100	1,120.35
10/29/26	10/29/26	PAYCHEX, INC.	10001.100	69.83
10/30/26	10/30/26	NYS DEFERRED COMPENSATION PLAN	10001.100	1,237.64
Total				**35,523.07**

NCIDA VIP-MTF Operating

Check Register

For the Period From Oct 1, 2026 to Oct 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5212	10/6/26	Frontier	10001.600	403.47
5213	10/13/26	Beau Enterprises, Inc.	10001.600	809.00
5214	10/13/26	Borderworx Logistics LLC	10001.600	1,000.00
5215	10/13/26	Modern Disposal Services, Inc.	10001.600	214.50
5216	10/20/26	County of Niagara	10001.600	26.78
5217	10/28/26	H.W.BRYK & SONS, INC.	10001.600	382.25
5218	10/28/26	County of Niagara	10001.600	390.64
5219	10/28/26	Professional Janitorial Services, Inc.	10001.600	346.00
Total				**3,572.64**

NCIDA - MTF - Operating Fund

Check Register

For the Period From Oct 1, 2026 to Oct 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3391	10/1/26	Niagara Falls Water Board	10001.600	760.00
3392	10/6/26	National Grid	10001.600	894.17
3393	10/13/26	Beau Enterprises, Inc.	10001.600	473.00
3394	10/13/26	National Grid	10001.600	164.86
3395	10/13/26	VERIZON	10001.600	146.48
Total				**2,438.51**

NCDC - CDBG/HUD - RLF

Check Register

For the Period From Oct 1, 2026 to Oct 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
303	10/6/26	H. Sicherman & Company, Inc.	10200-300	4,208.00
304	10/20/26	Niagara Gazette Lockport Union Sun	10200-300	158.80
Total				**4,366.80**

Niag. Cnty Dev. Corp. - Micro RLF

Check Register

For the Period From Oct 1, 2026 to Oct 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2169	10/28/26	Angela Wekenmann dba	10004.400	7,337.46
2170	10/28/26	Buffalo Mini Collective, LLC	10004.400	7,090.37
2171	10/28/26	Menard Family Maple LLC	10004.400	23,128.12
2172	10/28/26	Sharon Perez Roman d/b/a	10004.400	5,342.46
2173	10/28/26	Three Little Hens, LLC	10004.400	24,000.00
Total				**66,898.41**

NIAG ECONOMIC DEV FUND

Check Register

For the Period From Oct 1, 2026 to Oct 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1381	10/6/26	H. Sicherman & Company, Inc.	10000-200	3,614.60
1382	10/28/26	Harris Beach Murtha Cullina PLLC	10000-200	55.86
Total				**3,670.46**

Niagara Industrial Incubator Associates

Check Register

For the Period From Oct 1, 2026 to Oct 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1563	10/6/26	Harris Beach Murtha Cullina PLLC	10000.100	111.72
1564	10/6/26	National Grid	10000.100	390.26
1565	10/20/26	The Hartford	10000.100	23,155.65
1566	10/28/26	Gratwick Pest Control	10000.100	80.00
1567	10/28/26	JR Photo, Design & Graphics, Inc.	10000.100	1,722.50
Total				**25,460.13**

6.2
Budget Variance Reports

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

BUDGET VARIANCE REPORT AS OF October 31, 2026

UN-AUDITED STATEMENT FOR INTERNAL MANAGEMENT USE ONLY

	Current Month Actual	Current Month Budget	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Budget
Operating Revenues						
Project Administrative Fees	$ 0.00	$ 7,896.00	$ 799,081.20	$ 546,712.00	252,369.20	$ 589,316.00
Project Application Fees	1,000.00	1,000.00	17,000.00	10,000.00	7,000.00	12,000.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	41,666.70	41,666.70	0.00	50,000.00
Administratve Fees - Other	0.00	0.00	10,277.06	0.00	10,277.06	37,087.00
Interest Earnings	436.01	3,678.33	45,552.14	36,783.30	8,768.84	44,140.00
Miscellaneous Income	14,936.53	14,822.92	296,335.32	148,229.20	148,106.12	177,875.00
Distributions From Affiliates	0.00	0.00	0.00	0.00	0.00	150,000.00
Distribution from VIP MTF	0.00	0.00	0.00	0.00	0.00	150,000.00
Total Operating Revenues	20,539.21	31,563.92	1,209,912.42	783,391.20	426,521.22	1,210,418.00
Operating Expenses						
Salaries	52,706.52	52,054.59	376,269.70	381,733.66	(5,463.96)	451,140.00
Benefits	6,296.11	7,619.17	58,196.82	76,191.70	(17,994.88)	91,430.00
Retirement Benefits	5,245.59	5,245.58	52,455.90	52,455.80	0.10	62,947.00
Payroll Taxes	3,990.82	3,853.10	29,023.18	28,561.14	462.04	33,759.00
Unemployment Taxes	(0.03)	0.00	1,920.37	1,638.00	282.37	1,638.00
Consultants	2,500.00	2,500.00	25,000.00	25,000.00	0.00	30,000.00
Executive Director	8,864.17	8,864.17	88,439.93	88,641.70	(201.77)	106,370.00
Legal Services	7,333.34	7,333.33	63,311.23	73,333.30	(10,022.07)	88,000.00
Accounting Services	0.00	0.00	24,300.00	24,180.00	120.00	24,180.00
Accounting Services - NADC	0.00	0.00	1,700.00	1,820.00	(120.00)	1,820.00
Advertising & Promotion	0.00	8.33	0.00	83.30	(83.30)	100.00
Marketing	299.16	2,183.33	7,687.69	21,833.30	(14,145.61)	26,200.00
Sponsorships	0.00	83.33	0.00	833.30	(833.30)	1,000.00
Printing	0.00	83.33	605.68	833.30	(227.62)	1,000.00
Office Supplies	0.00	166.67	720.74	1,666.70	(945.96)	2,000.00
Postage	634.71	730.00	4,099.34	3,998.00	101.34	4,454.00
Telephone & Fax	167.49	145.17	1,346.10	1,451.70	(105.60)	1,742.00
Internet Service	186.99	227.33	2,452.71	2,273.30	179.41	2,728.00
Common Area Charges	908.25	908.25	9,082.50	9,082.50	0.00	10,899.00
Energy	1,471.67	1,546.00	18,801.89	17,420.00	1,381.89	21,220.00
Conference & Travel	621.50	1,250.00	9,009.79	12,500.00	(3,490.21)	15,000.00
Employee Training	0.00	500.00	2,507.31	5,000.00	(2,492.69)	6,000.00
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	6,462.00
Insurance Expense	2,354.33	2,049.08	23,543.30	20,490.80	3,052.50	24,589.00
Library & Membership	683.78	325.25	3,113.78	3,252.50	(138.72)	3,903.00
General Office	701.10	1,154.33	14,319.05	11,543.30	2,775.75	13,852.00
Repairs & Maintenance	894.50	1,155.08	10,328.24	11,550.80	(1,222.56)	13,861.00
Computer Support	0.00	500.00	0.00	5,000.00	(5,000.00)	6,000.00
Public Hearings	0.00	25.00	0.01	250.00	(249.99)	300.00
Furniture & Equipment Purchase	395.01	166.67	1,856.89	1,666.70	190.19	2,000.00
Other Expense	0.00	83.33	64.75	833.30	(768.55)	1,000.00
Total Operating Expenses	96,255.01	100,760.42	830,156.90	885,118.10	(54,961.20)	1,055,594.00
Net Operating Income/(Loss)	(75,715.80)	(69,196.50)	379,755.52	(101,726.90)	481,482.42	154,824.00
Non-Operating Revenue & Expense						
Grant Rev- City NF Initiative	0.00	0.00	513,583.00	300,000.00	213,583.00	1,395,609.00
Grant Sub-City NF Initiative	0.00	0.00	513,583.00	300,000.00	213,583.00	1,395,609.00
Net Non-Operating Income/(Loss)	0.00	0.00	0.00	0.00	0.00	0.00
Total Net Income/(Loss)	($ 75,715.80)	($ 69,196.50)	$ 379,755.52	($ 101,726.90)	481,482.42	$ 154,824.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet
October 31, 2026

