

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: February 18, 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

Board of Directors:

___ **Mark A. Onesi**, Chairman
___ **Jason Krempa**, First Vice Chairman
___ **William L. Ross**, Secretary
___ **Mark Berube**, Assistant Secretary
___ **Ryan Mahoney**, Member
___ **David J. Masse**, Member
___ **William Fekete**, Member
___ **Susan C. Langdon**, 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
___ **Mark J. Gabriele**, Agency Counsel
___ **Elizabeth C. Hughes**, Agency Counsel

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- 1.0 Meeting Called to Order – *M. Onesi*
 - 2.0 Roll Call – *J. Lamoreaux*
 - 3.0 Introduction of Guests – *M. Onesi*
 - 4.0 Pledge of Allegiance – *M. Onesi*
 - 5.0 Approval of Meeting Minutes – *W. Ross*
 - 5.1 Regular NCIDA/NCDC/NADC – January 14, 2026
 - 6.0 Finance & Audit Committee Reports – *J. Krempa*
 - 6.1 Agency Payables – January 31, 2026
 - 6.2 Budget Variance Report – January 31, 2026

7.0 Unfinished Business

7.1 Neofab Robotics Corp. – J. Geartz
7.1.1 Final Resolution

7.2 Woodstream Landing LLC – J. Geartz
7.2.1 Amended Final Resolution

8.0 New Business

8.1 Somerset Solar, LLC – J. Geartz
8.1.1 Preliminary Resolution
8.1.2 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: March 18, 2026

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment – M. Onesi

5.1

Meeting Minutes

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: January 14, 2026
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

1.0 Meeting Called to Order

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

2.0 Roll Call

Mark A. Onesi, Chairperson	Excused
Jason Krempa, First Vice Chairman	Present
William L. Ross, Secretary	Excused
Mark Berube, Assistant Secretary	Present
Ryan J. Mahoney, Member	Present
David J. Masse, Member	Present
William Fekete, Member	Present
Susan C. Langdon, Member	Present

3.0 Introduction of Guests

Rob Creenan, Niagara Gazette
Jim Fink, WBEN Radio
Jonathan Epstein, Buffalo News
Mike O'Connor, Parko Building Systems
Patrick Foote, National Vacuum Environmental Services Corp.
Erica Duncan, Neofab Robotics Corp.
Duane Duncan, Neofab Robotics Corp. – Via Phone

Staff Present

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

4.0 Pledge of Allegiance

Mr. Krempa led the pledge of allegiance.

5.0 Approval of Meeting Minutes

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

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – December 31, 2025

Mr. Krempa stated that the monthly payables have been reviewed and found to be in order.

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

6.2 Budget Variance Report – December 31, 2025

Mr. Krempa stated that the budget variance reports have been reviewed and found to be in order.

Mr. Krempa made a motion to approve the Budget Variance Report; Mr. Fekete seconded the motion. The motion passed.

7.0 Unfinished Business

7.1 Hotel Niagara Development, LLC

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

7.1.1 Inducement Extension

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

Mr. Krempa made a motion to approve the Inducement Extension, Mr. Fekete seconded the motion. The Motion passed.

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi				x
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

7.2 Hammer & Crown Brewing Company

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

7.2.1 Cataract Grant Extension

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

Mr. Fekete made a motion to approve the Grant Extension, Mr. Masse seconded the motion. The Motion passed.

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi				x
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.0 New Business

8.1 Neofab Robotics Corp

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

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

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF Neofab Robotics Corp. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF Neofab Robotics Corp. OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Masse made a motion to approve the Preliminary Resolution, Mr. Mahoney seconded the motion. The Motion passed.

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi				x
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

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

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

8.2 National Vacuum Environmental Services Corp.

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

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

8.2.1 Final Resolution

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

Mr. Fekete made a motion to approve the Final Resolution, Mr. Mahoney seconded the motion. The Motion passed.

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi				x
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.3 NCDC Loan

8.3.1 Finkle Preservation & Construction LLC

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

Mr. Berube made a motion to approve the NCDC Loan, Mr. Krempa seconded the motion. The Motion passed.

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi				x
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney				
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

9.0 Agency Counsel

Agency Counsel had no comments at this time.

10.0 Information Items

There were no information items at this time.

11.0 Any Other Matters the Board Wishes to Discuss

There were no other matters the Board wished to discuss.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: February 18, 2026

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

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

Respectfully Submitted:

Reviewed By:

Approved By:

Julie Lamoreaux
Recording Secretary

Andrea Klyczek
Executive Director

Mark Berube
Assistant Secretary

6.1

Agency Payables

Niagara County Industrial Devel. Agency
Check Register
For the Period From Jan 1, 2026 to Jan 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1/2/26	1/2/26	NEW YORK STATE AND LOCAL	10001.100	962.34
30558	1/7/26	MICHAEL S. DUDLEY	10001.100	100.11
30559	1/7/26	The Hartford	10001.100	820.42
30560	1/7/26	THE HARTFORD	10001.100	644.94
30561	1/7/26	M&T Bank	10001.100	1,388.00
30562	1/7/26	National Grid	10001.100	558.98
30563	1/7/26	Niag Cnty Dept of Economic Development	10001.100	441.75
30564	1/7/26	NEW YORK STATE ECONOMIC	10001.100	1,750.00
30565	1/7/26	PETTY CASH	10001.100	33.68
30566	1/7/26	Professional Janitorial Services, Inc.	10001.100	823.00
30567	1/7/26	Twin City Glass	10001.100	340.92
30568	1/7/26	Niag Cnty Dept of Economic Development	10001.100	58,603.68
1/8/26	1/8/26	PAYCHEX, INC.	10001.100	119.02
1/9/26	1/9/26	NYS DEFERRED COMPENSATION PLAN	10001.100	885.35
30569	1/13/26	360 PSG.com	10001.100	60.00
30570	1/13/26	Amazon Capital Services	10001.100	92.44
30571	1/13/26	American City Business Journals	10001.100	170.00
30572	1/13/26	Buffalo Business First	10001.100	8,495.00
30573	1/13/26	Cintas Corporation LOC. 067P	10001.100	108.56
30574	1/13/26	County of Niagara	10001.100	459.49
30575	1/13/26	Independent Health	10001.100	4,366.89
30576	1/13/26	Jeremy Geartz	10001.100	175.84
30577	1/13/26	PURCHASE POWER	10001.100	502.25
30578	1/13/26	Alex Zulia	10001.100	67.48
30579	1/13/26	County of Niagara	10001.100	40.17
30580	1/13/26	VOID CHECK	10001.100	
1/20/26	1/20/26	PAYCHEX, INC.	10001.100	134.00
30581	1/21/26	Guardian	10001.100	281.90
30582	1/21/26	Harris Beach Murtha Cullina PLLC	10001.100	11,926.64
30583	1/21/26	STAPLES CONTRACT & COMMERCIAL	10001.100	67.89
1/22/26	1/22/26	PAYCHEX, INC.	10001.100	297.46
1/23/26	1/23/26	NYS DEFERRED COMPENSATION PLAN	10001.100	855.35
1/26/26	1/26/26	NEW YORK STATE AND LOCAL	10001.100	1,016.96
30584	1/29/26	Charter Communications	10001.100	130.00

