

**BOARD  
MEETING  
AGENDA**

# Niagara County Industrial Development Agency

Niagara County Center for Economic Development . 6311 Inducon Corporate Drive . Sanborn . NY . 14132

## REGULAR NCIDA/NCDC/NADC BOARD MEETING

**DATE:** Wednesday, January 8, 2020  
**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, Acting Chairperson  
\_\_\_ Joan G. Aul, Second Vice Chairperson  
\_\_\_ Kevin McCabe, Secretary  
\_\_\_ Jerald I. Wolfgang, Assistant Secretary  
\_\_\_ William L. Ross, Member  
\_\_\_ Arthur G. Pappas, Member  
\_\_\_ Daryl Bodewes, Member

### NCIDA Staff Members:

\_\_\_ Susan C. Langdon, Executive Director  
\_\_\_ Andrea Klyczek, Assistant Director  
\_\_\_ Michael S. Dudley, Finance Manager  
\_\_\_ Dmitri Liadski, Economic Developer  
\_\_\_ Caroline Caruso, Accounting Associate  
\_\_\_ Barbara A. Gill, Administrative Coordinator  
\_\_\_ Mark J. Gabriele, Agency Counsel

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- 1.0 Meeting Called to Order – *M. Onesi*
  - 2.0 Roll Call – *B. Gill*
  - 3.0 Pledge of Allegiance – *M. Onesi*
  - 4.0 Introduction of Guests
  - 5.0 Approval of NCIDA Meeting Minutes – *J. Wolfgang*
    - 5.1 Meeting Minutes of November 13, 2019
  - 6.0 Finance & Audit Committee Reports – *M. Onesi*
    - 6.1 Agency Payables
      - 6.1.1 November
      - 6.1.2 December
    - 6.2 Budget Variance Report
      - 6.2.1 November
      - 6.2.2 December

**7.0 Unfinished Business**

**7.1 Hotel Niagara Development LLC – *M. Gabriele***

**7.1.1 Inducement Resolution Extension**

**8.0 New Business**

**8.1 LMR Real Property Holdings LLC (Kalaiselvi Rayendran) – *D. Liadski***

**8.1.1 Preliminary Resolution**

**8.1.2 Authorize Public Hearing**

**9.0 Information Items**

**10.0 Agency Counsel – *M. Gabriele***

**11.0 Any Other Matters the Board Wishes to Discuss**

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

**DATE: Next Regular Meeting February 12, 2020**

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

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

**13.0 Adjournment - *M. Onesi***

**5.1**

**MINUTES**

## REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, November 13, 2019

Meeting Time: 9 a.m.

Meeting Place: Niagara County Industrial Development Agency  
6311 Inducon Corporate Drive, Suite One  
Sanborn, New York 14132

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### 1.0 Meeting Called to Order

The regular meeting of the Niagara County Industrial Development Agency was called to order by Second Vice Chairperson Aul at 9 a.m.

### 2.0 Roll Call

Mark A. Onesi, Acting Chairperson	Excused
Joan G. Aul, First Vice Chairperson	Present
Kevin McCabe, Secretary	Present
Jerald I. Wolfgang, Assistant Secretary	Present
William L. Ross, Member	Present
Arthur G. Pappas, Member	Present
Daryl Bodewes, Member	Present

### 3.0 Ms. Aul led the Pledge of Allegiance.

### 4.0 Introductions

#### Guests Present:

Joseph McDougal  
Jim Fink, Business First  
Tom Prohaska, Buffalo News

#### Staff Present:

Susan C. Langdon, Executive Director  
Andrea Klyczek, Assistant Director  
Michael S. Dudley, Finance Manager  
Caroline Caruso, Accounting Associate  
Mark J. Gabriele, Agency Counsel  
Barbara A. Gill, Administrative Coordinator/Recording Secretary

**5.0 Approval of NCIDA Meeting Minutes**

**5.1 Meeting Minutes of October 9, 2019**

*Mr. McCabe made a motion to approve the meeting minutes; Mr. Ross seconded the motion. The motion passed.*

**6.0 Finance & Audit Committee Reports**

**6.1 Agency Payables**

Mr. McCabe stated that he had reviewed the monthly payables and found them to be in order. *Mr. McCabe made a motion to approve the monthly payables; Mr. Bodewes seconded the motion. The motion passed.*

**6.2 Budget Variance Reports**

Mr. McCabe stated that he had reviewed the Budget Variance Report and found the report to be in order. *Mr. McCabe made a motion to approve the Report; Mr. Bodewes seconded the motion. The motion passed.*

**6.3 Adopt 2020 Budgets**

**6.3.1 Niagara County Industrial Development Agency**

**6.3.2 Niagara County Development Corporation**

**6.3.3 Niagara Area Development Corporation**

Michael Dudley, Finance Manager, stated that he sent the Budgets to the Niagara County Clerk and Legislature for a mandatory 20 day review. After hearing no comments or concerns, the Board is now being asked to formally adopt the 2020 Budgets.

*Mr. Wolfgang made a motion to adopt the three (3) Budgets; Mr. Bodewes seconded the motion. The motion passed.*

Mr. Dudley stated that three CDs were maturing today. He requested approval from the Board Members to reinvest the CDs for another six (6) month term at an interest rate double that of the current money market account rate.

*Mr. Wolfgang made a motion to approve renewal of the CDs for another six (6) months. Mr. Ross seconded the motion. Ms. Aul abstained. The motion passed.*

**7.0 Unfinished Business**

**7.1 Plati Niagara Inc.**

The project involves building a new 7-story Choice Hotel and three (3) two-story market rate residential apartment buildings on a vacant parcel that the company currently owns.

Ms. Langdon stated that the Public Hearing was held on November 4, 2019 with no speakers.

**7.1.1 Final Resolution**

*Mr. Bodewes made a motion to approve the Final Resolution; Mr. McCabe seconded the motion. The motion passed.*

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF PLATI NIAGARA INC. AND/OR AN INDIVIDUAL(S) OR AFFILIATE, SUBSIDIARY, OR ENTITY FORMED OR TO BE FORMED ON ITS BEHALF (AS MORE FULLY DEFINED BELOW); (ii) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, PILOT MORTGAGE AND RELATED DOCUMENTS; AND (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION FOR THE FINANCING RELATED TO THE PROJECT; AND (C) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

The question of the approval of the Resolution was 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 ]
Joan G. Aul	[ X ]	[ ]	[ ]	[ ]
Kevin McCabe	[ X ]	[ ]	[ ]	[ ]
Jerald I. Wolfgang	[ X ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**7.0 Unfinished Business Continued**

**7.2 Santarosa Holdings, Inc.**

The project consists of the acquisition of a building on Hyde Park Boulevard in the Town of Niagara. The building is currently vacant but was previously used as a warehouse/storage facility. Santarosa will acquire, upgrade, and renovate it for use as Buffalo Fuel Corp's Truck and Maintenance shop.

Ms. Langdon stated that the Public Hearing was held on November 4, 2019 with no speakers.

**7.2.1 Final Resolution**

*Mr. Wolfgang made a motion to approve the Final Resolution; Mayor Pappas seconded the motion. The motion passed.*

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF SANTAROSA HOLDINGS, INC. AND/OR AN INDIVIDUAL(S) OR AFFILIATE, SUBSIDIARY, OR ENTITY FORMED OR TO BE FORMED ON ITS BEHALF (AS MORE FULLY DEFINED BELOW); (ii) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, PILOT MORTGAGE AND RELATED DOCUMENTS; AND (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION FOR THE FINANCING RELATED TO THE PROJECT; AND (C) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

The question of the approval of the Resolution was 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 ]
Joan G. Aul	[ X ]	[ ]	[ ]	[ ]
Kevin McCabe	[ X ]	[ ]	[ ]	[ ]
Jerald I. Wolfgang	[ X ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**7.0 Unfinished Business Continued**

**7.3 Merani Hospitality, LLC**

The project consists of the construction of a five story mixed use building with 36 market rate apartments, a 68 room Holiday Inn Express, and a Tim Hortons and Circle K on the first floor. The company may also be seeking a 485-a property tax abatement from the City as opposed to a PILOT from the NCIDA. They are also requesting sales tax and mortgage recording tax abatements from the NCIDA.