ASSETS

Current Assets			
Cash - Checking	$	388,225.78	
Petty Cash		300.00	
Certificates of Deposit		2,713,291.20	
Mmkt Acct. - M&T Bank		253,033.19	
Cash - First Response		66,880.68	
Cash - City of N.F.		2,680.75	
Cataract Tourism C/D		1,016,010.23	
Mmkt Acct. - Cataract Tourism		227,903.19	
Accts Rec - Public Hearings		6,478.89	
Accounts rec.- Fees/Var.		50,000.00	
Accounts Rec. EDA - RLF		442,499.93	
Due To/From Micro RLF		17,816.33	
Due To/From VIP - MTF		312,025.81	
Due From NCDC CDBG/HUD		17,500.14	
Due To/Due From NADC		500.56	
Due To/From MTF Operating		141,670.32	
Prepaid Insurance		9,118.69	
Total Current Assets			5,665,935.69
Other Assets			
Deferred Outflows		179,158.00	
Investment in NIIA		342,500.00	
Total Other Assets			521,658.00
Fixed Assets			
Furniture & Equipment		231,672.18	
Furn & Fixtures - Fed purchase		5,861.08	
Accum Dep. - Furn & Equip		(214,165.75)	
Accum Dep. - F&F Fed Purch		(5,861.08)	
Total Fixed Assets			17,506.43
Total Assets			$ 6,205,100.12

LIABILITIES AND NET ASSETS

Current Liabilities			
NYS Retirement W/H 414(H)	$	0.01	
Accrued Retirement		52,455.90	
Deferred Rev. - NEDF		8,333.30	
Deferred Rev. - First Repsonse		66,880.68	
Def. Rev. - City of N.F.		1,246,594.17	
Accounts Payable		20,273.75	
Acct. Payable - Niag. County		35,456.68	
Total Current Liabilities			1,429,994.49
Long-Term Liabilities			
Pension Liability		159,094.00	
Deferred Inflows of Resources		5,836.00	
Total Long-Term Liabilities			164,930.00
Total Liabilities			1,594,924.49
Net Assets			
Fund Balance - Operating Fund		4,230,420.11	
Net Income		379,755.52	
Total Net Assets			4,610,175.63
Total Liabilities & Net Assets			$ 6,205,100.12

Niagara County Industrial Development Agency
Aged Payables
As of October 31, 2026

Vendor ID / Vendor	Invoice #	Amount Due
Allis Allison Schuler	9/10/26-10/22/26	94.32
ama Amazon Capital Services	1WJQ-VTQC-T7VT	11.99
harri Harris Beach Murtha Cullina PLLC	12626810	6,460.16
JEREMY Jeremy Geartz	8/4/26-10/28/26	495.98
M&TBUS M&T Bank	Oct 2026	**771.25**
NATGRID National Grid	39004 10/26	821.67
PITBOW Pitney Bowes Global Financial	3323430265 3323433372	275.85 449.19
Report Total		9,380.41

Adjusting Journal Entries

Estimated Oct 2026 Legal Fees	7,333.34
Estimated Sep-Oct 2026 Copier usage	380.00
Estimated Oct 2026 Telephone	30.00
Estimated Oct 2026 Niagara County Electric	550.00
Estimated Oct 2026 Niagara County Gas	100.00
Estimated Oct 2026 Consulting	2,500.00
	20,273.75

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Project Income - 2026

Lease/Lease Back and Bonds

Closed 2026	Project Type	Total Project Amount	IDA Project Amount	Admin. Fees	Application Fees	Amount Received to Date	Date Received	Balance Due	Date Closed
Amazon.com Services LLC	L/L Back			357,500		357,500	1/12/26	-	
Precision Industrial, LLC	L/L Back	1,277,000	1,265,000	7,500	1,000	8,500	2/25/26	-	2/9/26
235 River Road LLC	L/L Back	36,665,978	28,426,762	100,000	1,000	101,000	4/16/26	-	4/8/26
Hotel Niagara Development, LLC	L/L Back	43,959,500	41,709,500	50,000	1,000	51,000	11/3/26	-	4/16/26
Live-USA Incorporated	L/L Back	16,000,000	10,500,000	92,000		92,000	4/20/26	-	
6292 Walmore LLC(Voss Manufacturing, Inc.)	L/L Back	4,731,000	2,700,000	27,000	1,000	28,000	4/16/26	-	4/8/26
140 Van Buren, LLC (fka Allegheny Manufactu	L/L Back	1,336,000	416,000	13,360	1,000	14,360	4/20/26	-	4/15/26
Woodstream Landing LLC	L/L Back	14,295,000	13,795,000	118,750	1,000	119,750	5/26/26	-	5/15/26
Saint-Gobain Ceramics & Plastics Inc.	No assistance provided.								
National Vacuum Environmental Services Corp	No assistance provided.				1,000	1,000	1/2/26	-	
Rock One Development - 614 River Road	Sales Tax C	1,985,720	79,712	7,971	1,000	8,971	7/25/25	-	7/21/26
Macerich Niagara, LLC	STA			12,500	1,000	13,500	6/10/26	-	7/20/26
Fashion Outlets II LLC	STA			12,500	1,000	13,500	6/10/26	-	7/20/26
Bear Ridge Solar, LLC	No assistance provided.				1,000	1,000	5/8/26	-	
TOTAL				799,081					
			Fees received in prior year	-					
			Total fees received to date in 2026	799,081					
			Total 2026 Budgeted Fees	589,316					
			Balance of Budgeted Fees	(209,765)					

Projected 2026	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
Americarb, Inc.	L/L Back	29,000,000	4,500,000	45,000	1,000	1,000	11/12/25	45,000	12/31/26
3425 Hyde Park Boulevard, LLC	L/L Back	2,142,000	1,882,000	18,820	1,000	1,000	6/22/26	18,820	8/31/27
TOTAL				63,820	2,000	2,000		63,820	0
TOTAL - Projected Income 2026				862,901	2,000	2,000		63,820	799,081

Projected 2027	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
Buffalo Transformer Services, LLC	L/L Back	2,440,000	1,300,000	13,000	1,000	1,000	10/27/25	13,000	5/30/27
NEOFAB Robotics Corp	L/L Back	4,626,000	2,476,000	24,760	1,000	1,000	12/24/25	24,760	2/28/27
Somerset Solar, LLC		276,621,091	TBD		1,000	1,000	2/25/26	-	3/31/27
Bridge Street Landing, LLC	L/L Back	24,174,700	17,921,000	179,210	1,000	1,000	5/8/26	179,210	6/30/27
Ventry Development and Rentals Inc.	L/L Back	2,560,000	2,400,000	24,000	1,000	1,000	5/29/26	24,000	7/31/27
T&J Canty LLC	L/L Back	8,220,000	6,800,000	68,000	1,000	1,000	6/9/26	68,000	7/31/27
Candlelight Curated Inc.	L/L Back	4,250,000	2,600,000	26,000	1,000	1,000	7/27/26	26,000	7/31/27
Peter Certo Corporation	L/L Back	7,131,688	5,728,550	57,286	1,000	1,000	6/22/26	57,286	8/31/27
AEP Manufacturing and Administrative Services, LLC					1,000	1,000	7/31/26	-	
Moose and Squirrel Holdings, LLC	L/L Back	12,631,510	8,468,955	84,690	1,000	1,000	7/31/26	84,690	9/30/27
IDEK, LLC	L/L Back	2,775,000	2,770,000	27,700	1,000	1,000	9/9/26	27,700	9/30/27
Amazon.com Services LLC	Additional Sales Tax Exemption							-	9/30/27
2109 Main, LLC	L/L Back	1,129,700	990,000	9,900	1,000	1,000	9/4/26	9,900	10/31/27
Taylor Devices, Inc.	L/L Back	8,025,000	6,800,000	68,000	1,000	1,000	10/9/26	68,000	
* Donner Road Storage, LLC					1,000	1,000	11/4/26	-	
TOTAL				582,545	14,000	14,000		582,545	0

* **Pending Board Approval**
STA - Scheduled Tax Agreement
L/L Back - Lease/Lease Back