Niagara County Industrial Devel. Agency
Check Register
For the Period From Jan 1, 2026 to Jan 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
30585	1/29/26	County of Niagara	10001.100	948.64
30586	1/29/26	Niagara Gazette Lockport Union Sun	10001.100	141.48
30587	1/29/26	Professional Janitorial Services, Inc.	10001.100	823.00
Total				<u><u>98,633.63</u></u>

NCIDA VIP-MTF Operating
Check Register
For the Period From Jan 1, 2026 to Jan 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5120	1/7/26	Frontier	10001.600	445.58
5121	1/7/26	Grand Island Waste Solutions LLC	10001.600	11,975.00
5122	1/7/26	National Grid	10001.600	394.65
5123	1/7/26	Professional Janitorial Services, Inc.	10001.600	346.00
5124	1/7/26	KATHY HARRINGTON-MCDONELL	10001.600	9,483.92
5125	1/13/26	Modern Disposal Services, Inc.	10001.600	214.50
5126	1/13/26	County of Niagara	10001.600	573.67
5127	1/29/26	FIRE SAFETY SYSTEMS, INC.	10001.600	360.00
5128	1/29/26	County of Niagara	10001.600	575.44
5129	1/29/26	Professional Janitorial Services, Inc.	10001.600	346.00
Total				24,714.76

NCIDA - MTF - Operating Fund
Check Register

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3321	1/7/26	Grand Island Waste Solutions LLC	10001.600	6,325.00
3322	1/7/26	National Fuel	10001.600	1,145.73
3323	1/7/26	Kathy Harrington-McDonell	10001.600	8,137.36
3324	1/13/26	National Grid	10001.600	1,621.90
3325	1/13/26	VERIZON	10001.600	139.84
3326	1/21/26	Harris Beach Murtha Cullina PLLC	10001.600	148.96
Total				<u>17,518.79</u>

Niagara Industrial Incubator Associates
Check Register
For the Period From Jan 1, 2026 to Jan 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1517	1/7/26	Kathy Harrington-McDonell	10000.100	3,807.54
1518	1/13/26	National Grid	10000.100	<u>263.47</u>
Total				<u><u>4,071.01</u></u>

6.2

**Budget Variance
Reports**

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BUDGET VARIANCE REPORT AS OF January 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
<u>Operating Revenues</u>						
Project Administrative Fees	\$ 357,500.00	\$ 132,058.00	\$ 357,500.00	\$ 132,058.00	225,442.00	\$ 589,316.00
Project Application Fees	2,000.00	1,000.00	2,000.00	1,000.00	1,000.00	12,000.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	4,166.67	4,166.67	0.00	50,000.00
Administrative Fees - Other	0.00	0.00	0.00	0.00	0.00	37,087.00
Interest Earnings	423.05	3,678.33	423.05	3,678.33	(3,255.28)	44,140.00
Miscellaneous Income	14,936.53	14,822.92	14,936.53	14,822.92	113.61	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	379,026.25	155,725.92	379,026.25	155,725.92	223,300.33	1,210,418.00
<u>Operating Expenses</u>						
Salaries	35,276.14	34,703.06	35,276.14	34,703.06	573.08	451,140.00
Benefits	5,496.51	7,619.17	5,496.51	7,619.17	(2,122.66)	91,430.00
Retirement Benefits	5,245.59	5,245.58	5,245.59	5,245.58	0.01	62,947.00
Payroll Taxes	2,745.30	2,613.05	2,745.30	2,613.05	132.25	33,759.00
Unemployment Taxes	766.01	766.00	766.01	766.00	0.01	1,638.00
Consultants	2,500.00	2,500.00	2,500.00	2,500.00	0.00	30,000.00
Executive Director	8,864.17	8,864.17	8,864.17	8,864.17	0.00	106,370.00
Legal Services	1,333.34	7,333.33	1,333.34	7,333.33	(5,999.99)	88,000.00
Accounting Services	0.00	0.00	0.00	0.00	0.00	24,180.00
Accounting Services - NADC	0.00	0.00	0.00	0.00	0.00	1,820.00
Advertising & Promotion	0.00	8.33	0.00	8.33	(8.33)	100.00
Marketing	60.00	2,183.33	60.00	2,183.33	(2,123.33)	26,200.00
Sponsorships	0.00	83.33	0.00	83.33	(83.33)	1,000.00
Printing	0.00	83.33	0.00	83.33	(83.33)	1,000.00
Office Supplies	67.89	166.67	67.89	166.67	(98.78)	2,000.00
Postage	649.34	574.00	649.34	574.00	75.34	4,454.00
Telephone & Fax	114.77	145.17	114.77	145.17	(30.40)	1,742.00
Internet Service	186.99	227.33	186.99	227.33	(40.34)	2,728.00
Common Area Charges	908.25	908.25	908.25	908.25	0.00	10,899.00
Energy	2,402.75	2,555.00	2,402.75	2,555.00	(152.25)	21,220.00
Conference & Travel	153.12	1,250.00	153.12	1,250.00	(1,096.88)	15,000.00
Employee Training	0.00	500.00	0.00	500.00	(500.00)	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	2,354.33	2,049.08	305.25	24,589.00
Library & Membership	1,920.00	325.25	1,920.00	325.25	1,594.75	3,903.00
General Office	1,114.55	1,154.33	1,114.55	1,154.33	(39.78)	13,852.00
Repairs & Maintenance	1,003.06	1,155.08	1,003.06	1,155.08	(152.02)	13,861.00
Computer Support	0.00	500.00	0.00	500.00	(500.00)	6,000.00
Public Hearings	0.00	25.00	0.00	25.00	(25.00)	300.00
Furniture & Equipment Purchase	340.92	166.67	340.92	166.67	174.25	2,000.00
Other Expense	0.00	83.33	0.00	83.33	(83.33)	1,000.00
Total Operating Expenses	73,503.03	83,787.84	73,503.03	83,787.84	(10,284.81)	1,055,594.00
Net Operating Income/(Loss)	305,523.22	71,938.08	305,523.22	71,938.08	233,585.14	154,824.00
<u>Non-Operating Revenue & Expense</u>						
Grant Rev- City NF Initiative	0.00	0.00	0.00	0.00	0.00	1,395,609.00
Grant Sub-City NF Initiative	0.00	0.00	0.00	0.00	0.00	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)	\$ 305,523.22	\$ 71,938.08	\$ 305,523.22	\$ 71,938.08	233,585.14	\$ 154,824.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet
January 31, 2026