Ms. Langdon stated that the Public Hearing was held on November 4, 2019 with no speakers.

**7.3.1 Final Resolution**

*Mr. Bodewes made a motion to approve the Final Resolution; Mr. Wolfgang seconded the motion. The motion passed.*

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF MERANI HOSPITALITY, LLC AND/OR AN INDIVIDUAL(S) OR AFFILIATE SUBSIDIARY, OR ENTITY FORMED OR TO BE FORMED ON ITS BEHALF (AS MORE FULLY DEFINED BELOW); (ii) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, PILOT MORTGAGE AND RELATED DOCUMENTS; AND (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION FOR THE FINANCING RELATED TO THE PROJECT; AND (C) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

The question of the approval of the Resolution was 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 ]
Joan G. Aul	[ X ]	[ ]	[ ]	[ ]
Kevin McCabe	[ X ]	[ ]	[ ]	[ ]
Jerald I. Wolfgang	[ X ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

8.0 New Business

8.1 Town of Niagara Industrial Development Agency

8.1.1 Assumption of PILOT Agreements

Mark Gabriele stated that the Town of Niagara IDA is down to minimal staff and they are finding it difficult to keep up with the PAAA and PARIS compliance issues. The Town of Niagara IDA may be dissolved in the very near future.

In preparation for closing, the Town has requested that the NCIDA assign and assume the current PILOTs, of which there are nine (9) projects. A copy of the list of Town of Niagara projects, is attached to, and made a part of these minutes.

*Mayor Pappas made a motion to approve the assumption of PILOT Agreements; Mr. Wolfgang seconded the motion. The motion passed.*

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE ASSUMPTION OF ACTIVE PROJECTS CURRENTLY HELD BY THE TOWN OF NIAGARA INDUSTRIAL DEVELOPMENT AGENCY, INCLUDING THE EXISTING LEASE, LEASEBACK, PILOT AGREEMENTS, TOGETHER WITH ALL ASSOCIATED DOCUMENTS RELATING TO EACH OF THE PROJECTS CURRENTLY RECEIVING BENEFITS FROM THE TOWN OF NIAGARA INDUSTRIAL DEVELOPMENT AGENCY.

The question of the approval of the Resolution was 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 ]
Joan G. Aul	[ X ]	[ ]	[ ]	[ ]
Kevin McCabe	[ X ]	[ ]	[ ]	[ ]
Jerald I. Wolfgang	[ X ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**8.0 New Business**

**8.2 Cataract Tourism Fund Requests**

**8.2.1 Niagara Beach/Surf Club**

Ms. Klyczek told the Board Members that in a letter dated October 1, 2019, Mr. DiCienzo stated that the project has lost time due to delays and he has hope that with an extension of the grant commitment date along with a new administration coming to the City, the project will finally obtain the parcel of land and the title to the land and that will hopefully put the project on a faster track.

They are requesting an extension of the December 31, 2019 deadline to June 30, 2020.

**8.2.1.1 Request to Extend the Grant Commitment Condition Date**

*Mr. Ross made a motion to approve the extension date; Mr. Wolfgang seconded the motion. The motion passed.*

The question of the approval of the Resolution was 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 ]
Joan G. Aul	[ ]	[ X ]	[ ]	[ ]
Kevin McCabe	[ X ]	[ ]	[ ]	[ ]
Jerald I. Wolfgang	[ X ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**8.0 New Business**

**8.2.2 Niagara Falls Center for Tourism**

**8.2.2.1 Change in Project Costs**

Ms. Klyczek stated that the company has withdrawn this item from the agenda as it was not possible for the applicant to attend the meeting.

The company is modifying their financial projections with the removal of the costs for the installation of windows on the top floors.

Ms. Klyczek gave a brief description of the project and said there were currently 31 full time with plans to hire an additional thirteen (13) upon completion of the project. Phase I includes exterior improvements and a diamond museum. Phase II entails a rope course and a large theatre, and Phase 3 will be the hotel with a banquet facility.

The company will submit an updated application for a future meeting.

No action was necessary at this time.

**9.0 Information Items**

There were no information items at this time.

**10.0 Agency Counsel**

Mark Gabriele stated that Wheatfield Gardens had received approval from the NEDF Board to finance installation on the property of certain energy efficient and/or renewable energy improvements that will be permanently fixed to the property by their participating in the Energize NY Open C-PACE Financing Program.

The Niagara Economic Development Fund ("NEDF") Board Members approved the PACE Program for Wheatfield Gardens at the November 1, 2019 Board Meeting.

Mr. Gabriele also stated that the company is up-to-date on its loan payments to the NEDF loan fund.

*Mr. Wolfgang motioned for approval; Mr. Bodewes seconded the motion. The motion passed unanimously.*

**11.0 Any Other Matters the Board Wishes to Discuss**

There were no other matters to discuss at this time.

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

**DATE:** December 11, 2019

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

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

**13.0 Adjournment**

*Mr. Bodewes made a motion to adjourn; Mayor Pappas seconded the motion. The meeting adjourned at 9:30 a.m.*

Respectfully submitted:

Reviewed by:

Approved by:

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Barbara A. Gill  
Recording Secretary

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Susan C. Langdon  
Executive Director

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Kevin McCabe  
Secretary

**6.1.1**

**AGENCY**

**PAYABLES**

**NOVEMBER**

**Niagara County Industrial Devel. Agency**  
**Check Register**  
**For the Period From Nov 1, 2019 to Nov 30, 2019**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
28850	11/1/19	THE HARTFORD	10001.100	271.67
28851	11/6/19	360 PSG.com	10001.100	60.00
28852	11/6/19	Caroline M. Caruso	10001.100	82.68
28853	11/6/19	Express Carpet Steamers	10001.100	793.17
28854	11/6/19	First Choice Coffee Services	10001.100	96.91
28855	11/6/19	Gabriele & Berrigan, P.C.	10001.100	9,824.20
28856	11/6/19	M&T Bank	10001.100	542.32
28857	11/6/19	Selective Insurance Company	10001.100	1,920.67
11/7/19	11/7/19	PAYCHEX, INC.	10001.100	88.73
11/8/19	11/8/19	NYS DEFERRED COMPENSATION PLAN	10001.100	1,009.09
28858	11/12/19	360 PSG.com	10001.100	1,300.00
28859	11/12/19	CoStar Realty Information, Inc.	10001.100	217.31
28860	11/12/19	County of Niagara	10001.100	326.46
28861	11/12/19	Gabriele & Berrigan, P.C.	10001.100	6,477.60
28862	11/12/19	NIAGARA GAZETTE	10001.100	163.75
28863	11/19/19	Dawn M. Siters	10001.100	450.00
28864	11/19/19	Guardian	10001.100	588.04
28865	11/19/19	PURCHASE POWER	10001.100	150.00
28866	11/19/19	Selective Insurance Company	10001.100	13,541.36
28867	11/19/19	H. SICHERMAN & CO., INC.	10001.100	605.60
28868	11/19/19	STAPLES CONTRACT & COMMERCIAL	10001.100	47.36
11/21/19	11/21/19	PAYCHEX, INC.	10001.100	75.40
11/22/19	11/22/19	NYS DEFERRED COMPENSATION PLAN	10001.100	925.09
28869	11/26/19	Independent Health	10001.100	2,051.83
28870	11/26/19	Selective Insurance Company	10001.100	2,855.00
28871	11/26/19	Time Warner Cable	10001.100	123.85
28872	11/30/19	Cintas Corporation #782	10001.100	87.64
<b>Total</b>				<b>44,675.73</b>