Cataract Tourism Fund
Grant Program

Grantee Name	Grant Awards	Outst'd'g Awards	Approval Date	Disbursement Date	Disbursement Amount	Offer Expiration	Project Description
Niagara County Dept. of Economic Development	37,667	0	10/11/2017	1/23/2018	37,667.00		Feasability study for Niagara Falls area multi-use facility.
Niagara Aquarium Foundation	88,147	0	2/14/2018	7/15/2019	88,147.00		Jellyfish exhibit and equipment.
The Tourism Research Entrepreneurship Center (TReC)	176,600	0	8/8/2018	6/2/2020	176,600.00		Buildout, audio/visual equipment and network connectivity hardware.
Niagara Aquarium Foundation	16,717	0	2/12/2020	10/21/2020	16,717.00		Renovations to second floor event room.
Niagara Aquarium Foundation	370,000	0	8/14/2019	2/9/2021	370,000.00		Interactive touch pools adjacent to main entrance of the Aquarium.
Red Star Builders, LLC (The Niagara Club)	64,403	0	7/10/2019	9/7/2021	64,403.00		Spot Coffee.
Niagara Falls Center for Tourism LLC	1,000,000	0	6/12/2019	7/7/2023	598,661.03		Construction of an indoor family entertainment center and outdoor improvements.
The Center for Kashmir, Inc.	273,000	0	6/14/2023	8/9/2023	273,000.00		Renovations to vacant church for a museum of art and culture for kashmir.
Savarino Companies, LLC	155,000	0	4/14/2021	4/26/2023	155,000.00		Rehabilitation of 4,000 square feet of commercial/retail storefront space.
Niagara Aquarium Foundation	900,000	0	2/9/2022	3/6/2025	900,000.00		Renovations to the Niagara Gorge Discovery Center for expanded programming.
Niagara Aquarium Foundation	35,000	0	2/8/2023	1/2/2024	35,000.00		Sea turtle exhibit.
Burger Factory Niagara Falls, Inc.	185,250	0	2/8/2023	1/11/2024	185,250.00		Façade renovations.
Niagara Falls International Cuisine, Inc.	76,500	0	2/8/2023	1/11/2024	44,922.31		Dining area renovations.
TM Montante Development(Radio Niagara)	0	0	3/22/2023	Removed 11/1/2025	0.00		Renovations for restaurant, bar, game space, bowling lounge and boutique hotel.
Live-USA Incorporated	450,000	450,000	8/14/2024	To Be Disbursed	0.00	12/31/2027	Renovation of restaurant, bar and music entertainment venue.
Niagara Falls Urban Renewal Agency	204,000	0	10/9/2024	1/29/2025	204,000.00		Acquisition of properties along Main Street in Niagara Falls.
Niagaras Krispy Crunchy Fried Chicken, LLC	48,750	0	6/11/2025	11/17/2025	48,750.00		Open a Niagaras Krispy Crunchy Fried Chicken restaurant in the Hyatt Hotel in dow
Hammer & Crown BC	0	0	3/22/2023	Removed 9/1/2026	0.00		Kitchen buildout, bar and dining area remodeling.
The Center for Kashmir, Inc. Phase II	727,000	213,417	3/18/2026	4/3/2026	513,583.00	12/31/2026	Renovations to vacant church for a museum of art and culture for kashmir.
Old Falls Holding LLC	35,000	35,000	9/9/2026	To Be Disbursed	0.00		Interior renovations, themed décor, partitions, lighting and safety improvements.
TCB Entertainment of USA Inc.	403,500	403,500	9/9/2026	To Be Disbursed	0.00		Expand foot print of Hard Rock Café with addition of an Aerobar.
To Date Sub-Total	**5,246,534**	**1,101,917**			**3,711,700.34**		

Cash on hand as of 10/31/2026	**1,246,594.17**
Less: Outstanding Awards	**(1,101,917.00)**
Available for awarding grants	**144,677.17**

Grant Fund Balance	-
Grant Funding from NYS 11/22/2016	1,600,000.00
Grant Funding from NYS 10/16/2017	1,440,000.00
Grant Funding from NYS 10/12/2018	1,600,000.00
Bank Interest	318,337.77
Bank Fees	(43.26)
Grant Disbursements	(3,711,700.34)
Grant Fund Balance	1,246,594.17

6.3
2027 Adopted Budgets

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPROVED 2027 BUDGET

TO BE ADOPTED

November 18, 2026

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
INCOME & EXPENSE
Operating Fund Forecasted Actual Income and Expense 2026
Operating Fund 2027 Budget

	2026 Budget	Forecasted 2026 Actual	2027 Budget
Revenue			
NCIDA Project Fee Income	$ 601,316	$ 906,601	$ 701,440
NEDF RLF Administrative Fees	50,000	50,000	50,000
Distribution From VIP MTF	150,000	-	-
Distribution From Niagara Industrial Incubator Associates	150,000	-	150,000
Other Administrative Fees	37,087	24,869	27,177
Interest	44,140	91,279	60,258
Miscellaneous Income	177,875	326,208	330,228
Total Operating Revenue	1,210,418	1,398,957	1,319,103
Nonoperating Revenues			
Grant Revenue - Cataract Tourism Fund	1,395,609	727,000	888,500
Total Nonoperating Revenues	1,395,609	727,000	888,500
Expenses			
Personnel	640,914	624,770	781,409
Operating Expenses	107,348	113,666	174,313
Equipment & Furnishings	2,000	2,000	2,000
Marketing & Development	42,200	34,534	42,000
Contractual Services	256,670	248,656	261,261
Total Operating Expenses	1,049,132	1,023,626	1,260,983
Nonoperating Expenses			
Grant to Subrecipient - Cataract Tourism Fund	1,395,609	727,000	888,500
Total Nonoperating Expenses	1,395,609	727,000	888,500
Net Income(Loss)	$ 161,286	$ 375,331	$ 58,120
Depreciation Expense(Non Cash)	6,462	2,825	2,825
Net Income(Loss) (After Depreciation)	$ 154,824	$ 372,506	$ 55,295

NIAGARA COUNTY DEVELOPMENT CORPORATION

APPROVED 2027 BUDGET

TO BE ADOPTED

November 18, 2026

NIAGARA COUNTY DEVELOPMENT CORPORATION
INCOME & EXPENSE
Operating Fund Forecasted Actual Income and Expense 2026
Operating Fund 2027 Budget

	2026 Budget	Forecasted 2026 Actual	2027 Budget
Revenues and other support			
Interest from loans	$ 17,541	$ 22,226	$ 21,609
Application and commitment fees	-	-	-
Grant Income	1,212,000	318,503	1,653,497
Total revenues and other support	1,229,541	340,729	1,675,106
Operating expenses			
Professional fees	89,000	57,573	149,500
Office supplies and other	100	356	100
Grant to Subrecipient	1,164,000	318,503	1,545,497
Transfer to NCIDA	150,000	150,000	300,000
Total Operating Expenses	1,403,100	526,432	1,995,097
Income (loss) from operations	(173,559)	(185,703)	(319,991)
Interest income	59,448	119,851	65,915
Net Income(Loss)	$ (114,111)	$ (65,852)	$ (254,076)

NIAGARA AREA DEVELOPMENT CORPORATION

APPROVED 2027 BUDGET

TO BE ADOPTED

November 18, 2026

NIAGARA AREA DEVELOPMENT CORPORATION
INCOME & EXPENSE
Operating Fund Forecasted Actual Income and Expense 2026
Operating Fund 2027 Budget

	2026 Budget	Forecasted 2026 Actual	2027 Budget
Revenue			
Project Fee Income	$ 1,000	$ -	$ 1,000
Interest	-	-	-
Total Operating Revenue	1,000	-	1,000
Expenses			
Other Operating Expenses	1,000	-	1,000
Total Operating Expenses	1,000	-	1,000
Nonoperating Expenses			
Other Nonoperating Expenses	-	-	-
Total Nonoperating Expenses	-	-	-
Net Income(Loss)	$ -	$ -	$ -

7.1
Taylor Devices, Inc.

PROJECT SUMMARY

Taylor Devices



Applicant:	**Taylor Devices**	
Project Location:	261-7 Main Street, North Tonawanda, 34 Tompson Street, North Tonawanda	
Assistance:	15 Year PILOT , Sales Tax Abatement	
Description:	Incorporated in 1955, Taylor Devices, Inc. is the leading manufacturer of Shock Absorbers, Liquid Springs, Shock Isolation Systems, Seismic Isolators, Vibration Dampers, Powerplant Snubbers, and other types of Hydro-Mechanical Management Products. Taylor Devices' products form the cutting edge of technology in the marketplace, and are backed by 50+ years of successful experience in the shock and vibration control field. Customers are provided with turn-key solutions to shock and vibration problems, with Taylor Devices providing full analysis, development, manufacturing and testing capabilities. The company intends to increase their machining capabilities through the purchase 261-7 Main Street, and 34 Tompson street in North Tonawanda, in order to establish a new machine shop that will produce aerospace landing gear components to complement existing company products. This acquisition will include needed remediation of asbestos, as well as needed improvements: plumbing, HVAC, lighting, a new fire suppression system, clearing the grounds and roof repairs. The company will be purchasing 6 CNC machines, and supporting equipment. This project will refurbish and modernize a 75 year old vacant machine shop.	
Project Costs:	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other **TOTAL**	$ 975,000 $ 1,800,000 $ 5,000,000 $ 100,000 $ 150,000 **$ 8,025,000**
Employment:	Current jobs in Niagara County: 130 New Jobs in Niagara County within 3 years: 5 Estimated Annual Payroll for New Jobs: $405,000 Skills: CNC machinists, CNC Programmers	
Evaluative Criteria:	Redevelopment aligns or supports with regional or local development plans, regional wealth creation, in region purchases, job creation.	