ASSETS

Current Assets		
Cash - Checking	\$	405,407.06
Petty Cash		300.00
Certificates of Deposit		2,671,925.42
Mmkt Acct. - M&T Bank		249,269.88
Cash - First Response		66,754.02
Cash - City of N.F.		2,213.14
Cataract Tourism C/D		1,337,854.99
Mmkt Acct. - Cataract Tourism		389,889.47
Accts Rec - Public Hearings		3,169.03
Accounts rec. - Fees/Var.		199.99
Accounts Rec. EDA - RLF		322,499.96
Due To/From Micro RLF		10,316.36
Accounts Rec - NEDF		4,166.67
Due To/From VIP - MTF		340,976.13
Due From NCDC CDBG/HUD		10,000.08
Due To/Due From NADC		500.56
Due To/From MTF Operating		145,904.32
Prepaid Insurance		<u>28,949.43</u>
Total Current Assets		5,990,296.51
 Other Assets		
Deferred Outflows		204,837.00
Investment in NIIA		<u>342,500.00</u>
Total Other Assets		547,337.00
 Fixed Assets		
Furniture & Equipment		231,672.18
Furn & Fixtures - Fed purchase		5,861.08
Accum Dep. - Furn & Equip		(211,340.68)
Accum Dep. - F&F Fed Purch		<u>(5,861.08)</u>
Total Fixed Assets		20,331.50
Total Assets		<u><u>\$ 6,557,965.01</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Accrued Retirement	\$	5,245.59
Deferred Rev. - First Repsonse		66,754.02
Def. Rev. - City of N.F.		1,729,957.60
Accounts Payable		13,532.23
Acct. Payable - Niag. County		<u>8,864.17</u>
Total Current Liabilities		1,824,353.61
 Long-Term Liabilities		
Pension Liability		115,680.00
Deferred Inflows of Resources		<u>67,839.00</u>
Total Long-Term Liabilities		<u>183,519.00</u>
Total Liabilities		2,007,872.61
 Net Assets		
Fund Balance - Operating Fund		4,244,569.18
Net Income		<u>305,523.22</u>
Total Net Assets		<u>4,550,092.40</u>
Total Liabilities & Net Assets		<u><u>\$ 6,557,965.01</u></u>

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

Vendor ID Vendor	Invoice #	Amount Due
ama Amazon Capital Services	1N4T-JJK9-XH6C	107.41
cin Cintas Corporation #782	5326037;6844000	108.56
FCCoffee First Choice Coffee Service	1016636	174.22
JEREMY Jeremy Geartz	1/2/26-1/30/26	86.28
M&TBUS M&T Bank	Jan 2026	323.82
NATGRID National Grid	39004 1/26	512.75
PITBOW Pitney Bowes Global Financial	3322013313	275.85
Report Total		<u>1,588.89</u>

Adjusting Journal Entries

Estimated Jan 2026 Legal Fees	7,333.34
Estimated Jan 2026 Copier usage	190.00
Estimated Jan 2026 Telephone	30.00
Estimated Jan 2026 Niagara County Electric	900.00
Estimated Jan 2026 Niagara County Gas	990.00
Estimated Jan 2026 Consulting	2,500.00
	<u><u>13,532.23</u></u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

2/12/2026

**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	-	
TOTAL				<u>357,500</u>					
				Fees received in prior year		-			
				Total fees received to date in 2026		<u>357,500</u>			
				Total 2026 Budgeted Fees		<u>589,316</u>			
				Balance of Budgeted Fees		<u>231,816</u>			

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
Hotel Niagara Development, LLC	L/L Back	43,959,500	41,709,500	220,000	1,000	1,000	7/5/24	220,000	7/15/26
Saint-Gobain Ceramics & Plastics Inc.	L/L Back	41,523,000		TBD	1,000	0		1,000	
235 River Road LLC	L/L Back	36,665,978	28,426,762	190,000	1,000	1,000	9/11/24	190,000	4/30/26
Rock One Development - 614 River Road	Sales Tax C	1,985,720	79,712	7,971	1,000	1,000	7/25/25	7,971	8/31/26
Voss Manufacturing, Inc.	L/L Back	4,731,000	2,700,000	27,000	1,000	1,000	1/3/25	27,000	2/28/26
Woodstream Landing LLC	L/L Back	14,295,000	13,795,000	118,750	1,000	1,000	9/4/25	118,750	10/31/26
Buffalo Transformer Services, LLC	L/L Back	2,440,000	1,340,000	13,400	1,000	1,000	10/27/25	13,400	11/30/26
Precision Industrial, LLC	L/L Back	1,277,000	1,265,000	12,650	1,000	1,000	11/12/25	12,650	12/31/26
Allegheny Manufacturing, LLC	L/L Back	1,336,000	416,000	4,160	1,000	1,000	11/6/25	4,160	12/31/26
Americarb, Inc.	L/L Back	29,000,000	24,000,000	240,000	1,000	1,000	11/12/25	240,000	12/31/26
NEOFAB Robotics Corp	L/L Back	4,626,000	3,476,000		1,000	1,000	12/24/25	-	
National Vacuum Environmental Services Corp	Sales Tax C	1,164,020			1,000	1,000	1/2/26	-	1/31/27
* Pathstone Development Corp (Bewley Bldg.)					1,000	1,000	1/20/26	-	
TOTAL				<u>833,931</u>	<u>13,000</u>	<u>12,000</u>		<u>834,931</u>	0
TOTAL - Projected Income 2026				<u>1,191,431</u>	<u>13,000</u>	<u>12,000</u>		<u>834,931</u>	357,500

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
TOTAL				<u>0</u>	<u>0</u>	<u>0</u>		<u>0</u>	0

* Pending Board Approval

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		Feasibility 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	3/1/2026	Construction of an indoor family entertainment center and outdoor improvements.
The Center for Kashmir, Inc.	573,000	300,000	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		Facade 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 11/11/2025	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 downtown
Hammer & Crown BC	33,000	33,000	3/22/2023	To Be Disbursed	0.00	6/30/2026	Kitchen buildout, bar and dining area remodeling.
To Date Sub-Total	<u>4,414,034</u>	<u>783,000</u>			<u>3,198,117.34</u>		