**NCIDA - MTF - Operating Fund**  
**Check Register**  
For the Period From Nov 1, 2019 to Nov 30, 2019

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2914	11/6/19	National Grid	10001.600	46.14
2915	11/6/19	Niagara Falls Water Board	10001.600	1,013.00
2916	11/19/19	Selective Insurance Company	10001.600	8,764.50
2917	11/19/19	VERIZON	10001.600	116.24
2918	11/26/19	DAVIS-ULMER Sprinkler Co.	10001.600	150.00
2919	11/26/19	LARABA ENTERPRISES	10001.600	1,300.00
<b>Total</b>				<u><u>11,389.88</u></u>

**NCIDA VIP-MTF Operating**  
**Check Register**  
For the Period From Nov 1, 2019 to Nov 30, 2019

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
4300	11/1/19	Republic Services #111	10001.600	181.01
4301	11/6/19	Express Carpet Steamers	10001.600	219.42
4302	11/6/19	Frontier	10001.600	173.77
4303	11/6/19	National Grid	10001.600	65.35
4304	11/12/19	County of Niagara	10001.600	267.44
4305	11/19/19	Safeguard Business Systems	10001.600	156.81
4306	11/19/19	Selective Insurance Company	10001.600	14,816.50
4307	11/19/19	Town of Wheatfield Water/	10001.600	210.00
4308	11/19/19	Town of Wheatfield	10001.600	67.00
4309	11/26/19	DAVIS-ULMER Sprinkler Co.	10001.600	160.00
4310	11/26/19	LARABA ENTERPRISES	10001.600	2,050.00
4311	11/26/19	Town of Wheatfield Water/	10001.600	40.00
<b>Total</b>				<b>18,407.30</b>

**NIAG ECONOMIC DEV FUND**  
**Check Register**  
**For the Period From Nov 1, 2019 to Nov 30, 2019**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1305	11/6/19	Niagara County Industrial	10000-200	49,926.29
1306	11/6/19	Selective	10000-200	3,270.33
1307	11/12/19	Gabriele & Berrigan P.C.	10000-200	510.00
<b>Total</b>				<u><u>53,706.62</u></u>

**Niag. Cnty Dev. Corp. - Micro RLF**  
**Check Register**  
**For the Period From Nov 1, 2019 to Nov 30, 2019**

Filter Criteria includes: Report order is by Date.

<b>Check #</b>	<b>Date</b>	<b>Payee</b>	<b>Cash Account</b>	<b>Amount</b>
2023	11/19/19	Niagara County Community College	10004.400	<u>1,500.00</u>
<b>Total</b>				<u><u>1,500.00</u></u>

**Niagara Industrial Incubator Associates**  
**Check Register**  
**For the Period From Nov 1, 2019 to Nov 30, 2019**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1069	11/6/19	National Grid	10000.100	735.72
1070	11/6/19	Niagara Falls Water Board	10000.100	953.00
1071	11/12/19	Gabriele & Berrigan, P.C.	10000.100	1,620.00
1072	11/12/19	MPD Architecture PLLC	10000.100	2,500.00
1073	11/19/19	H.W. Bryk & Sons, Inc.	10000.100	107.00
1074	11/19/19	Safeguard Business Systems	10000.100	156.81
1075	11/26/19	Laraba Enterprises	10000.100	1,337.50
1076	11/26/19	National Fuel	10000.100	7.45
<b>Total</b>				<b>7,417.48</b>

**6.1.2**

**AGENCY**

**PAYABLES**

**DECEMBER**

**Niagara County Industrial Devel. Agency**  
**Check Register**  
**For the Period From Dec 1, 2019 to Dec 31, 2019**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
28873	12/2/19	Caroline M. Caruso	10001.100	54.10
28874	12/2/19	Dmitri Liadski	10001.100	184.59
28875	12/2/19	NEW YORK STATE AND LOCAL	10001.100	51,782.00
12/2/19	12/2/19	NEW YORK STATE AND LOCAL	10001.100	216.28
28876	12/4/19	THE BUFFALO NEWS	10001.100	169.50
28877	12/4/19	CoStar Realty Information, Inc.	10001.100	217.31
28878	12/4/19	FedEx	10001.100	39.78
28879	12/4/19	THE HARTFORD	10001.100	271.67
28880	12/4/19	M&T Bank	10001.100	105.20
28881	12/4/19	National Grid	10001.100	429.75
12/5/19	12/5/19	PAYCHEX, INC.	10001.100	88.73
12/6/19	12/6/19	NYS DEFERRED COMPENSATION PLAN	10001.100	1,007.90
28882	12/10/19	360 PSG.com	10001.100	60.00
28883	12/10/19	County of Niagara	10001.100	409.67
28884	12/10/19	MICHAEL S. DUDLEY	10001.100	84.85
28885	12/10/19	Express Carpet Steamers	10001.100	793.17
28886	12/10/19	First Choice Coffee Services	10001.100	85.07
28887	12/10/19	Gabriele & Berrigan, P.C.	10001.100	5,000.00
28888	12/10/19	SUSAN C. LANGDON	10001.100	74.07
28889	12/10/19	PETTY CASH	10001.100	40.50
28890	12/10/19	STAPLES CONTRACT & COMMERCIAL	10001.100	84.45
28891	12/17/19	City Electric Co.	10001.100	6.78
28892	12/17/19	Empire Emergency Apparatus, Inc.	10001.100	25,751.57
28893	12/17/19	Guardian	10001.100	588.04
28894	12/17/19	Niag Cnty Dept of Economic Development	10001.100	226.47
28895	12/17/19	SAM'S CLUB/SYNCHRONY BANK	10001.100	212.06
28896	12/17/19	H. SICHERMAN & CO., INC.	10001.100	9,420.70
28897	12/17/19	STAPLES CONTRACT & COMMERCIAL	10001.100	55.77
12/19/19	12/19/19	PAYCHEX, INC.	10001.100	75.40
12/20/19	12/20/19	NYS DEFERRED COMPENSATION PLAN	10001.100	923.90
<b>Total</b>				<b>98,459.28</b>

**NCIDA - MTF - Operating Fund**  
**Check Register**  
For the Period From Dec 1, 2019 to Dec 31, 2019

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2920	12/4/19	National Grid	10001.600	39.40
2921	12/17/19	LARABA ENTERPRISES	10001.600	1,609.00
2922	12/17/19	VERIZON	10001.600	116.15
<b>Total</b>				<u><u>1,764.55</u></u>

**NCIDA VIP-MTF Operating**  
**Check Register**  
For the Period From Dec 1, 2019 to Dec 31, 2019

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
4312	12/4/19	Frontier	10001.600	173.77
4313	12/4/19	National Grid	10001.600	403.77
4314	12/4/19	Niagara Industrial Mechanical Services	10001.600	162.00
4315	12/4/19	Republic Services #111	10001.600	180.91
4316	12/10/19	H.W.BRYK & SONS, INC.	10001.600	427.50
4317	12/10/19	Express Carpet Steamers	10001.600	219.42
4318	12/10/19	County of Niagara	10001.600	267.30
4319	12/17/19	City Electric Co	10001.600	205.21
4320	12/17/19	LARABA ENTERPRISES	10001.600	2,584.00
<b>Total</b>				<u><u>4,623.88</u></u>