Niagara County Industrial Development Agency
MRB Cost Benefit Calculator

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Date September 16, 2026
Project Title Taylor Devices, Inc.
Project Location 261-7 Main Street / 34 Tompson Street North Tonawanda NY 14120

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
$8,025,000

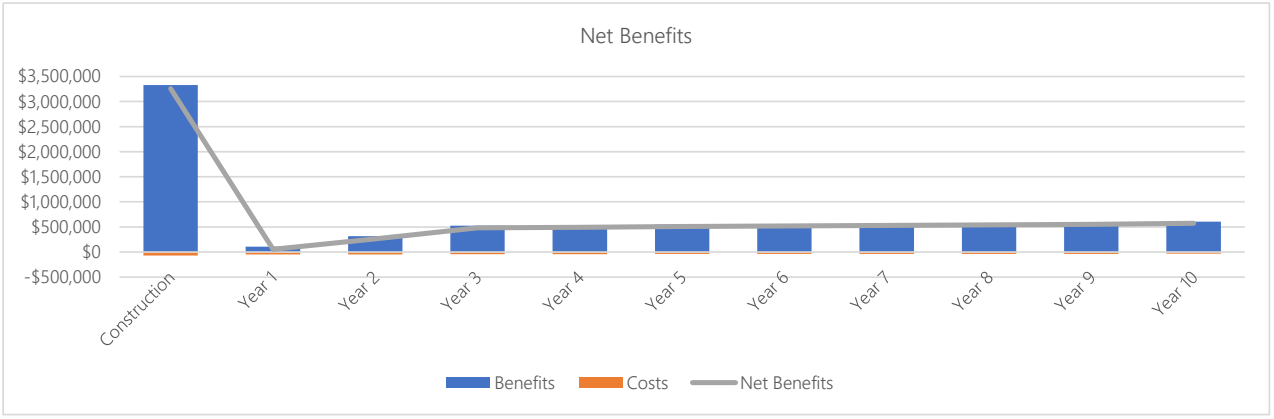
Temporary (Construction)

	Direct	Indirect	Total
Jobs	30	13	42
Earnings	$2,474,125	$670,107	$3,144,232
Local Spend	$6,420,000	$2,306,842	$8,726,842

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	5	2	7
Earnings	$6,269,534	$1,422,471	$7,692,005

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

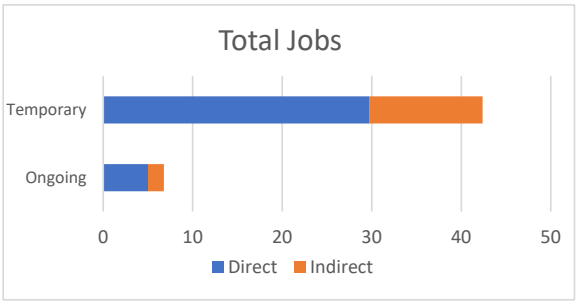
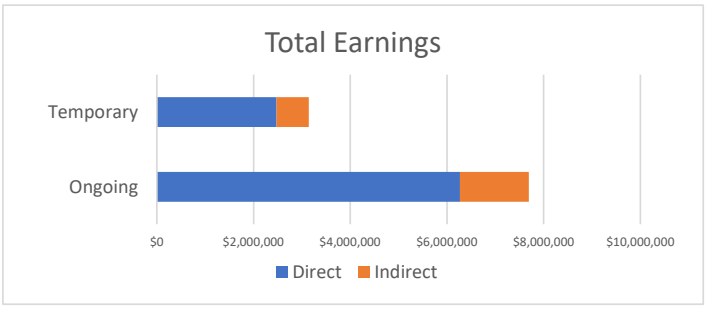


Figure 3



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Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts

MRB group
Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$568,687	$493,860
Sales Tax Exemption	$72,000	$72,000
Local Sales Tax Exemption	*$36,000*	*$36,000*
State Sales Tax Exemption	*$36,000*	*$36,000*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	**$640,687**	**$565,860**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$11,002,951**	**$9,755,427**
To Private Individuals	**$10,836,238**	**$9,615,202**
Temporary Payroll	*$3,144,232*	*$3,144,232*
Ongoing Payroll	*$7,692,005*	*$6,470,970*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	**$166,713**	**$140,226**
Increase in Property Tax Revenue	*$90,859*	*$72,919*
Temporary Jobs - Sales Tax Revenue	*$22,010*	*$22,010*
Ongoing Jobs - Sales Tax Revenue	*$53,844*	*$45,297*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$563,484**	**$499,990**
To the Public	**$563,484**	**$499,990**
Temporary Income Tax Revenue	*$141,490*	*$141,490*
Ongoing Income Tax Revenue	*$346,140*	*$291,194*
Temporary Jobs - Sales Tax Revenue	*$22,010*	*$22,010*
Ongoing Jobs - Sales Tax Revenue	*$53,844*	*$45,297*
Total Benefits to State & Region	**$11,566,435**	**$10,255,418**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$9,755,427	$529,860	18:1
State	$499,990	$36,000	14:1
Grand Total	**$10,255,418**	**$565,860**	**18:1**

*Discounted at 2%

Does the IDA believe that the project can be accomplished in a timely fashion: Yes

Additional Revenues:

County	$102,755
City/Town/Village	$158,069
School District	$235,371

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application)

(To be used on NYS ST-60) $900,000

Additional Comments from IDA

0

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

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Taylor Devices

PUBLIC HEARING SCRIPT

Public Hearing to be held at

City of North Tonawanda City Hall

216 Payne Venue, North Tonawanda, NY 14120

Welcome: **Call to Order and Identify Hearing Officer.**

Hearing Officer: Welcome. This public hearing is now open; it is Wednesday, October 28, 2026 at 2:00 p.m. My name is Jeremy Geartz, I am the Director of Business Development & Retention of the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at www.niagaracountybusiness.com.

Notification: **Notice of Public Hearing.**

Hearing Officer: Notice of this public hearing is hearby given that a public hearing pursuant to Article 18-A subdivision 2, Section 859-a of the New York General Municipal Law will be held by the Niagara County Industrial Development Agency (the "Agency"), in connect with Taylor Devices.

Notice of this hearing appeared in The Niagara Gazette on October 17, 2026.

Purpose: **Purpose of Hearing.**

Hearing Officer: We are here to hold the public hearing on Taylor Devices and/or individual(s) or Affiliate(s), subsidiary(ies), or entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project.

The purpose of this hearing is to solicit comments, both written and oral, for Taylor Devices. The project application and project summary are posted on the Agency's website at niagaracountybusiness.com and I have copies with me today.

Project Summary: **Description of Project and Contemplated Agency Benefits.**

Hearing Officer: Incorporated in 1955, Taylor Devices, Inc. is the leading manufacturer of Shock Absorbers, Liquid Springs, Shock Isolation Systems, Seismic Isolators, Vibration Dampers, Powerplant Snubbers, and other types of Hydro-Mechanical Management Products. Taylor Devices' products form the cutting edge of technology in the marketplace, and are backed by 50+ years of successful experience in the shock and vibration control field.

Customers are provided with turn-key solutions to shock and vibration problems, with Taylor Devices providing full analysis, development, manufacturing and testing capabilities.

The company intends to increase their machining capabilities through the purchase 261-7 Main Street, and 34 Tompson Street in North Tonawanda, in order to establish a new machine shop that will produce aerospace landing gear components to complement existing company products. This acquisition will include needed remediation of asbestos, as well as needed improvements: plumbing, HVAC, lighting, a new fire suppression system, clearing the grounds and roof repairs. The company will be purchasing 6 CNC machines, and supporting equipment. This project will refurbish and modernize a 75-year-old vacant machine shop

Format of Hearing: **Review rules and manner in which the hearing will proceed.**

Hearing Officer: All those in attendance are required to register by signing the sign-in sheet at the front of the room; you will not be permitted to speak unless you have registered. Everyone who has registered will be given an opportunity to make statements and/or comments on the Project.