Cash on hand as of 1/31/2026
 1,729,957.60
 Less: Outstanding Awards
 (783,000.00)
 Available for awarding grants
946,957.60

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
 288,118.20
 Bank Fees
 (43,26)

Grant Disbursements

(3,198,117.34)

Grant Fund Balance

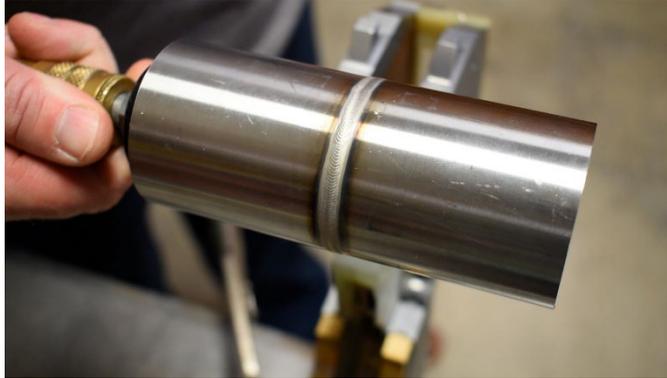
1,729,957.60

7.1

Neofab

Robotics Corp.

PROJECT SUMMARY
Neofab Robotics Corp



Applicant:	Neofab Robotics Corp	
Project Location:	Inducon Corporate Drive West	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Neofab Robotics Corp will construct a new generation robotic manufacturing and advanced fabrication facility. This facility will be powered by state-of-the-art AI driven machines that can deliver with precision, speed and scalability. The company will construct a new 28,000 square foot facility with high tech laser processing equipment, orbital welding systems and gantry cranes to assemble products of various sizes. The company will create 22 full time positions further supporting the region's manufacturing and business sector.	
Project Costs:	Property Acquisition	\$ 100,000
	Construction/Improvements	\$ 1,970,000
	Furniture, Fixtures & Equipment	\$ 1,506,000
	Soft costs	\$ 50,000
	Other (Working Capital)	\$ 1,000,000
	TOTAL	\$ 4,626,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 22 Estimated Annual Payroll for New Jobs: \$1,980,000 Skills: Management, Assembly workers, logistics specialists, engineers, marketing and sales specialists	
Evaluative Criteria:	Development supports or aligns with regional or local development plans. Regional Wealth Creation, Job creation,	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: December 17, 2025
 Project Title: NEOFAB ROBOTICS CORP
 Project Location: TBD Inducon Corp Dr, Sanborn NY 14132



Economic Impacts

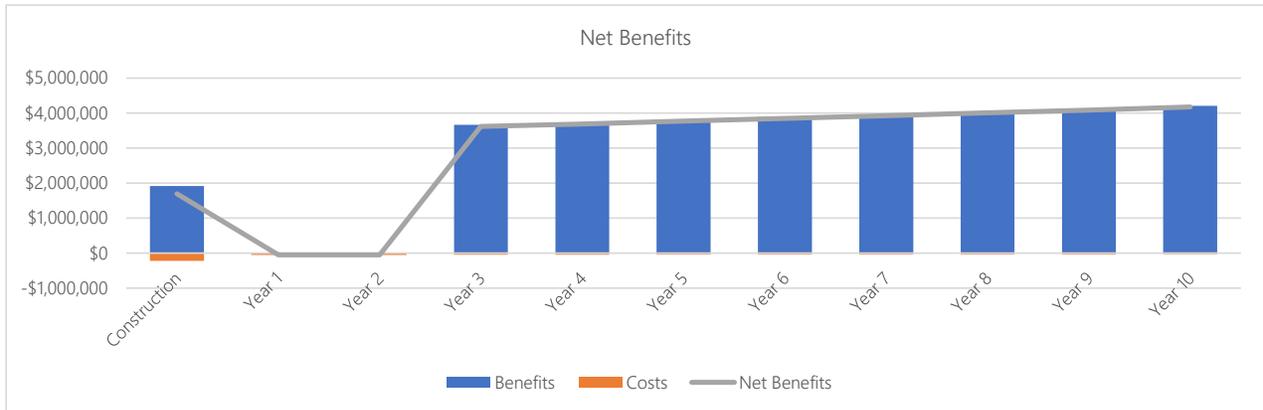
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$4,626,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	17	7	24
Earnings	\$1,426,206	\$386,282	\$1,812,488
Local Spend	\$3,700,800	\$1,329,776	\$5,030,576

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	22	8	30
Earnings	\$29,067,056	\$21,697,591	\$50,764,648

Figure 1



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

Figure 2

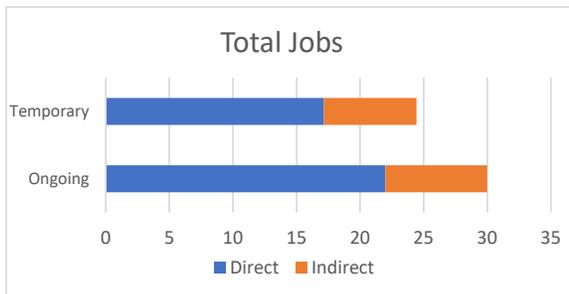


Figure 3



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

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$555,689	\$482,571
Sales Tax Exemption	\$199,280	\$199,280
Local Sales Tax Exemption	\$99,640	\$99,640
State Sales Tax Exemption	\$99,640	\$99,640
Mortgage Recording Tax Exemption	\$21,098	\$21,098
Local Mortgage Recording Tax Exemption	\$7,033	\$7,033
State Mortgage Recording Tax Exemption	\$14,065	\$14,065
Total Costs	\$776,067	\$702,949

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$53,288,941	\$44,770,997
To Private Individuals	\$52,577,136	\$44,173,698
Temporary Payroll	\$1,812,488	\$1,812,488
Ongoing Payroll	\$50,764,648	\$42,361,209
Other Payments to Private Individuals	\$0	\$0
To the Public	\$711,805	\$597,299
Increase in Property Tax Revenue	\$343,765	\$288,083
Temporary Jobs - Sales Tax Revenue	\$12,687	\$12,687
Ongoing Jobs - Sales Tax Revenue	\$355,353	\$296,528
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,734,011	\$2,297,032
To the Public	\$2,734,011	\$2,297,032
Temporary Income Tax Revenue	\$81,562	\$81,562
Ongoing Income Tax Revenue	\$2,284,409	\$1,906,254
Temporary Jobs - Sales Tax Revenue	\$12,687	\$12,687
Ongoing Jobs - Sales Tax Revenue	\$355,353	\$296,528
Total Benefits to State & Region	\$56,022,952	\$47,068,029

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$44,770,997	\$589,244	76:1
State	\$2,297,032	\$113,705	20:1
Grand Total	\$47,068,029	\$702,949	67:1

*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)

Additional Comments from IDA

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

Neofab Robotics Corp

PUBLIC HEARING SCRIPT

Public Hearing to be held at the

Center for Economic Development

6311 Inducon Corporate Drive, Suite 1, Sanborn, New York 14132

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

Hearing Officer: Welcome. This public hearing is now open; it is Tuesday, January 27, 2026 at 2:00 p.m. My name is Jeremy Geartz, I am the Director of Business Development & Retention at 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 hereby 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 Neofab Robitics Corp.