**Niagara Industrial Incubator Associates**  
**Check Register**  
**For the Period From Dec 1, 2019 to Dec 31, 2019**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1077	12/4/19	National Grid	10000.100	865.15
1078	12/17/19	Laraba Enterprises	10000.100	1,712.50
1079	12/17/19	Town of Wheatfield	10000.100	75.00
<b>Total</b>				<u><u>2,652.65</u></u>

**6.2.1**

**BUDGET**

**VARIANCE**

**NOVEMBER**

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**BUDGET VARIANCE REPORT AS OF November 30, 2019**  
**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
<b>Operating Revenues</b>						
Project Administrative Fees	\$ 5,000.00	\$ 62,692.00	\$ 349,962.00	\$ 363,077.00	(13,115.00)	\$ 421,211.00
Project Application Fees	0.00	1,000.00	17,000.00	11,000.00	6,000.00	12,000.00
NBDF Origination Fees	0.00	0.00	6,250.00	0.00	6,250.00	0.00
NCDC RLF Administrative Fees	859.00	859.00	5,969.05	9,449.00	(3,479.95)	10,308.00
NBDF RLF Administrative Fee	4,166.67	4,166.67	45,833.37	45,833.37	0.00	50,000.00
Microenterprise Admin Fees	234.00	234.00	2,574.00	2,574.00	0.00	2,808.00
Administrative Fees - Other	0.00	0.00	1,762.94	0.00	1,762.94	7,336.00
Interest Earnings	11,466.37	391.92	17,933.88	4,311.12	13,622.76	4,703.00
Training Room Income	0.00	33.33	140.00	366.63	(226.63)	400.00
Income - Sale of Assets	0.00	0.00	155.00	0.00	155.00	0.00
Miscellaneous Income	0.00	0.00	68.50	0.00	68.50	0.00
Distrib From Niag. Ind. Suites	0.00	0.00	0.00	0.00	0.00	100,000.00
Distributions From Affiliates	0.00	0.00	150,000.00	80,000.00	70,000.00	80,000.00
Distribution from VIP MTF	0.00	0.00	0.00	0.00	0.00	235,000.00
<b>Total Operating Revenues</b>	<b>21,726.04</b>	<b>69,376.92</b>	<b>597,648.74</b>	<b>516,611.12</b>	<b>81,037.62</b>	<b>923,766.00</b>
<b>Operating Expenses</b>						
Salaries	29,283.32	29,212.15	341,880.60	350,545.85	(8,665.25)	379,758.00
Benefits	5,026.13	6,607.58	62,637.19	72,683.38	(10,046.19)	79,291.00
Retirement Benefits	4,667.17	4,667.17	51,338.87	51,338.87	0.00	56,006.00
Payroll Taxes	2,298.38	2,239.14	26,260.15	26,811.90	(551.75)	29,051.00
Unemployment Taxes	0.00	0.00	478.89	791.00	(312.11)	791.00
Consultants	2,500.00	2,500.00	36,920.70	27,500.00	9,420.70	30,000.00
Assistant Director	4,859.17	4,859.17	53,889.77	53,450.87	438.90	58,310.00
Legal Services	5,000.00	5,000.00	49,881.20	55,000.00	(5,118.80)	60,000.00
Accounting Services	0.00	0.00	18,063.00	18,000.00	63.00	18,000.00
Accounting Services - NADC	0.00	0.00	2,000.00	2,000.00	0.00	2,000.00
Marketing	1,577.31	1,833.33	18,176.74	20,166.63	(1,989.89)	22,000.00
Printing	0.00	208.33	857.11	2,291.63	(1,434.52)	2,500.00
Office Supplies	131.81	250.00	2,039.20	2,750.00	(710.80)	3,000.00
Postage	189.78	315.00	2,413.33	3,757.00	(1,343.67)	3,796.00
Telephone & Fax	87.92	143.33	884.42	1,576.63	(692.21)	1,720.00
Internet Service	123.85	275.00	1,362.35	3,025.00	(1,662.65)	3,300.00
Common Area Charges	620.00	678.33	6,820.00	7,461.63	(641.63)	8,140.00
Energy	1,229.75	1,193.00	12,879.91	14,401.00	(1,521.09)	15,770.00
Conference & Travel	313.69	208.33	2,884.63	2,291.63	593.00	2,500.00
Employee Training	0.00	83.33	625.00	916.63	(291.63)	1,000.00
Insurance Expense	1,419.20	1,469.92	15,568.31	16,169.12	(600.81)	17,639.00
Library & Membership	169.50	372.00	2,024.50	1,993.00	31.50	1,993.00
General Office	511.04	763.08	7,129.83	8,393.88	(1,264.05)	9,157.00
Repairs & Maintenance	971.35	1,249.25	10,989.86	13,741.75	(2,751.89)	14,991.00
Computer Support	0.00	666.67	1,567.75	7,333.37	(5,765.62)	8,000.00
Public Hearings	0.00	16.67	119.58	183.37	(63.79)	200.00
Furniture & Equipment Purchase	0.00	83.33	6,919.18	916.63	6,002.55	1,000.00
Other Expense	0.00	83.33	265.35	916.63	(651.28)	1,000.00
<b>Total Operating Expenses</b>	<b>60,979.37</b>	<b>64,977.44</b>	<b>736,877.42</b>	<b>766,407.40</b>	<b>(29,529.98)</b>	<b>830,913.00</b>
<b>Net Operating Income/&lt;Loss&gt;</b>	<b>(39,253.33)</b>	<b>4,399.48</b>	<b>(139,228.68)</b>	<b>(249,796.28)</b>	<b>110,567.60</b>	<b>92,853.00</b>
<b>Non-Operating Revenue &amp; Expense</b>						
Grants Rev.	0.00	0.00	49,987.57	0.00	49,987.57	0.00
Grant Rev. - OCR	0.00	0.00	174,248.43	0.00	174,248.43	0.00
Grant Rev- City NF Initiative	0.00	0.00	88,147.00	570,907.00	(482,760.00)	570,907.00
Grant to Subrecipient	0.00	0.00	49,987.57	0.00	49,987.57	0.00
Grant to Subrecipient - OCR	0.00	0.00	174,248.43	0.00	174,248.43	0.00
Grant Sub-City NF Initiative	0.00	0.00	88,147.00	570,907.00	(482,760.00)	570,907.00
<b>Net Non-Operating Income/&lt;Loss&gt;</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Net Income/&lt;Loss&gt;</b>	<b>(\$ 39,253.33)</b>	<b>\$ 4,399.48</b>	<b>(\$ 139,228.68)</b>	<b>(\$ 249,796.28)</b>	<b>110,567.60</b>	<b>\$ 92,853.00</b>

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

Balance Sheet  
November 30, 2019

**ASSETS**

Current Assets	
Cash - Checking	\$ 219,548.58
Petty Cash	300.00
Certificates of Deposit	1,211,285.00
Mmkt Acct. - M&T Bank	417,812.08
Cash - First Response	3.58
Cash - City of N.F.	112,118.35
Cataract Tourism C/D	2,523,510.41
Mmkt Acct. - Cataract Tourism	1,910,050.07
Accts Rec - Public Hearings	2,871.86
Accounts Rec. EDA - RLF	12,748.68
Due To/From Micro RLF	11,740.63
Due To/From VIP - MTF	393,477.40
Due From NCDC CDBG/HUD	11,553.74
Due To/Due From NADC	406.56
Prepaid Insurance	<u>22,294.72</u>
Total Current Assets	6,849,721.66
Other Assets	
Deferred Outflows	166,982.00
Investment in NIIA	<u>342,500.00</u>
Total Other Assets	509,482.00
Fixed Assets	
Furniture & Equipment	199,360.75
Furn & Fixtures - Fed purchase	5,861.08
Accum Dep. - Furn & Equip	(198,346.59)
Accum Dep. - F&F Fed Purch	<u>(5,861.00)</u>
Fixed Assets	1,014.24
Total Assets	<u>\$ 7,360,217.90</u>