If you have a written statement or comment to submit for the record, you may leave it at this public hearing, submit it on the Agency's website, or deliver it to the agency at 6311 Inducon Corporate Dr., Sanborn, NY 14132. The comment period closes on November 12, 2026. There are no limitations on written statements or comments.

Public Comment: **Hearing officer gives the public opportunity to speak.**

Hearing Officer: If anyone is interested in making a statement or comment, please raise your hand, state your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to three minutes.

Adjournment: **Closing the hearing.**

Are there any comments? Hearing none, I will now adjourn the meeting. It is now 2:03 p.m.. Thank you.

SIGN IN SHEET
PUBLIC HEARING

regarding:

Taylor Devices and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf

October 28, 2026 – 2:00 p.m.
City of North Tonawanda City Hall

Name	Company and/or Address	X box to speak/ comment
Barbara M. Klenke	CNT	
Alissa DiBesare-Orth	Niag County Real Prop	

8.1
Donner Road Storage, LLC

PROJECT SUMMARY

Donner Road Storage, LLC



Applicant:	**Donner Road Storage, LLC**	
Project Location:	5960 Donner Road, Pendleton, New York 14094	
Assistance:	25 Year PILOT and Sales Tax Abatement	
Description:	Nexamp (the parent company of Donner Road Storage, LLC) is a clean energy company that develops, owns, and operates solar and battery energy storage projects across the United States. It's goal is to improve local electric reliability, support state and local clean energy goals, and deliver long-term community benefits through well-sited projects. Founded by two U.S. Army veterans Will Thompson and Dan Leary in 2007, they realized a vision for making renewable energy more affordable and accessible to homeowners, businesses, municipalities, and communities throughout the United States, while at the same time lessening our dependence on foreign sources of energy. Nexamp is proposing to build the Donner Road Energy Storage Project at 5960 Donner Road in the Town of Pendleton on a portion of a Light Industrial zoned parcel in which an existing solar and storage project is already constructed and operating. The facility is proposed to include five Tesla Megapack 2XL battery units with a total capacity of 4.89 MW AC / 19.58 MWh, connecting to a proposed new 13.2kV National Grid feeder on Donner Road. The project would be built on concrete slab foundations on approximately 0.22 acres of the 50.06-acre site. The project is proposed to start construction in 2027 with commercial operations for Q4 2028. Battery energy storage systems store electricity when demand is lower and send the energy back to the grid when demand is higher. This helps support the local electric system during periods of peak electricity demand, extreme heat, or extreme cold. Once operational, this project will support the reliability of the local National Grid electric distribution system. In addition to increased grid reliability and resiliency, the project will provide economic benefits to the local community through long-term tax payments to the Town, County and School District through the proposed PILOT.	
Project Costs:	Property Acquisition	$0.00
	Construction/Improvements	$1,720,269.00
	Furniture, Fixtures & Equipment	$6,146,361.00
	Soft Costs	$973,163.00
	Other	$4,453,007.00
	TOTAL	**$13,292,800.00**
Employment	Current jobs in Niagara County: 0	

	New Jobs in Niagara County within 3 years: 0
	Estimated Annual Payroll for New Jobs: 0
	Skills: N/A
Evaluative Criteria:	Project will advance renewable energy production and transmission goals and provide capacity and transmission to meet local demand.

Niagara County Industrial Development Agency
MRB Cost Benefit Calculator

MRB | group

Date November 12, 2026
Project Title Donner Road Storage, LLC
Project Location 5960 Donner Road, Pendleton NY

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
$13,292,800

Temporary (Construction)

	Direct	Indirect	Total
Jobs	61	21	82
Earnings	$4,083,010	$1,113,079	$5,196,089
Local Spend	$10,634,240	$3,832,783	$14,467,023

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	0	#VALUE!	#VALUE!
Earnings	#VALUE!	$0	#VALUE!

Figure 1

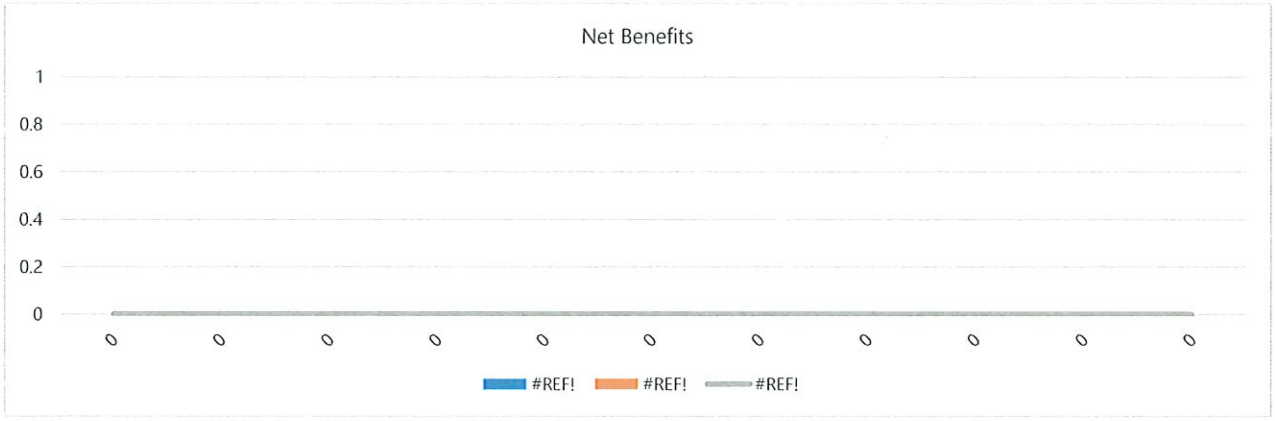


Figure 2

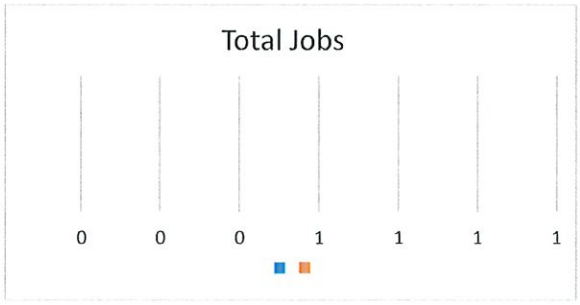


Figure 3



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Fiscal Impacts

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Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$2,567,469	$1,964,645
Sales Tax Exemption	$850,000	$850,000
Local Sales Tax Exemption	*$425,000*	*$425,000*
State Sales Tax Exemption	*$425,000*	*$425,000*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	$3,417,469	$2,814,645

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	#VALUE!	#VALUE!
To Private Individuals	#VALUE!	$5,196,089
Temporary Payroll	*$5,196,089*	*$5,196,089*
Ongoing Payroll	*#VALUE!*	*$0*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	#VALUE!	#VALUE!
Increase in Property Tax Revenue	*$36,091*	*$27,617*
Temporary Jobs - Sales Tax Revenue	*$36,373*	*$36,373*
Ongoing Jobs - Sales Tax Revenue	*#VALUE!*	*#VALUE!*
Other Local Municipal Revenue	*$12,391*	*$9,482*
State Benefits	#VALUE!	#VALUE!
To the Public	#VALUE!	#VALUE!
Temporary Income Tax Revenue	*$233,824*	*$233,824*
Ongoing Income Tax Revenue	*#VALUE!*	*$0*
Temporary Jobs - Sales Tax Revenue	*$36,373*	*$36,373*
Ongoing Jobs - Sales Tax Revenue	*#VALUE!*	*#VALUE!*
Total Benefits to State & Region	#VALUE!	#VALUE!

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	#VALUE!	$2,389,645	:1
State	#VALUE!	$425,000	:1
Grand Total	#VALUE!	$2,814,645	:1

*Discounted at 2%

Does the IDA believe that the project can be accomplished in a timely fashion: Yes

Additional Revenues:

County	$0
City/Town/Village	$0
School District	$0

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application)

(To be used on NYS ST-60) $10,625,000

Additional Comments from IDA

25 year PILOT schedule
Other local municpal revenue - library, water, sewer and fire district tax not exempted uner PILOT
Estimated realt property tax if no PILOT calculated at $17,500/MW

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Donner Road Storage, LLC

(Applicant Name)

6311 Inducon Corporate Drive, Suite One
Sanborn, New York 14132
Phone: 716-278-8760 Fax: 716-278-8769
http://niagaracountybusiness.com

2026

Please note the following Application conditions:

1. One (1) original signed copy of the Application for Assistance along with a signed Environmental Assessment form is to be submitted to the Niagara County Industrial Development Agency ("Agency").