Notice of this hearing appeared in The Niagara Gazette on January 16, 2026.

Purpose: **Purpose of Hearing.**

Hearing Officer: We are here to hold the public hearing on Neofab Robotics Corp 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 the Neofab Robotics Corp. The project application and project summary are posted in 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: Neofab Robotics Corp will construct a new generation robotic manufacturing and advanced fabrication facility. This facility will be powered by state-of-the-art AI driven machines that can deliver with precision, speed and salability.

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 February 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.

7.2

**Woodstream
Landing LLC**

PROJECT SUMMARY
Woodstream Landing, LLC



Applicant:	Woodstream Landing LLC	
Project Location:	Sawyer Drive Wheatfield NY 14304	
Assistance:	10 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Woodstream Landing LLC will be creating 80 market rate units on Sawyer Drive in Wheatfield, NY. These units will consist of Eight (8) two story buildings, creating 16 three bedroom units, 16 one bedroom units, and 48 two bedroom units of work force housing available to the Town of Wheatfield and surrounding area. This increase in housing will align with the Governor’s office seeking to build 800,000 homes across NYS over the next decade in the Housing Compact.</p> <p>This residential complex is in close proximity to a multitude of commercial businesses in the Town of Niagara, including the Fashion Outlets, increasing traffic and spending to the multitude of local businesses in the Wheatfield / Niagara Region.</p>	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 12,400,000 \$ 1,300,000 \$ 500,000 \$ _____ \$ 14,295,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 2 Total Annual Payroll End Year 3: \$100,000 Skills: Management, Administrative	
Evaluative Criteria:	Regional Wealth Creation, Supports Local Business or Cluster, In region Purchases, Increasing available housing	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: September 2, 2025
 Project Title: Woodstream Landing LLC
 Project Location: 2097,2093,2089,2091,2087,2083 & 2085 Sawyer Drive, Wheatfield NY, 14132



Economic Impacts

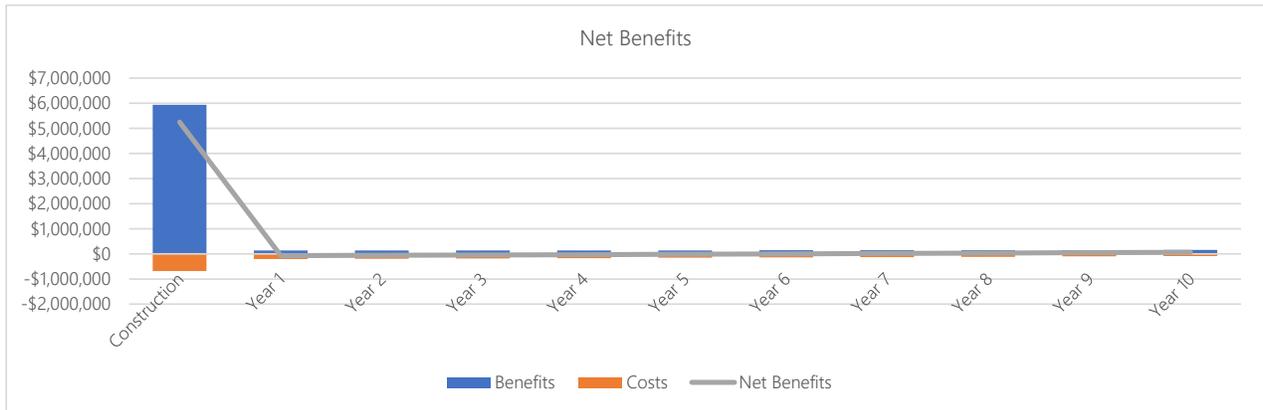
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$14,295,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	120	23	142
Earnings	\$4,405,480	\$1,199,237	\$5,604,717
Local Spend	\$11,436,000	\$4,126,570	\$15,562,570

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	2	0	2
Earnings	\$1,058,297	\$288,084	\$1,346,381

Figure 1



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

Figure 2

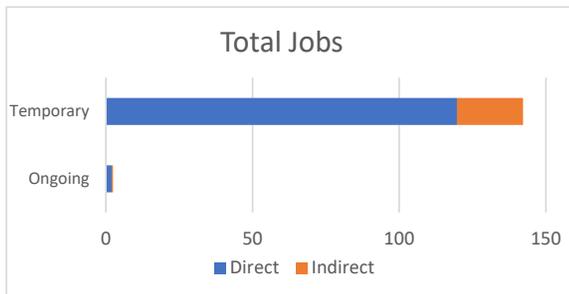


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,479,264	\$1,347,626
Sales Tax Exemption	\$600,000	\$600,000
Local Sales Tax Exemption	\$300,000	\$300,000
State Sales Tax Exemption	\$300,000	\$300,000
Mortgage Recording Tax Exemption	\$85,770	\$85,770
Local Mortgage Recording Tax Exemption	\$28,590	\$28,590
State Mortgage Recording Tax Exemption	\$57,180	\$57,180
Total Costs	\$2,165,034	\$2,033,396

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$8,027,771	\$7,763,219
To Private Individuals	\$6,951,098	\$6,810,794
Temporary Payroll	\$5,604,717	\$5,604,717
Ongoing Payroll	\$1,346,381	\$1,206,077
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,076,673	\$952,425
Increase in Property Tax Revenue	\$1,028,016	\$904,749
Temporary Jobs - Sales Tax Revenue	\$39,233	\$39,233
Ongoing Jobs - Sales Tax Revenue	\$9,425	\$8,443
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$361,457	\$354,161
To the Public	\$361,457	\$354,161
Temporary Income Tax Revenue	\$252,212	\$252,212
Ongoing Income Tax Revenue	\$60,587	\$54,273
Temporary Jobs - Sales Tax Revenue	\$39,233	\$39,233
Ongoing Jobs - Sales Tax Revenue	\$9,425	\$8,443
Total Benefits to State & Region	\$8,389,228	\$8,117,380