**LIABILITIES AND NET ASSETS**

Current Liabilities	
NYS Retirement W/H 414(H)	\$ 216.28
NYS Retirement Arrears	75.52
Accrued Retirement	51,338.87
Deferred Rev. - NEDF	4,166.63
Deferred Rev. - First Response	3.58
Def. Rev. - City of N.F.	4,545,678.83
Accounts Payable	33,140.91
Acct. Payable - Niag. County	<u>24,295.85</u>
Total Current Liabilities	4,658,916.47
Long-Term Liabilities	
Pension Liability	39,773.00
Deferred Inflows of Resources	<u>126,498.00</u>
Total Long-Term Liabilities	166,271.00
Total Liabilities	4,825,187.47
Net Assets	
Balance - Operating Fund	2,674,259.11
Net Income	<u>(139,228.68)</u>
Total Net Assets	2,535,030.43
Total Liabilities & Net Assets	<u>\$ 7,360,217.90</u>

Niagara County Industrial  
Development Agency  
Aged Payables  
As of November 30, 2019

Vendor ID Vendor	Invoice #	Amount Due
BUFNBW THE BUFFALO NEWS	12/15/19-6/14/20	169.50
CARUSO Caroline M. Caruso	11/6/19 - 11/26/19	54.10
County County of Niagara	Oct 2019 Gas Oct 2019 Elec	129.34 280.33
EXPRESS Express Carpet Steamers	2446	793.17
FBDEX FedEx	6-848-27923	39.78
GABRIELE Gabriele & Berrigan, P.C.	Nov 2019 Engagement	5,000.00
LIADSKI Dmitri Liadski	8/8/19-11/21/19	184.59
M&TBUS M&T Bank	Nov 2019	105.20
NATGRID National Grid	39004 11/19	429.75
SICHER H. SICHERMAN & CO., INC.	#1-2019	9,420.70
STAPLES STAPLES CONTRACT & CO	8056552164	84.45
Report Total		<u>16,690.91</u>

Adjusting Journal Entries

Estimated Sep 2019 Legal Fees	5,000.00
Estimated Oct 2019 Legal Fees	5,000.00
Estimated Nov 2019 Legal Fees	5,000.00
Estimated Oct 2019 Copier usage	250.00
Estimated Nov 2019 Copier usage	250.00
Estimated Jul-Sep 2019 Telephone	90.00
Estimated Oct-Nov 2019 Telephone	60.00
Estimated Nov 2019 Niagara County Electric	400.00
Estimated Nov 2019 Niagara County Gas	400.00
	<u>33,140.91</u>

**6.2.2**

**BUDGET**

**VARIANCE**

**DECEMBER**

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**BUDGET VARIANCE REPORT AS OF December 31, 2019**  
**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
<b>Operating Revenues</b>						
Project Administrative Fees	\$ 150,000.00	\$ 58,134.00	\$ 499,962.00	\$ 421,211.00	78,751.00	\$ 421,211.00
Project Application Fees	0.00	1,000.00	17,000.00	12,000.00	5,000.00	12,000.00
NEDF Origination Fees	0.00	0.00	6,250.00	0.00	6,250.00	0.00
NCDC RLF Administrative Fees	859.00	859.00	6,828.05	10,308.00	(3,479.95)	10,308.00
NEDF RLF Administrative Fee	4,166.63	4,166.63	50,000.00	50,000.00	0.00	50,000.00
Microenterprise Admin Fees	234.00	234.00	2,808.00	2,808.00	0.00	2,808.00
Administrative Fees - Other	6,783.00	7,336.00	8,545.94	7,336.00	1,209.94	7,336.00
Interest Earnings	219.26	391.88	18,153.14	4,703.00	13,450.14	4,703.00
Training Room Income	0.00	33.37	140.00	400.00	(260.00)	400.00
Income - Sale of Assets	0.00	0.00	155.00	0.00	155.00	0.00
Miscellaneous Income	0.00	0.00	68.50	0.00	68.50	0.00
Distrib From Niag. Ind. Suites	100,000.00	100,000.00	100,000.00	100,000.00	0.00	100,000.00
Distributions From Affiliates	0.00	0.00	150,000.00	80,000.00	70,000.00	80,000.00
Distribution from VIP MTF	150,000.00	235,000.00	150,000.00	235,000.00	(85,000.00)	235,000.00
<b>Total Operating Revenues</b>	<b>412,261.89</b>	<b>407,154.88</b>	<b>1,009,910.63</b>	<b>923,766.00</b>	<b>86,144.63</b>	<b>923,766.00</b>
<b>Operating Expenses</b>						
Salaries	29,283.32	29,212.15	371,163.92	379,758.00	(8,594.08)	379,758.00
Benefits	5,580.56	6,607.62	68,217.75	79,291.00	(11,073.25)	79,291.00
Retirement Benefits	443.13	4,667.13	51,782.00	56,006.00	(4,224.00)	56,006.00
Payroll Taxes	2,320.74	2,239.10	28,580.89	29,051.00	(470.11)	29,051.00
Unemployment Taxes	0.00	0.00	478.89	791.00	(312.11)	791.00
Consultants	2,500.00	2,500.00	39,420.70	30,000.00	9,420.70	30,000.00
Assisstant Director	4,686.57	4,859.13	58,576.34	58,310.00	266.34	58,310.00
Legal Services	5,000.00	5,000.00	54,881.20	60,000.00	(5,118.80)	60,000.00
Accounting Services	0.00	0.00	18,063.00	18,000.00	63.00	18,000.00
Accounting Services - NADC	0.00	0.00	2,000.00	2,000.00	0.00	2,000.00
Marketing	277.31	1,833.37	18,454.05	22,000.00	(3,545.95)	22,000.00
Printing	0.00	208.37	857.11	2,500.00	(1,642.89)	2,500.00
Office Supplies	191.76	250.00	2,230.96	3,000.00	(769.04)	3,000.00
Postage	0.00	39.00	2,413.33	3,796.00	(1,382.67)	3,796.00
Telephone & Fax	87.92	143.37	972.34	1,720.00	(747.66)	1,720.00
Internet Service	123.85	275.00	1,486.20	3,300.00	(1,813.80)	3,300.00
Common Area Charges	620.00	678.37	7,440.00	8,140.00	(700.00)	8,140.00
Energy	1,576.15	1,369.00	14,277.42	15,770.00	(1,492.58)	15,770.00
Conference & Travel	242.77	208.37	3,127.40	2,500.00	627.40	2,500.00
Employee Training	0.00	83.37	625.00	1,000.00	(375.00)	1,000.00
Insurance Expense	1,424.68	1,469.88	16,992.99	17,639.00	(646.01)	17,639.00
Library & Membership	75.00	0.00	2,099.50	1,993.00	106.50	1,993.00
General Office	837.85	763.12	7,944.15	9,157.00	(1,212.85)	9,157.00
Repairs & Maintenance	772.08	1,249.25	11,761.94	14,991.00	(3,229.06)	14,991.00
Computer Support	0.00	666.63	1,567.75	8,000.00	(6,432.25)	8,000.00
Public Hearings	0.00	16.63	119.58	200.00	(80.42)	200.00
Furniture & Equipment Purchase	0.00	83.37	6,919.18	1,000.00	5,919.18	1,000.00
Other Expense	0.00	83.37	265.35	1,000.00	(734.65)	1,000.00
Bad Debts	564.78	0.00	564.78	0.00	564.78	0.00
<b>Total Operating Expenses</b>	<b>56,608.47</b>	<b>64,505.60</b>	<b>793,283.72</b>	<b>830,913.00</b>	<b>(37,629.28)</b>	<b>830,913.00</b>
<b>Net Operating Income/&lt;Loss&gt;</b>	<b>355,653.42</b>	<b>342,649.28</b>	<b>216,626.91</b>	<b>92,853.00</b>	<b>123,773.91</b>	<b>92,853.00</b>
<b>Non-Operating Revenue &amp; Expense</b>						
Grants Rev.	0.00	0.00	49,987.57	0.00	49,987.57	0.00
Grant Rev. - OCR	35,172.27	0.00	209,420.70	0.00	209,420.70	0.00
Grant Rev- City NF Initiative	0.00	0.00	88,147.00	570,907.00	(482,760.00)	570,907.00
Grant to Subrecipient	0.00	0.00	49,987.57	0.00	49,987.57	0.00
Grant to Subrecipient - OCR	25,751.57	0.00	200,000.00	0.00	200,000.00	0.00
Grant Sub-City NF Initiative	0.00	0.00	88,147.00	570,907.00	(482,760.00)	570,907.00
<b>Net Non-Operating Income/&lt;Loss&gt;</b>	<b>9,420.70</b>	<b>0.00</b>	<b>9,420.70</b>	<b>0.00</b>	<b>9,420.70</b>	<b>0.00</b>
<b>Total Net Income/&lt;Loss&gt;</b>	<b>\$ 365,074.12</b>	<b>\$ 342,649.28</b>	<b>\$ 226,047.61</b>	<b>\$ 92,853.00</b>	<b>133,194.61</b>	<b>\$ 92,853.00</b>