2. A **$1,000.00 non-refundable application fee** payable to the Niagara County Industrial Development Agency MUST accompany the Application submission.

3. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.

4. At the time of the Project closing, the project Applicant is required to pay certain costs associated with the Project, including payment of an Agency Fee in the amount of 1% of the total value of the project, and payment of Agency Counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant.

   IMPORTANT NOTE: In the event of a project termination or withdrawl, the Applicant will still be responsible for payment of the Agency Counsel fees mentioned above.

The Niagara County Industrial Development Agency does not discriminate on the basis of race, color, religion, sex, sexual orientation, marital status, age, national origin, disability or status as a disabled or Vietnam Veteran or any other characteristic protected by law.

6311 Inducon Corporate Drive, Suite One ■ Sanborn, NY 14132-9099 ■ 716-278-8760
Fax 716-278-8769 ■ www.niagaracountybusiness.com

NIAGARA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Donner Road Storage, LLC

Mailing Address: 101 Summer Street, Floor 2

City/Town/Village & Zip code: Boston, MA, 02110

Phone: (855) 727-4636

Website: https://www.nexamp.com/

Fed Id. No.: 33-4061628

Contact Person and Title: Alex Reilly - Director

Email: areilly@nexamp.com

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Nexamp Capital, LLC

Corporate Structure (*attach schematic if applicant is a subsidiary or otherwise affiliated with another entity*)

Form of Entity

☐ **Corporation**

Date of Incorporation: _____

State of Incorporation: _____

☐ **Partnership**

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____

☒ **Limited Liability Company/Partnership** (number of members 1)

Date of organization: 01/10/2025

State of Organization: Delaware

☐ **Sole Proprietorship**

If a foreign organization, is the applicant authorized to do business in the State of New York?

_____

Applicant's Counsel

Company Name: Barclay Damon

Contact Person, and Title: Kevin McAuliffe

Mailing Address: 125 East Jefferson Street

City/Town/Village & Zip code: Syracuse, NY, 13202

Email: KMcAuliffe@barclaydamon.com

Phone: 3154252875

Fax No.: 3154258593

II. PROJECT INFORMATION

A) Project Address: 5960 Donner Road

Tax Map Number (SBL) 137.00-2-21
(Section/Block/Lot)
SWIS Number 293200
Located in City of
Located in Town of Pendleton
Located in Village of
School District of

B) Current Assessment of Property:

Land 80000
Total 80000

C) Present legal owner of the site Main, Patricia F

If other than from applicant, by what means will the site be acquired for this project?

Lease agreement with landowner

D) Describe the project:

The project is a 4.895MW Battery Energy Storage System that includes Tesla Megapack battery units, inverters, transformers and control equipment. The project uses an existing driveway and is enclosed in a dedicated fenced area. It interconnects with National Grid distribution network to buy and sell electricity

1. Project site (land)

(a) Indicate approximate size (In acres or square feet) of project site.
±0.23A of fenced area; ±0.89A of disturbed land

(b) Indicate the present use of the project site.
Vacant industrial land (existing solar facility adjacent and shares parcel)

2. Indicate number, size (in square feet) and approximate age of existing buildings on site

0sqft. There are no existing buildings on site.

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size (in square feet) of new buildings.

0sqft. No new buildings are proposd

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation.

No. No renovations of existing buildings

5. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

No third party leases

6. Will onsite childcare be provided at the project facility?

No

7. List principal items/categories of equipment to be acquired as part of the project.

Battery Energy Storage Systems, transofmrers, control equipment, electrical equipment, fencing.

8. Has construction work on this project begun?

Project has a signed interconnection agreement with the utility. No on-site construction ha

E) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

☐ Yes or ☒ No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

☐ Yes or ☒ No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

☐ Yes or ☒ No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

N/A

F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

G) Project Annual Compliance Reporting Contact(s) - Upon project closing, there are several required annual compliance reports applicable to the Project that will need to be completed each year throughout the length of the financial assistance. Please list contact information for the Annual Reports that will include; Local Labor, Project Investment, Project Employment, Insurance verification.

Name/Title: Bowen Burditt VP Asset Manag
Address: 101 Summer Street, LV 2
Boston, MA, 02110
Phone: (855) 727-4636
Email: bburditt@nexamp.com

Name/Title:
Address:
Phone: (855) 727-4636
Email: am@nexamp.com

III. SOURCES & USES OF FUNDS

A) Estimated Project Costs:

Property Acquisition	$	0
Construction (Improvements)	$	1,720,269
Equipment Purchases/Fixtures/Furnishings	$	6,146,361
Soft costs (i.e. engineering, architectural)	$	973,163
Other (describe) Interconnection	$	4,453,007
TOTAL USES OF FUNDS	$	13,292,800

B) Sources of Funds for Project Costs *(Must match above Total Uses of Funds):*

Bank Financing Lender TBD through construction	$	5,582,976
Equity	$	2,392,704
Grants/Tax Credits 40% ITC	$	5,317,120
Taxable or Tax Exempt Bond	$	
Other	$	
TOTAL SOURCES OF FUNDS	$	13,292,800

C) Identify each state and federal grant/credit:

NYSERDA Retail Incentive (Revenue)	$	3,426,500
	$	
	$	
	$	
TOTAL PUBLIC FUNDS	$	3,426,500

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:

☒ Sales Tax Exemption ☐ Mortgage Recording Tax Exemption

☒ Real Property Tax Abatement (PILOT)

B.) Value of Incentives: LEAVE THIS SECTION BLANK (will be estimated by NCIDA Staff)

Property Tax Exemption

Estimated duration of Property Tax exemption: _____

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: $_____

Estimated value of Sales Tax exemption for fixtures and equipment: $_____

Estimated duration of Sales Tax exemption: _____

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: $_____

C.) Financial Assistance Determination:

If financial incentives are not provided by NCIDA, is the project financially viable?

☐ Yes or ☒ No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

_____

_____

_____

_____

V. EMPLOYMENT PLAN

	# of Retained Jobs	Retained Jobs Average Annual Salary		# of Created Jobs *(3 yrs after project completion)*	Created Jobs Average Annual Salary
Full Time					
Part time					
TOTAL FTEs	0			0	

Annual Salary Range of Jobs to be Created: $ _____ to $_____

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) There will be several construction jobs crated by this project however Donner Road Storage, LLC will not be hiring full-time employees in the future.

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the"DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300)("JPTA") in which the project is located.

B. First Consideration for Employment: In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JPTA Entities for new employment opportunities created as a result of the proposed project.

C. Compliance with Section 224-a(8)(a) of N.Y Labor Law. The applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. You further acknowledge and understand that you have certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor.

D. Annual Sales Tax Filings: In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.

E. Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

F. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/
status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.

J. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
COUNTY OF) ss.:

Kamran Idrees, being first duly sworn, deposes and says:

1. That I am the Secretary (Corporate Office) of Donner Road Storage, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 25 day of September, 2026

(Notary Public)

ANGIE GRACE BURCHINAL IMAI
OFFICIAL SEAL
Notary Public - State Of Illinois
Commission No. 1023630
My Commission Expires January 12, 2030

This Application should be submitted to the Niagara County Industrial Development Agency, 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132.

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

HOLD HARMLESS AGREEMENT

Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, and (B) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and reasonable attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all out of pocket costs incurred by the Agency in processing of the Application, including reasonable attorneys' fees, if any. Notwithstanding anything contained herein to the contrary, the foregoing indemnities shall not be applicable with respect to misconduct, negligence, or criminal activity on the part of the Agency. It is understood and agreed that the Applicant has the right to join in any defense, and participate in the management of the defense, of any claim for which the Agency seeks indemnification.

In addition to the foregoing, the Applicant understands and acknowledges that (i) this application does not create or give rise to any legal obligations on the part of the Niagara County Industrial Development Agency (the "Agency") or the Applicant except as expressly stated herein, (ii) the terms and conditions governing the award of the financial assistance described herein will be set forth in a separate agreement(s), with the Agency, the form of which will be provided to the Applicant only upon the processing and approval of this application, (iii) the requested financial assistance described in application is based upon the representations made by the Applicant, based upon the Applicant's actual knowledge as of the date of this application, to the Agency, regarding the project, and (iv) that the Agency reserves the right to revise the financial assistance described in this application if any aspect of the project changes after receipt of the application, including changes to the number of jobs, amount of capital investment, or wages, by way of example only. In addition, the Applicant reserves the right to retract, clarify, amend or modify any such representations made prior to (or concurrently with) the submittal of this application to the Agency.