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$7,763,219	\$1,676,216	5:1
State	\$354,161	\$357,180	1:1
Grand Total	\$8,117,380	\$2,033,396	4:1

*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)

Additional Comments from IDA

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

8.1

Somerset Solar, LLC

PROJECT SUMMARY

Somerset Solar, LLC



Applicant:	Somerset Solar, LLC	
Project Location:	Lake Rd, Somerset NY (SBL's attached)	
Assistance:	20 Year Scheduled Tax Agreement (STA) Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Somerset Solar LLC will be constructing a 125MWac Utility Scale solar project in the Town of Somerset. This project will connect to the existing 345kV Kintigh Substation. The construction of this facility will lead to 98 construction jobs, and 2 permanent positions to maintain the facility.</p> <p>The proposed Project will play a key role in advancing this market transformation and signify the responsiveness of the private sector to the State's articulated goals for more renewable energy generation. Construction and operation of the Facility will contribute to meeting New York State energy policy targets, including:</p> <p>A resolution unanimously passed by the Town of Somerset Board supports the Somerset Solar, LLC application to the Niagara County Industrial Development Agency for a property tax agreement. The resolution also states that this project is subject to Real Property Tax Law 575-b, which mandates solar projects of at least one megawatt be assessed for real property tax values under the Discounted Cash Flow methodology using a model formula and discounted rates established by the NY State Department of Taxation and Finance. This assessment determination enables the Town to define tax payments, providing property tax stability to each of the affected taxing jurisdictions, which will be provided through the NCIDA application process.</p>	
Project Costs:	Construction/Improvements	\$ 169,222,181
	Furniture, Fixtures & Equipment	\$ 100,863,553
	Soft costs (i.e. engineering, architectural)	\$ 6,535,357
	TOTAL	\$ 276,621,091
Project Benefits:	Host Community Payment: (\$2,000 per mw)	\$ 5,831,326
	Tax Payment: (\$3,000 per mw)	\$ 8,747,053
	Total Revenue to Taxing Jurisdictions:	\$ 14,578,421
Employment:	Current jobs in Niagara County: 0 Construction Jobs: 78 -117 FTE construction positions Permanent Jobs: 2 Estimated Annual Payroll for New Jobs: \$102,500 Skills: Construction, Operations & Maintenance	
Evaluative Criteria:	Energy Production – advances renewable energy, provides capacity for local demands.	

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Somerset Solar, 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 April 2022

- I. 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.
- II. The Niagara County Industrial Development Agency has a one thousand dollar (\$1000.00) non-refundable application fee that must accompany the application submission.
- III. At the time of the project closing, project applicant is required to pay certain costs associated with the project. The applicant shall be responsible for the payment of an Agency fee in the amount of one percent (1.00%) of the total value of the project, together with 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.
- IV. One (1) original signed copy of the Application and Environmental Assessment form should be submitted with the Application for Assistance.

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: Somerset Solar, LLC

Mailing Address: 292 Madison Avenue, 15th Floor

City/Town/Village & Zip code: New York, New York 10017

Phone: (866) 757-7697

Website: https://www.aes.com/somerset-solar-project

Fed Id. No.: 87-4029784

Contact Person, and Title: Mario Rice (Senior Development Manager)

Email: mario.rice@aes.com

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

ACE DevCo NC, 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: November 22, 2021

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: Young / Sommer

Contact Person, and Title: Rob Panasci

Mailing Address: 500 Federal Street, 5th Floor

City/Town/Village & Zip code: Troy, NY 12180

Email: rpanasci@youngsommer.com

Phone: (518) 438-9907

Fax No.: (518) 438-9914

II. PROJECT INFORMATION

A) Project Address: Lake Rd, Somerset, NY

Tax Map Number (SBL) Multiple SBLs (See Attached)
(Section/Block/Lot)
SWIS Number 293889
Located in City of _____
Located in Town of Somerset
Located in Village of _____
School District of Barker

B) Current Assessment of Property:

Land \$2,085,400
Total \$4,745,900

C) Present legal owner of the site Somerset Operating Co / Terrior

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

Lease

D) Describe the project:

125MWac Utility Scale solar project to be built in the Town of Somerset
connecting to the existing 345kV Kintigh Substation. The project has recieved
it's Article 8 siting permit.

1. Project site (land)

(a) Indicate approximate size (In acres or square feet) of project site.
1,784 acres under lease, 700 acres to be utilized as facility site.

(b) Indicate the present use of the project site.
Agricultural / Industrial / Vacant

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
N/A Leased area does not include buildings

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.
No

4. Does the project consist of additions and/or renovations to existing buildings? If yes,
indicate nature of expansion and/or renovation.
No

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

6. List principal items/categories of equipment to be acquired as part of the project.
PV Modules, Inverters, transformers, electrical equipment, including wires,

cabling, racking, piles and fencing.

7. Has construction work on this project 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 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:

- 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.

III. **SOURCES & USES OF FUNDS**

A) Estimated Project Costs:

Property Acquisition		\$
Construction (Improvements)		\$ 169,222,181
Equipment Purchases/Fixtures/Furnishings		\$ 100,863,553
Soft costs (i.e. engineering, architectural)		\$ 6,535,357
Other (describe)	N/A	\$
TOTAL USES OF FUNDS		\$ 276,621,091

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

Bank Financing	Debt Financing (20%)	\$	55,324,218
Equity	Tax Equity (55%)	\$	152,141,600
Grants/Tax Credits		\$	
Taxable or Tax Exempt Bond		\$	
Other	Sponsor Equity (25%)	\$	69,155,273
TOTAL SOURCES OF FUNDS		\$	276,621,091

C) Identify each state and federal grant/credit:

50% Federal ITC	\$	\$138,310,545.50
	\$	
	\$	
	\$	
TOTAL PUBLIC FUNDS	\$	\$138,310,545.50

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			2	\$ 102,500
Part time		\$ 0	0	\$ 0
TOTAL FTEs	0	\$ 0	2	\$ 102,500

Annual Salary Range of Jobs to be Created: \$ 85,000 to 120,000

\$ _____ Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Construction,
Operations & Maintenance

Virginia
STATE OF ~~NEW YORK~~ ^{ARC})
COUNTY OF Chesapeake) ss.:

Neil Habig, being first duly sworn, deposes and says:

1. That I am the Director (Corporate Office) of Somerset Solar, 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.

Neil Habig

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 12th day of February, 2026.