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

Balance Sheet  
December 31, 2019

**ASSETS**

Current Assets		
Cash - Checking	\$	291,522.74
Petty Cash		300.00
Certificates of Deposit		1,211,285.00
Mmkt Acct. - M&T Bank		418,031.34
Cash - First Response		3.58
Cash - City of N.F.		112,120.92
Cataract Tourism C/D		2,523,510.41
Mmkt Acct. - Cataract Tourism		1,911,052.45
Accts Rec - Publio Hearings		2,053.54
Accounts Rec. EDA - RLF		14,224.01
Due To/From Micro RLF		12,807.96
Due To/From VIP - MTF		531,596.19
Due From NCDC CDBG/HUD		12,604.08
Due To/Due From NADC		406.56
Due To/From MTF Operating		102,886.00
Prepaid Insurance		<u>20,768.29</u>
Total Current Assets		7,165,173.07
Other Assets		
Deferred Outflows		166,982.00
Investment in NJIA		<u>342,500.00</u>
Total Other Assets		509,482.00
Fixed Assets		
Furniture & Equipment		199,360.75
Furn & Fixtures - Fed purchase		5,861.08
Accum Dep. - Furn & Equip		(198,346.59)
Accum Dep. - F&F Fed Purch		<u>(5,861.00)</u>
Total Fixed Assets		1,014.24
Total Assets	\$	<u><u>7,675,669.31</u></u>

**LIABILITIES AND NET ASSETS**

Current Liabilities		
NYS Retirement W/H 414(H)	\$	216.28
NYS Retirement Arrears		80.14
Deferred Rev. - First Repsonse		3.58
Def. Rev. - City of N.F.		4,546,683.78
Accounts Payable		<u>62,107.81</u>
Total Current Liabilities		4,609,091.59
Long-Term Liabilities		
Pension Liability		39,773.00
Deferred Inflows of Resources		<u>126,498.00</u>
Total Long-Term Liabilities		166,271.00
Total Liabilities		4,775,362.59
Net Assets		
Fund Balance - Operating Fund		2,674,259.11
Net Income		<u>226,047.61</u>
Total Net Assets		2,900,306.72
Total Liabilities & Net Assets	\$	<u><u>7,675,669.31</u></u>

Niagara County Industrial  
Development Agency  
Aged Payables  
As of December 31, 2019

Vendor ID Vendor	Invoice #	Amount Due
BUSFIRBDF BUSINESS FIRST OF BUFFALO	2/17/20-2/16/21	75.00
CARUSO Caroline M. Caruso	12/4/19 - 12/30/19	44.92
County County of Niagara	Nov 2019 Gas Nov 2019 Elec	331.61 289.75
GABRIELE Gabriele & Berrigan, P.C.	Dec 2019 Engagement	5,000.00
HART The Hartford	LN725958 Oct-Dec 19	550.96
ind Independent Health	Jan 2020	3,389.65
M&TBUS M&T Bank	Dec 2019	194.38
MORGAN Roxanne M. Morgan	10/11/19-12/16/19	28.13
NATGRID National Grid	39004 12/19	426.15
NCDED Niag Cnty Dept of Economic Development	7/1/19-12/31/19	28,982.42
STAPLES	8056785232	34.32
STAPLES CONTRACT & CO	8056785227	80.71
	8056862586	20.96
tim Time Warner Cable	Dec 2019	123.85
Report Total		39,572.81

Adjusting Journal Entries

Estimated Sep 2019 Legal Fees	5,000.00
Estimated Oct 2019 Legal Fees	5,000.00
Estimated Nov 2019 Legal Fees	5,000.00
Estimated Dec 2019 Legal Fees	5,000.00
Estimated Nov 2019 Copier usage	250.00
Estimated Dec 2019 Copier usage	250.00
Estimated Jul-Sep 2019 Telephone	90.00
Estimated Oct-Dec 2019 Telephone	90.00
Estimated Dec 2019 Niagara County Electric	550.00
Estimated Dec 2019 Niagara County Gas	600.00
Estimated Dec 2019 Cleaning service	705.00
	62,107.81

**7.1**

**HOTEL**

**NIAGARA**

Brine  
Wells  
Development

January 2, 2020

Susan C Langdon, Executive Director  
Niagara County Industrial Development Agency  
6311 Inducon Corporate Drive  
Sanborn NY 14132

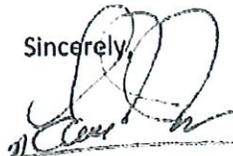
Re: Hotel Niagara NCIDA Inducement Incentives

Dear Susan,

Due to delays in construction, we would like to request a 6 month extension of the NCIDA inducement incentives which expires on January 31, 2020. It is our intent to close with Niagara County within 60 days and begin construction much sooner than the 6 month extension.

Should you have any questions, please feel free to contact our office at 315-424-6091.

Sincerely,



Edward M. Riley

EMR/ja

**8.1**

**LMR REAL  
PROPERTY**

**PROJECT SUMMARY**  
**LMR Real Property Holdings LLC (Kalaiselvi Rajendran)**



<b>Applicant:</b>	LMR Real Property Holdings LLC (Kalaiselvi Rajendran)	
<b>Project Location:</b>	644 Park Place City of Niagara Falls	
<b>Assistance:</b>	10 Year PILOT Sales Tax Abatement	
<b>Description:</b>	<p>A previously vacant building has been purchased and will be converted into 5 market rate apartment units.</p> <p>This historic building was constructed in 1946, and previously owned by Catholic Charities.</p>	
<b>Project Costs:</b>	Construction/Improvements	\$ 290,000
	Real Estate Acquired	\$ 105,000
	Furniture, Fixtures & Equipment	\$ 90,000
	Soft costs & other	\$ 31,000
	<b>TOTAL</b>	<b>\$ 516,000</b>
<b>Employment:</b>	Current jobs in Niagara County	0
	Jobs in Niagara County within 3 years:	0.5
	Total Annual Payroll End Year 3:	\$ 18,000
	Skills: Management	
<b>Evaluative Criteria:</b>	Distressed Census Tracts, Age of Structure, Redevelopment Supports or aligns with Regional or Local Development Plans, and Regional Wealth Creation.	