(Applicant Signature)

By: Kamran Idrees

Name: _____

Title: Secretary

(Notary Public)

Sworn to before me this 25 day

of September, 2024

[stamp]

ANGIE GRACE BURCHINAL IMAI
OFFICIAL SEAL
Notary Public - State Of Illinois
Commission No. 1023630
My Commission Expires January 12, 2030

8.2
2590 Military Road, LLC

PROJECT SUMMARY

2590 Military Rd LLC

Applicant:	**2590 Military Rd LLC**	
Project Location:	2540 Military Road and 2500-2502 Military Road, Town of Niagara, NY 14304	
Assistance:	Sales Tax Exemption, Mortgage Recording Tax Exemption and 10 Year PILOT	
Description:	The proposed scope of work involves a targeted capital investment in specialized electrical infrastructure, high-capacity vehicle charging equipment, and dedicated service bay technology designed specifically to support zero-emission and plug-in electric vehicles (EVs). This project equips the facility with advanced infrastructure necessary to transition the regional fleet toward clean energy adoption, reducing local carbon emissions and expanding local access to high-voltage electric vehicle maintenance and charging facilities.	
Project Costs:	Property Acquisition	$1,760,730.00
	Construction/Improvements	$12,050,000.00
	Furniture, Fixtures & Equipment	$940,000.00
	Soft Costs	$720,500.00
	Other	$0.00
	TOTAL	**$15,471,230.00**
Employment	Current jobs in Niagara County: 1.5	
	New Jobs in Niagara County within 3 years: 3	
	Estimated Annual Payroll for New Jobs: $25,000 - $50,000	
	Skills:	
Evaluative Criteria:	Highgly Distresseed Census Tract, new electric vehicle services facilitating renewable energy goals	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

MRB group

Date November 5, 2026
Project Title 1910 Alvin Road LLC
Project Location 2500 Military Road, Niagara Falls NY

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
$1,440,000

Temporary (Construction)

	Direct	Indirect	Total
Jobs	6	2	8
Earnings	$414,665	$113,043	$527,708
Local Spend	$1,080,000	$389,253	$1,469,253

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	29	14	43
Earnings	$16,685,699	$6,515,658	$23,201,357

Figure 1

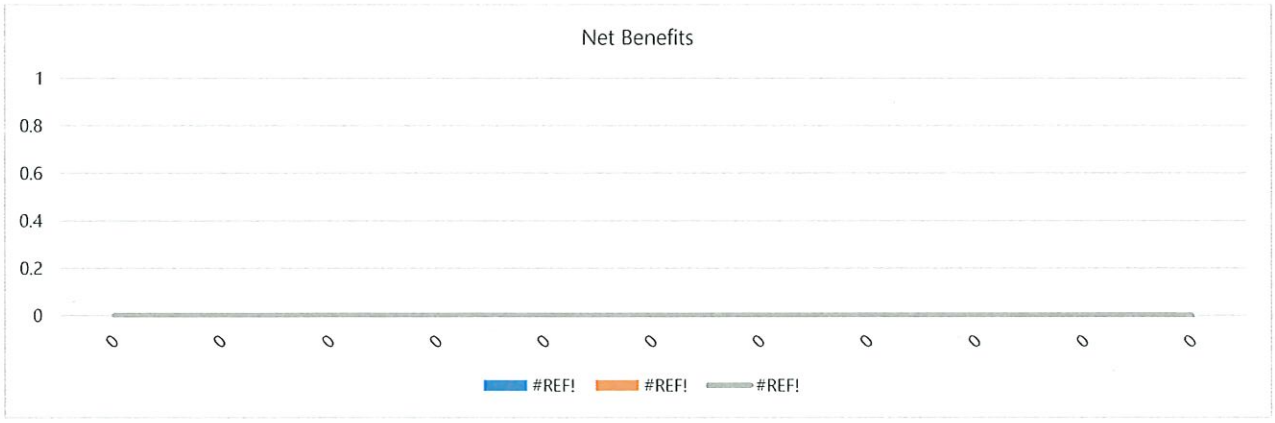


Figure 2

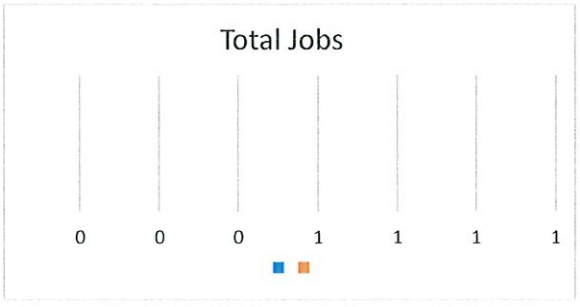


Figure 3



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Fiscal Impacts

MRB | group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$424,251	$385,327
Sales Tax Exemption	$120,000	$120,000
Local Sales Tax Exemption	*$60,000*	*$60,000*
State Sales Tax Exemption	*$60,000*	*$60,000*
Mortgage Recording Tax Exemption	$30,000	$30,000
Local Mortgage Recording Tax Exemption	*$10,000*	*$10,000*
State Mortgage Recording Tax Exemption	*$20,000*	*$20,000*
Total Costs	$574,251	$535,327

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	$24,219,375	$21,666,626
To Private Individuals	$23,729,065	$21,233,184
Temporary Payroll	*$527,708*	*$527,708*
Ongoing Payroll	*$23,201,357*	*$20,705,476*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$490,309	$433,442
Increase in Property Tax Revenue	*$324,206*	*$284,810*
Temporary Jobs - Sales Tax Revenue	*$3,694*	*$3,694*
Ongoing Jobs - Sales Tax Revenue	*$162,410*	*$144,938*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	$1,233,911	$1,104,126
To the Public	$1,233,911	$1,104,126
Temporary Income Tax Revenue	*$23,747*	*$23,747*
Ongoing Income Tax Revenue	*$1,044,061*	*$931,746*
Temporary Jobs - Sales Tax Revenue	*$3,694*	*$3,694*
Ongoing Jobs - Sales Tax Revenue	*$162,410*	*$144,938*
Total Benefits to State & Region	$25,453,286	$22,770,752

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$21,666,626	$455,327	48:1
State	$1,104,126	$80,000	14:1
Grand Total	$22,770,752	$535,327	43:1

*Discounted at 2%

Does the IDA believe that the project can be accomplished in a timely fashion: Yes

Additional Revenues:

County	$0
City/Town/Village	$0
School District	$0

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application)

(To be used on NYS ST-60) $1,500,000

Additional Comments from IDA

10 year PILOT schedule

assumptions - $1 M base value of land + $2.2 M value of improvements, EV portion of project is 12% of total project costs

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

2590 Military Road LLC

(Applicant Name)

6311 Inducon Corporate Drive, Suite One
Sanborn, New York 14132
Phone: 716-278-8760 Fax: 716-278-8769
http://niagaracountybusiness.com

(Updated 2026-2027)

Please note the following Application conditions:

1. One (1) original signed copy of the Application for Assistance along with a signed Environmental Assessment form is to be submitted to the Niagara County Industrial Development Agency ("Agency").

2. A **$1,000.00 non-refundable application fee** payable to the Niagara County Industrial Development Agency MUST accompany the Application submission.

3. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.

4. At the time of the Project closing, the project Applicant is required to pay certain costs associated with the Project, including payment of an Agency Fee in the amount of 1% of the total value of the project, and payment of Agency Counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant. IMPORTANT NOTE: In the event of a project termination or withdrawl, the Applicant will still be responsible for payment of the Agency Counsel fees mentioned above.

The Niagara County Industrial Development Agency does not discriminate on the basis of race, color, religion, sex, sexual orientation, marital status, age, national origin, disability or status as a disabled or Vietnam Veteran or any other characteristic protected by law.

6311 Inducon Corporate Drive, Suite One ■ Sanborn, NY 14132-9099 ■ 716-278-8760
Fax 716-278-8769 ■ www.niagaracountybusiness.com

NIAGARA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

1. APPLICANT INFORMATION

Company Name: 2590 Military Road LLC

Mailing Address: 2380 Military Rd

City/Town/Village & Zip Code: Niagara Falls, NY 14304

Phone: 716-523-0347

Website:

Federal Id. Number: TBD

Contact Person / Title: Steven Hoover, CFO

Email: shoover@joecs.com

Principal Owners/Officers/Directors (List owners with 15% or more in equity holdings with percentage ownership)

Michael Jensen, Principal

Corporate Structure (Attach schematic if applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity

Corporation

Date of Incorporation:

State of Incorporation:

Partnership

General:

Limited:

Number of general partners:

If applicable, number of limited partners:

Date of Formation:

Jurisdiction of Formation:

Limited Liability Company / Partnership

Date of Organization: February 6, 2025

State of Organization: NY

Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York?