April Ridley-Cutts

(Notary Public)



Notarized remotely online using communication technology via Proof.
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.

Owner	Address	Town	County	Parcel ID
Somerset Operating Company	Lake Rd. Barker, NY 14012	Somerset	Niagara	8.00-1-1.11
Somerset Operating Company	Lake Rd. Barker, NY 14012	Somerset	Niagara	8.00-1-1.12
Somerset Operating Company	Lake Rd. Barker, NY 14012	Somerset	Niagara	8.00-1-1.2
Somerset Operating Company	Lake Rd. Barker, NY 14013	Somerset	Niagara	8.00-1-38
Terroir Development Company	7725 Lake Rd. Barker, NY 14012	Somerset	Niagara	7.00-3-28

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.

Neil Habig

(Applicant Signature)

By: Neil Habig

Name: Neil Habig

Title: Direcor

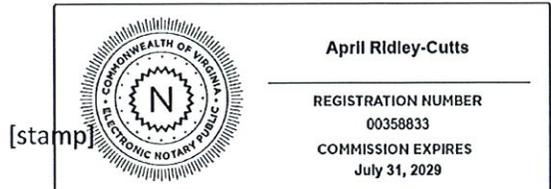
Commonwealth of Virginia County of Chesapeake

April Ridley-Cutts

(Notary Public)

Sworn to before me this 12th day

of February, 2026



TOWN BOARD REGULAR MEETING
July 9, 2025

A Regular Meeting of the Town Board of the Town of Somerset, County of Niagara and the State of New York was held at the Town Hall, 8700 Haight Road, Barker, New York on the 9th day of July, 2025.

Present: Jeffrey M. Dewart----- Supervisor
 Gail Damon ----- Councilwoman
 Jon Hotaling ----- Councilman
 Fred Leuer ----- Councilman
 Cameron Kiner ----- Councilman
 Tracy L. Carmer----- Town Clerk
 Jesse J. Green ----- Supt of Water/Sewer/Grounds
 Mindy Austin ----- Confidential Asst. to the Supervisor
 Abe Platt----- Attorney

Absent: Michael M. Flint ----- Supt. of Highways
 Brian Sibiga ----- Engineer

Audience: 3 residents

Supervisor Dewart called the meeting to order at 6:00PM with the Pledge to the Flag and a prayer for guidance.

RESOLUTION 73-2025

APPROVAL OF THE MINUTES

On a motion of Councilman Kiner, seconded by Councilman Leuer, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

Resolved the minutes of the previous meetings on June 11, 2025 and June 18, 2025 are accepted as submitted.

RESOLUTION 74-2025

APPROVAL OF SUPERVISOR'S REPORT

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

Resolved the Supervisor's Report for June 2025 is accepted as submitted.

MONTHLY REPORTS RECEIVED

Supervisor
Police

COMMUNICATIONS

Clerk Carmer advised that we received:

- A Request from Aaron Davis to use the Town Roads again this year, along with a copy of the insurance certificate, for the Barker Cornfest 5K.
- A letter from the Secretary of Transportation advising that recipients of US DOT funding no longer have to adhere to any policy requirements implemented by the previous administration which reference or relate in any way to climate change, "greenhouse gas" emissions, racial equity, gender identity, "diversity, equity, and inclusion" goals, environmental justice, or the Justice 40 Initiative.
- Charter Communications is increasing their packages by \$5.00 per month; digital receivers will decrease from \$97.00 to \$60.00; and a few channels are being added.
- A request from the Med-Project to allow residents to obtain postage paid mailers at the Town Hall to dispose of unwanted medicine.
- Notification from the Niagara County Health Department that they received a grant in the amount of \$200,000 to help offset the cost of replacing failing septic systems on properties along the lakefront.

ENGINEER UPDATE

Supervisor Dewart provided an update on the bridge replacement project. A pre-construction meeting was held, and the project should start in approximately 2 weeks.

RESOLUTION 75-2025

CHANGES TO THE CODE OF SOMERSET – Proposed Local Law #3

On the introduction of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

Resolved a proposed local law to amend the Town's Battery Energy Storage System to modify the definition of UPS and provide a process for obtaining a special use permit to operate a UPS system is introduced.

RESOLUTION 76-2025

CALL FOR PUBLIC HEARING ON PROPOSED LOCAL LAW #3

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

WHEREAS, the Code of the Town of Somerset contains and specifies the local laws and ordinances of the Town of Somerset; and

TOWN BOARD MEETING
JULY 9, 2025 PAGE 3

WHEREAS, a proposed local law entitled "A Local Law Modifying the Battery Energy Storage Systems Code to Recognize an Uninterruptible Power Source (UPS) as a distinct use and to provide for a procedural process for UPS approval" has been introduced; and

WHEREAS, the Town would like to commence the process of considering the local law in accordance with Article 8 of the Environment Conservation Law, which requires SEQR review of the proposed local law; and

WHEREAS, the Town would like to refer the proposed local law to the Niagara County Planning Board in accordance with General Municipal Law Section 239-m and to the neighboring municipalities under General Municipal Law Section 239-nn;

NOW, THEREFORE, BE IT RESOLVED, that the Somerset Town Board authorizes the Town Engineer (Wendel WD Architecture, Engineering, Surveying and Landscape Architecture, P.C.) to take all steps necessary to commence the SEQR review process relative to this proposed local law; and be it further

RESOLVED, the Somerset Town Board authorizes the completion of the General Municipal Law Section 239-m referral to the Niagara County Planning Board and General Municipal Law Section 239-nn referral to the neighboring municipalities; and be it further

RESOLVED, that the Town of Somerset Town Board does hereby call for a public hearing to be held on August 13, 2025, at 6:00 p.m. at Somerset Town Hall, 8700 Haight Road, Barker, New York to hear and consider a local law entitled "A Local Law Modifying the Battery Energy Storage Systems Code to Recognize an Uninterruptible Power Source (UPS) as a distinct use and to provide for a procedural process for UPS approval."

RESOLUTION 77-2025

ROAD CLOSURE FOR CORNFEST 5K

On a motion of Councilman Leuer, seconded by Councilman Kiner, the following resolution was

ADOPTED:	Ayes	5	Dewart, Damon, Hotaling, Leuer, Kiner
	Nays	0	

WHEREAS, the Town has received a request from the organizers of the annual Cornfest event to close Coleman Road from East Avenue to Johnson Creek Road during the 5k race on August 9, 2025, from 8:50 a.m. to 10:00 a.m.;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Somerset hereby authorizes the closure of Coleman Road from East Avenue to Johnson Creek Road on August 9, 2025, from 8:50 a.m. to 10:00 a.m. upon receipt of proof of insurance from the organizers of Cornfest.