**REGIONAL ECONOMIC IMPACT ANALYSIS**  
**LMR Real Property Holdings LLC (Kalaiselvi Rajendran)**

**Estimated State & Regional Benefits / Estimated Project Incentives Analysis**

<b>Total State and Regional Benefits</b>	<b>\$ 146,826</b>
<b>Total Project Incentives</b>	<b>\$ 94,280</b>
<b>Community Benefit to Cost Ratio</b>	<b>1.56:1</b>

<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
Total Employment	4	4
Direct**	1	1
Indirect***	0	0
Induced****	0	0
Temporary Construction (Direct and Indirect)	3	3

**Estimated State & Regional Benefits (Discounted Present Value\*)**

<b>Total State and Regional Benefits</b>	<b>\$ 146,826</b>
Property Tax Revenue	\$ 127,135
Income Tax Revenue	\$ 13,851
Sales Tax Revenue	\$ 5,840

**Estimated Project Incentives (Discounted Present Value\*)**

<b>Total Project Incentives</b>	<b>\$ 94,280</b>
Property Tax	\$ 75,480
Sales Tax	\$ 18,800

\* Figures over 15 years and discounted by 3.49%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

Utilizing InformANALYTICS modeling software, an economic impact analysis was conducted to measure new investment and employment for the project. This software is a widely accepted and an industry standard for economic impact modeling measuring employment and salary impacts and facility output on the community for a given project.

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

LMR Real Property Holdings LLC (Kalaiselvi  
Rajendran)  
(Applicant Name)

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

Updated March 2018

- I. Each applicant seeking financial assistance through the Niagara County Industrial Development Agency must complete and return the accompanying Application and Environmental Assessment forms. This information is necessary to determine project and/or applicant eligibility.
- II. 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.
- III. The Niagara County Industrial Development Agency has a one thousand dollar (\$1000.00) non-refundable application fee that must accompany the application submission.
- IV. 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.
- V. 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*

6311 Inducon Corporate Drive ■ Sanborn, NY 14132-9099 ■ 716-278-8760  
Fax 716-278-8769 ■ [www.niagaracountybusiness.com](http://www.niagaracountybusiness.com)

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

### I. APPLICANT INFORMATION

Company Name: LMR Real Property Holdings LLC (Kalaiselvi Rajendran)

Mailing Address: 74 North Woodside Lane Williamsville NY 14221

Phone No.: 716-478-5298

Fax No.: 716-284-5875

Fed Id. No.: 47-3473064

Contact Person: Kalaiselvi Rajendran

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

Kalaiselvi Rajendran

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: 3/9/2015

State of Organization: NY

**Sole Proprietorship**

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

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

\_\_\_\_\_ N/A \_\_\_\_\_

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

\_\_\_\_\_ NO \_\_\_\_\_

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

\_\_\_\_\_ NO \_\_\_\_\_

**APPLICANT'S COUNSEL**

Name: Glenn Speller

Address: 6161 Transit Rd East Amherst 14051

Phone No.: 716-636-8364

Fax No.: 716-636-8392

**II. PROJECT INFORMATION**

A) Project Address: 644 Park Place Niagara Falls NY 14301

Tax Map Number \_\_\_\_\_  
(Section/Block/Lot)

Located in City of Niagara Falls

Located in Town of \_\_\_\_\_

Located in Village of \_\_\_\_\_

School District of Niagara Falls

B) Are utilities on site?

Water YES  
Gas YES

Electric YES  
Sanitary/Storm Sewer YES

C) Present legal owner of the site LMR Real Property Holdings LLC (Kalaiselvi Rajendran)

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

D) Zoning of Project Site: Current: X Proposed: \_\_\_\_\_

E) Are any variances needed? NO

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) Statement describing project (i.e. land acquisition, construction of manufacturing facility, etc.):

Renovating current building into 5 market rate residential units.

H) Principal use of project upon completion:

- |  |                                       |                                   |   |
|--|---------------------------------------|-----------------------------------|---|
| <input type="checkbox"/> manufacturing | <input type="checkbox"/> warehousing  | <input type="checkbox"/> research | <input type="checkbox"/> offices                |
| <input type="checkbox"/> industrial    | <input type="checkbox"/> recreation   | <input type="checkbox"/> retail   | <input checked="" type="checkbox"/> residential |
| <input type="checkbox"/> training      | <input type="checkbox"/> data process | <input type="checkbox"/> other    |   |

If other, explain: \_\_\_\_\_

I) Estimated Project Costs, including:

Value of property to be acquired: \$ 105,000

Value of improvements: \$ 290,000

Value of equipment to be purchased: \$ 90,000

Estimated cost of engineering/architectural services: \$ 27,000

Other: \$ 4,000

Total Capital Costs: \$ 516,000

Project refinancing; estimated amount  
(for refinancing of existing debt only) \$ 0

*Sources of Funds for Project Costs:*

Bank Financing: \$ 0

Equity (excluding equity that is attributed to grants/tax credits) \$ 516,000

Tax Exempt Bond Issuance (if applicable) \$ 0

Taxable Bond Issuance (if applicable) \$ 0

Public Sources (Include sum total of all state and federal grants and tax credits) \$ 0

Identify each state and federal grant/credit:

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Total Sources of Funds for Project Costs:

\$ 516,000

J) 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Data

1. Project site (land)

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

46 X 132

(b) Are there buildings now on the project site?  Yes  No

(c) Indicate the present use of the project site.

Vacant

(d) Indicate relationship to present user of project.

Owner

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:

NO

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size 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:

YES

5. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . .

5 Market rate apartment units

. . . including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

Solely Apt units

6. 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.

N/A

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

Furnace, A/C, Fridges, Stoves, Kitchen Cabinets, Hot Water Heaters, Windows, Doors, Plumbing, Heating and Electrical, Dry Wall, Hardwood floors, Landscape.

8. Has construction work on this project begun?

Complete the following

(a) site clearance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> % complete
(b) foundation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> % complete
(c) footings	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> % complete
(d) steel	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> % complete
(e) masonry work	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> % complete
(f) other (describe below)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> % complete

Painting, Roofing, Gutters, Trim.

*[Remainder of this Page Intentionally Left Blank]*

III. FINANCIAL ASSISTANCE REQUESTED

A) Benefits Requested:

Sales Tax Exemption     IRB     MRT Exemption     Real Property Agreement

B.) Value of Incentives:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted under the heading "Real Property Tax Benefit (Detailed)" of the Application.

Estimated duration of Property Tax exemption: 10 Years

Sales and Use Tax:

Estimated value of Sales Tax exemption for facility construction: \$ 11,600

Estimated Sales Tax exemption for fixtures and equipment: \$ 7,200

Estimated duration of Sales Tax exemption: 1 Year

Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage Recording Tax exemption: \$ N/A

IRB Benefit: N/A

IRB inducement amount, if requested: \$ N/A

Is a purchaser for the Bonds in place?

Yes or  No

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under the heading "Estimated Project Costs" (Section II(I)) of the Application.

C.) Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

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:

Would not be possible to undertake without Agency assistance.

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IV. **EMPLOYMENT PLAN**

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	0	0	0	0
Part Time (PTE)	0	0	1	1
Total Payroll			\$18,000	

\*\* For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Local Labor Marker Area, in the fourth column. The Local Labor Marker Area includes Niagara County, Erie County, Chautauqua County, Cattaraugus County, Allegany County, Wyoming County, Genesee County, and Orleans County.