Applicant's Counsel

Company Name: Rupp Pfalzgraf LLC

Contact Person / Title: David Pfalzgraf

Mailing Address: 1600 Liberty Building

City/Town/Village & Zip Code: Buffalo, NY 14202

Email: pfalzgraf@ruppfalzgraf.com

Phone: 716.854.3400 x204

Fax Number: 716.332.0336

2. PROJECT INFORMATION

A.) Project Address: 2540 Military Rd and 2500-2502 Military Road, Niagara Falls, NY 14304

Tax Map Number (SBL): 145.15-1-6.1 and 145.15-1-7

SWIS Number: 293000
Located in City of:
Located in Town of: Niagara
Located in Village of:
School District of: Niagara Wheatfield

B.) Current Assessment of Property:
Land: $509,100 ($320,000 and $189,100)
Total: $1,170,000 ($320,000 and $850,000)

C.) Present legal owner of the site: 2590 Military Rd LLC

If other than from applicant, by what means will the site be acquired for this project?

D.) Describe the project:

The proposed scope of work involves a targeted capital investment in specialized electrical infrastructure, high-capacity vehicle charging equipment, and dedicated service bay technology designed specifically to support zero-emission and plug-in electric vehicles (EVs). This project equips the facility with advanced infrastructure necessary to transition the regional fleet toward clean energy adoption, reducing local carbon emissions and expanding local access to high-voltage electric vehicle maintenance and charging facilities.

i. Project site (land)

(a) Indicate approximate size (in acres of square feet) of project site.
2.97 acres

(b) Indicate present use of the project site.
vacant

ii. Indicate number, size (in square feet) and approximate age of existing buildings on site.

One building, 9552 sf, built 1980

iii. Does the project consist of the construction of a new building or buildings? if yes, indicate the number and size (in square feet) of the new building(s).

12% of the 24,846 sf building

iv. Does the project consist of additions and/or renovations to existing buildings? if yes, indicate the nature of the expansion and/or renovation.

No

v. If any space in the project is to be leased to third parties, indicate the total square footage of the project amount to be leased to each tenant, and proposed use by each tenant.

n/a

vi. Will onsite childcare be provided at the project facility?

no

vii. List the principal items/categories of equipment to be acquired as part of the project.

EV battery storage, two double sided charging stations, vehicle lift, battery pack handling equipment/tools, and a forklift

viii. Has construction work on this project already begun?

no

E.) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

☐ **Yes or** ☒ **No**

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area from the State of New York to another area of the State of New York?

☐ **Yes or** ☒ **No**

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

☐ **Yes or** ☒ **No**

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

F.) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

G.) **Project Annual Compliance Reporting Contact(s)** - Upon closing, there are several required annual compliance reports applicable to the Project that will need to be completed each year throughout the length of the financial assistance. Please list contact information for the Annual Reports that will include; Local Labor, Project Investment, Project Employment, Insurance Verification.

Name / Title:	Steven Hoover, CFO	Name / Title:	Ruth Ives, Controller
Address:	2380 Military Rd. Niagara Falls, NY 14304	Address:	2380 Military Rd. Niagara Falls, NY 14304
Phone:	716-523-0347	Phone:	
Email:	shoover@joecs.com	Email:	rives@joecs.com

3. SOURCES & USE OF FUNDS

A) Estimated Project Costs:

Project Cost Category	Project Cost Breakdown
Property Acquistion	$1,760,730
Construction (Improvements)	$12,050,000
Equipment Purchases/Fixtures/Furnishings	$ 940,000
Soft Costs (engineering, architectural, etc)	$ 720,500
Other (Describe)	
Total Use of Funds	15,471,230

B) Sources of Funds for Project Costs (Total Uses and Total Sources must match)

Sources of Funds Category	Describe	Source of Funding Breakdown
Bank Financing		$ 10,000,000
Equity	Land & Soft Costs	$1,942,393
Grants / tax Credits		
Taxable or Tax Exempt Bond		
Other	Owner contribution	$3,528,837
Total Sources of Funds		$15,471,230

C) Identify each state and federal grant/credit:

State / Federal Grants / Credits	Grant/Credit Breakdown
Total Public Funds	$ 0

4. FINANCIAL ASSISTANCE REQUESTED

A. Benefits Requested:

☒ Sales Tax Exemption ☒ Mortgage Recording Tax Exemption

☒ Real Property Tax Abatement (PILOT)

B. Value of Incentives: LEAVE THIS SECTION BLANK (will be estimated by NCIDA Staff)

Property Tax Exemption
Estimated duration of Property Tax exemption:

Sales and Use Tax
Estimated value of Sales Tax exemption for facility construction:
Estimated value of Sales Tax exemption for fixtures and equipment:
Estimated duration of Sales Tax exemption:

C. Financial Assistance Determination:

If financial incentives are not provided by NCIDA, is the project financially viable?

☐ Yes or ☒ No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

5. EMPLOYMENT PLAN (2 Part time positions = 1 Full time position)

Information	# of Retained Jobs	Retained Jobs Average Annual Salary	# of Created Jobs	Created Jobs Average Annual Salary
Full Time	1	$50,000	2	$50,000
Part Time	1	$25,000	2	$25,000
Total FTEs/ Salary	1.5	$75,000	3	$150,000

Annual Salary Range to be Retained and Created: 25000 50000

Category of Jobs to be Retained or Created: Job Categories (i.e. Management, Administrative, Production)

Customer Associates and Customer Assistants providing advisory and technical services.

6. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

A.) Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, expect as otherwise provided by the collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300)("JPTA") in which the project is located.

B.) First Consideration for Employment: In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JPTA Entities for new employment opportunities created as a result of the proposed project.

C.) Compliance with Section 224-a(8)(a) of N.Y. Labor Law: The Applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. You further acknowledge and understand that you have certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor.

D.) Annual Sales Tax Findings: In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as a part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.

E.) Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

F.) Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project: § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture. J. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
COUNTY OF)SS.:

Michael Jensen , being first duly sworn, deposes and says:

1.That I am the President (Corporate Office) of 2590 Military Rd LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read the attached Application, I know the contents thereof, and to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

STEVEN L HOOVER
Notary Public, State of New York
No. 01HO0024852
Qualified in Niagara County
Commission Expires 5/16/2028

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 13 day of November, 2026

Steven L. Hoover
(Notary Public)

This Application should be submitted to the Niagara County Industrial Development Agency, 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132.

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

HOLD HARMLESS AGREEMENT

Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, and (B) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and reasonable attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all out of pocket costs incurred by the Agency in processing of the Application, including reasonable attorneys' fees, if any. Notwithstanding anything contained herein to the contrary, the foregoing indemnities shall not be applicable with respect to misconduct, negligence, or criminal activity on the part of the Agency. It is understood and agreed that the Applicant has the right to join in any defense, and participate in the management of the defense, of any claim for which the Agency seeks indemnification.

In addition to the foregoing, the Applicant understands and acknowledges that (i) this application does not create or give rise to any legal obligations on the part of the Niagara County Industrial Development Agency (the "Agency") or the Applicant except as expressly stated herein, (ii) the terms and conditions governing the award of the financial assistance described herein will be set forth in a separate agreement(s), with the Agency, the form of which will be provided to the Applicant only upon the processing and approval of this application, (iii) the requested financial assistance described in application is based upon the representations made by the Applicant, based upon the Applicant's actual knowledge as of the date of this application, to the Agency, regarding the project, and (iv) that the Agency reserves the right to revise the financial assistance described in this application if any aspect of the project changes after receipt of the application, including changes to the number of jobs, amount of capital investment, or wages, by way of example only. In addition, the Applicant reserves the right to retract, clarify, amend or modify any such representations made prior to (or concurrently with) the submittal of this application to the Agency.

(Applicant Signature)

By: _____

Name: Michael Jensen

Title: President

_____
(Notary Public)

Sworn to me before this 13 day
of November, 2026

[stamp]

STEVEN L HOOVER
Notary Public, State of New York
No. 01HO0024852
Qualified in Niagara County
Commission Expires 5/16/2028