TOWN BOARD MEETING
JULY 9, 2025 PAGE 4

RESOLUTION 78-2025

SRO AGREEMENT WITH BARKER CENTRAL SCHOOL

On a motion of Councilman Hotaling, seconded by Councilman Kiner, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

WHEREAS, the Barker Central School District desires to enter into an agreement with the Town of Somerset, whereby the Town will provide the School District with one full-time School Resource Officer, and

WHEREAS, the Town will be reimbursed for the total cost of the school resource officer by the School District in accordance with the terms of the contract; and

WHEREAS, the term of the agreement shall commence on the date of execution of the contract and continue to June 30, 2026;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Somerset that the Town Supervisor is hereby authorized to enter into an Agreement with the Barker Central School District, after review and approval by the Town Attorney, whereby the Town will provide the School District with one full-time school resource officer for the 2025-2026 school year, the cost of which to be reimbursed by the School District in accordance with the terms of the contract.

RESOLUTION 79-2025

FIREWORKS FOR BARKER CORN FESTIVAL

On a motion of Councilman Leuer, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

WHEREAS, the Town is the owner of a park and recreation area known as the "Somerset Town Park" located in the Town of Somerset, and

WHEREAS, the Hartland Independence Day 4th of July Committee has requested the use of said park and facilities for a celebration to be held on August 9, 2025, which would include a fireworks display, and

WHEREAS, the Town is agreeable to granting a license to the Hartland Independence Day 4th of July Committee for such a special event;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Somerset authorizes the Town Supervisor to enter into an agreement with the Hartland

TOWN BOARD MEETING
JULY 9, 2025 PAGE 5

Independence Day 4th of July Committee for use of the Town Park on August 9, 2025, upon review and approval of the Town Attorney.

RESOLUTION 80-2025
SOMERSET SOLAR PROJECT PILOT

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

WHEREAS, on or about April 7, 2023, Somerset Solar, LLC ("Somerset Solar") filed an Application for a 94-c Permit for Major Renewable Energy Facility with the New York State Office of Renewable Energy Siting ("ORES") to operate a 125-megawatt solar facility ("Facility") in the Town of Somerset, Niagara County, New York ("Town"); and

WHEREAS, on December 23, 2024, ORES issued a Siting Permit to Somerset Solar to operate a Major Renewable Energy Facility in the Town ("Permit"); and

WHEREAS, the Permit requires Somerset Solar to provide host community benefits, such as Payments in Lieu of Taxes ("PILOT"), other payments pursuant to a host community agreement, or other project(s) agreed to by the Town; and

WHEREAS, Somerset Solar has proposed providing the Town with host community benefits through annual payments pursuant to a Host Community Agreement and a PILOT; and

WHEREAS, Somerset Solar intends to file an application with the Niagara County Industrial Development Agency ("NCIDA") for a PILOT to assist in the construction and operation of the Facility and to provide host community benefits to the Town; and

WHEREAS, in accordance with NCIDA's Uniform Tax Exemption Policy and Solar Project Policy, NCIDA will not accept a solar project PILOT application without the written consent of the host municipality; and

WHEREAS, the Facility is subject to Real Property Tax Law § 575-b, which mandates that solar projects of at least one megawatt must be assessed for real property tax values under the Discounted Cash Flow methodology using a model formula and discount rates established by the Department of Taxation and Finance; and

WHEREAS, the Town stands to generate more revenue from the Facility through payments pursuant to a Host Community Agreement and PILOT with Somerset Solar than it would otherwise receive if the Town collected taxes on the Facility assessed pursuant to Real Property Tax Law § 575-b;

TOWN BOARD MEETING
JULY 9, 2025 PAGE 6

NOW, THEREFORE BE IT RESOLVED, the Town Board of the Town of Somerset finds that it is in the Town's best interest to consent to Somerset Solar's application to NCIDA for a solar project PILOT; and

BE IT FURTHER RESOLVED, that such consent shall be limited to the filing of a PILOT application by Somerset Solar with NCIDA, and that Town reserves the right to act in its best interests throughout the PILOT application process, which may include, but is not limited to, objecting to the contents of the PILOT application and/or requesting NCIDA to deviate from its Uniform Tax Exemption Policy and Solar Project Policy; and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to deliver a letter of consent to NCIDA that is consistent and in accordance with this Resolution.

RESOLUTION 81-2025

AUDIT OF CLAIMS

On a motion of Councilman Kiner, seconded by Councilman Leuer, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

Resolved that the bills have been reviewed by the Town Board and are authorized for payment in the following amounts:

General Fund	No.244 through No. 278	\$ 44,268.96
Highway Fund	No. 63 through No. 71	\$ 28,613.97
Sewer Fund	No. 72 through No. 82	\$ 6,499.85
Water Fund	No. 55 through No. 67	\$ 7,478.22

PRIVILEGE OF THE FLOOR

Jim Hoffman stated:

- that the noise still exists and bothers the neighbors, and with the expansion there will be more noise so it needs to be addressed. He feels that noise is an environmental effect and he referred to a resolution that we passed last July.

Councilman Hotaling advised that the plant has spend \$1 million on new fans for the first 2 buildings, so they are trying to address the issue.

- Jim asked where he can find information on the value and taxes to be paid on the project.

Supervisor Dewart said that assessment cannot happen until the building is completed.

- Jim is glad that the battery law is being updated.
- The railroad ties are clutter and that is an indication of what they think of us.

Supervisor Dewart said that they are working on figuring out how to get rid of the ties.

- Lake Road damage has not been fixed, so Jim asked what is the status of this.

Supervisor Dewart stated that the state keeps pulling the funding for it.

TOWN BOARD MEETING
JULY 9, 2025 PAGE 7

RESOLUTION 82-2025

ENTER EXECUTIVE SESSION

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

Resolved to enter into executive at 6:27pm to discuss a personnel matter.

RESOLUTION 83-2025

ZONING BOARD VACANCY

On a motion of Councilwoman Damon, seconded by Councilman Kiner, the following resolution was

ADOPTED: Ayes 5 Dewart, Damon, Hotaling, Leuer, Kiner
 Nays 0

Resolved to relieve Amos Andrews of his duties as a member of the Zoning Board of Appeals, effective immediately, pursuant to the Zoning Board of Appeals' policy on meeting attendance.

On a motion of Councilman Leuer, seconded by Councilman Hotaling, the meeting adjourned at 6:47P.M. subject to the Call of the Clerk.

Tracy L. Carmer, RMC
Town Clerk