Salary and Fringe Benefits for Jobs to be Retained and/or Created:

Category of Jobs to be Retained and Created	Number of Jobs Per Category	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management	1 Part Time	18,000	
Professional			
Administrative			
Production			
Independent Contractor			
Other			

III. 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) ("JTPA") 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 JTPA Entities for new employment opportunities created as a result of the proposed project.
- C. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D. Annual Sales Tax Fillings 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 Niagara ) ss.:

Kalviselvi Rajendran, being first duly sworn, deposes and says:

1. That I am the \_\_\_\_\_ (Corporate) Office) of Kalviselvi Rajendran (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.

Kalviselvi Rajendran  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 24 day of December, 2019.

Brandy L. Marcyan  
(Notary Public)

BRANDY L. MARCYAN-  
NOTARY PUBLIC  
STATE OF NEW YORK  
REGISTRATION NO. 01MA6190132  
QUALIFIED IN NIAGARA COUNTY  
My Commission Expires July 14, 2020

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.

Attach the following Financial Information of the Company

1. Financial statements for last two fiscal years (unless included in company's Annual Reports).
2. Company's annual reports (or Form 10-K's) for the two most recent fiscal years.
3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any.
4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company.

**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, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) 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 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 costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.

Kalaiselvi Rajendran  
(Applicant Signature)

By: \_\_\_\_\_

Name: KALAISELVI RAJENDRAN

Title: Owner

Brandy L. Marcyan  
(Notary Public)

Sworn to before me this 24 day  
of December, 2019

**BRANDY L. MARCYAN**  
**NOTARY PUBLIC**  
**STATE OF NEW YORK**  
**REGISTRATION NO. 01MA6180132**  
**QUALIFIED IN NIAGARA COUNTY**  
My Commission Expires July 14, 2020

**Real Property Tax Benefits (Detailed):**

\*\* This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
380,000	200,000	9.225667	36.983157	19.426182

\*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	20	\$369	\$1,479	\$777	\$2,625	\$13,127	\$10,502
2	25	\$461	\$1,849	\$971	\$3,282	\$13,127	\$9,845
3	30	\$554	\$2,219	\$1,166	\$3,938	\$13,127	\$9,189
4	35	\$646	\$2,589	\$1,360	\$4,594	\$13,127	\$8,533
5	40	\$738	\$2,959	\$1,554	\$5,251	\$13,127	\$7,876
6	45	\$830	\$3,328	\$1,748	\$5,907	\$13,127	\$7,220
7	50	\$923	\$3,698	\$1,943	\$6,564	\$13,127	\$6,564
8	55	\$1,015	\$4,068	\$2,137	\$7,220	\$13,127	\$5,907
9	60	\$1,107	\$4,438	\$2,331	\$7,876	\$13,127	\$5,251
10	65	\$1,199	\$4,808	\$2,525	\$8,533	\$13,127	\$4,594
<b>TOTAL</b>		<b>\$7,842</b>	<b>\$31,436</b>	<b>\$16,512</b>	<b>\$55,790</b>	<b>\$131,270</b>	<b>\$75,480</b>

\*Estimates provided are based on current property tax rates and assessment values

**Cost Benefit Analysis:**

**To be completed/calculated by AGENCY**

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>
*Estimated Sales Tax Exemption	\$ <u>23,000</u>	New Jobs Created Permanent <u>0.5</u> Temporary <u>0</u>
		Existing Jobs Retained Permanent <u>0</u> Temporary <u>0</u>
Estimated Mortgage Tax Exemption	\$ <u>0</u>	Expected Yearly Payroll <u>\$18,000</u>
Estimated Property Tax Abatement	\$ <u>75,480</u>	Expected Gross Receipts \$ <u>          </u>
		Additional Revenues to School Districts
		<u>\$16,512</u>
		Additional Revenues to Municipalities
		City: <u>\$31,436</u>
		County: <u>\$7,842</u>
		Other Benefits <u>                          </u>
Estimated Interest Savings IRB Issue	\$ <u>0</u>	Private Funds invested <u>\$516,000</u>
		Likelihood of accomplishing proposed project within three (3) years
		<input checked="" type="checkbox"/> Likely or <input type="checkbox"/> Unlikely

\* 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 a potential for a recapture of sales tax exemptions (see "Recapture" on page 11).

\$ 235,000 (to be used on the NYS ST-60)

## LMR Real Property Holdings LLC (Kalaiselvi Rajendran)

### Sample Property and Sales Tax Savings -

Building Value	Tax Rate	Taxable Value	Full Tax Pay.	Existing Property Value	Taxable Value
\$200,000	65.635006	200.00	\$13,127.00	\$108,700	\$108.70
Year	PILOT Sched.	Est. Payment	Est. Savings	Est. Current Taxes	Combined Total
1	20%	\$2,625	\$10,502	\$7,135	\$9,760
2	25%	\$3,282	\$9,845	\$7,135	\$10,416
3	30%	\$3,938	\$9,189	\$7,135	\$11,073
4	35%	\$4,594	\$8,533	\$7,135	\$11,729
5	40%	\$5,251	\$7,876	\$7,135	\$12,385
6	45%	\$5,907	\$7,220	\$7,135	\$13,042
7	50%	\$6,564	\$6,564	\$7,135	\$13,698
8	55%	\$7,220	\$5,907	\$7,135	\$14,354
9	60%	\$7,876	\$5,251	\$7,135	\$15,011
10	65%	\$8,533	\$4,594	\$7,135	\$15,667
11	100%	\$13,127	\$0	\$7,135	\$20,262
<b>Total PILOT Savings</b>		\$55,790	\$75,480	\$71,345	\$127,135

Sales Tax Savings	Bldg. Value	Sales Taxable	Tax Savings
Building / const. materials	\$290,000	\$145,000	\$11,600
Machinery & Equipment	\$90,000		\$7,200
<b>Sales Tax Savings</b>			<b>\$18,800</b>
Mortgage Recording Tax			\$0
<b>Total PILOT Savings</b>			<b>\$75,480</b>
<b>Total Project Savings</b>			<b>\$94,280</b>

**This Information is provided for comparative purposes only and is subject to change.**

pymt County	pymt City	pymt School	total pilot	
369	1,479	777	2,625	10,502
461	1,849	971	3,282	9,845
554	2,219	1,166	3,938	9,189
646	2,589	1,360	4,594	8,533
738	2,959	1,554	5,251	7,876
830	3,328	1,748	5,907	7,220
923	3,698	1,943	6,564	6,564
1,015	4,068	2,137	7,220	5,907
1,107	4,438	2,331	7,876	5,251
1,199	4,808	2,525	8,533	4,594
7,842	31,436	16,512	55,790	75,480

County	0.1405602
City	0.563467
school	0.2959729

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>Renovating current building into 5 residential Market Rate Units</b>			
Project Location (describe, and attach a location map): <b>644 Park Place NE, NY 14301</b>			
Brief Description of Proposed Action: <b>Complete interior renovation of existing buildings including windows, new Kitchens (stoves, cabinets, countertops, sinks etc) Total Remodeling of 5 new Full bathrooms, and hardwood floors throughout interior. All <sup>new</sup> appliances including washer, dryer, fridge. All new electrical, plumbing and roof.</b>			
Name of Applicant or Sponsor: <b>Kalaiselvi Rajendran</b>		Telephone: <b>716-478-5298</b>	
		E-Mail:	
Address: <b>74 North Woodside lane</b>			
City/PO: <b>Williamsville</b>		State: <b>NY</b>	Zip Code: <b>14221</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.139</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____		Date: _____
Signature: _____		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>NCIDA</u>	<u>1/6/20</u>
Name of Lead Agency	Date
<u>S. Lango</u>	<u>EO</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**