

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: September 9, 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:

____ Jason Krempa, Chairman
____ Mark Berube, First Vice Chairman
____ William L. Ross, Secretary
____ Deanna Alterio Brennen, Asst. 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

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- 1.0 Meeting Called to Order – *J.Krempa*
 - 2.0 Roll Call – *J. Lamoreaux*
 - 3.0 Introduction of Guests – *J.Krempa*
 - 4.0 Pledge of Allegiance – *J.Krempa*
 - 5.0 Approval of Meeting Minutes – *W. Ross*
 - 5.1 Regular NCIDA/NCDC/NADC – August 12, 2026
 - 6.0 Finance & Audit Committee Reports – *J.Krempa*
 - 6.1 Agency Payables – August 31, 2026
 - 6.2 Budget Variance Report – August 31, 2026

7.0 Unfinished Business

7.1 IDEK, LLC – *J. Geartz*

7.1.1 Final Resolution

7.2 Moose and Squirrel Holdings, LLC. – *J. Geartz*

7.2.1 Final Resolution

7.3 Amazon.com Services LLC – *J. Geartz*

7.3.1 Final Resolution

8.0 New Business

8.1 2109 Main, LLC – *J. Geartz*

8.1.1 Preliminary Resolution

8.1.2 Authorize Public Hearing

8.2 NCDC Microenterprise Grant Approvals – *S. Barone*

8.2.1 Seamless Remodeling Inc.

8.3 Cataract Tourism Grant Fund – *J. Geartz*

8.3.1 Old Falls Holding LLC

8.3.2 TCB Entertainment of USA Inc.

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: October 14, 2026

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment – *J. Krempa*

5.1

Meeting Minutes

Niagara County Industrial Development Agency

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

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: August 12, 2026
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

1.0 Meeting Called to Order

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

2.0 Roll Call

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

3.0 Introduction of Guests

Jonathan Epstein, The Buffalo News
Jim Fink, WBEN Radio
Rob Savarino, Savarino Companies
Rob Creenan, Niagara Gazette
Jacob Tierney, Buffalo Business First
Michael Zimmerman, The Harrison Studio
Jim McGinnis, Techni Glass
Brad Briggs, Amazon.com Services LLC, 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
Mark J. Gabriele, Agency Counsel

4.0 Pledge of Allegiance

Mr. Masse led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – July 8, 2026

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – July 31, 2026

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

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

6.2 Budget Variance Report – July 31, 2026

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

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

7.0 Unfinished Business

7.1 3425 Hyde Park Boulevard, LLC

Mr. Geartz stated that on July 28, 2026, the Agency held a public hearing for 3425 Hyde Park Boulevard, LLC. There were no comments at the public hearing.

7.1.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF 3425 Hyde Park Boulevard 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 PARTIAL ABATEMENT OF REAL PROPERTY TAXES RELATED TO THE PROJECT, AND (D) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

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

The Resolution was thereupon duly adopted.

7.2 Peter Certo Corporation

Mr. Geartz stated that the Agency held a public hearing for Peter Certo Corporation on July 28, 2026. There were community members in attendance that were concerned about privacy, traffic, potential tax increases, and air pollution.

7.2.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF PETER CERTO CORPORATION 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 PARTIAL ABATEMENT OF REAL PROPERTY TAXES RELATED TO THE PROJECT, AND (D) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

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

The Resolution was thereupon duly adopted.

7.3 Amazon.com Services LLC

7.3.1 Additional Sales Tax Request/Project Update

The Board discussed a request from Amazon related to increased project costs for the development located on Lockport Road. It was explained that when the Agency initial considers a project, staff is required by statute to prepare a cost-benefit analysis and estimate the financial assistance associated with the project, including PILOT and sales tax benefits.

Staff noted that these figures are estimates based on information available at the time of the original application. PILOT benefit estimates are developed using anticipated assessments and applicable tax rates; however, the Agency does not control either the final assessment or future tax rates. Similarly, sales tax benefit estimates are based on projected purchases of fixtures and equipment, as well as estimated taxable construction costs. Historically, the Agency estimates that approximately 50% of construction costs will be taxable, although the actual percentage can vary.

It was noted that the Amazon project has been underway for approximately four years and has experienced increased costs, including inflationary increases. As a result, the actual project costs have exceeded the estimates used when the project was originally approved.

The Board was reminded that under the resolution approved in 2022, Amazon was granted an exemption from New York State and local sales and use taxes on qualifying purchases and rentals associated with the acquisition, construction, and equipping of the facility. The original resolution estimated the sales tax benefit at approximately \$26 million.

It was emphasized that Amazon is not requesting a new category of financial assistance. Rather, the request relates to an increase in the amount of the previously authorized sales tax exemption due to increased project costs. The Board's determination will therefore focus on whether the additional costs for which the exemption is reused are directly related to the approved project.

It was further noted that Amazon intends to waive more than \$3.5 million in previously approved mortgage recording tax benefits. Because the value of the waived mortgage tax benefit would offset the requested increase, a new public hearing may not technically be required. However, in the interest of transparency and to ensure conservative compliance with statutory requirements, the Agency will schedule a public hearing regarding the requested increase.

A representative from Amazon thanked the Board for its time and consideration of the company's request. It was explained that the request is primarily the result of increased project costs since the original application and approval in 2022, particularly increases in construction and material costs over the past four years.

The representative stated that Amazon remains committed to completing the project and that the requested assistance will help bring the project to completion. To date, approximately \$13 million has been invested in off-site infrastructure improvements including more than 3.6 miles of improvements leading to the project site and extensive upgrades to utilities and utility poles.

Amazon expressed its appreciation for its continued partnership with the Niagara County IDA and provided an update on the anticipated timeline. The company expects to begin hiring within approximately the next week and anticipates bringing its workforce into the facility and beginning operation later this year.

Mr. Masse made a motion to approve the Additional Sales Tax, Mr. Berube seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

7.3.2 Authorize Public Hearing

Mr. Krempa made a motion to authorize a public hearing to a date that is yet to be termed. Mr. Berube seconded the motion. The Motion Passed.

8.0 New Business

8.1 IDEK, LLC

Mr. Geartz stated that IDEK, LLC is requesting a 15-year PILOT, sales tax abatement, and mortgage recording tax abatement. Techniglass Corporation, was founded in 1998, located directly across the street from the project site, and specializes in the design and manufacture of machines and equipment for the stained-glass production industry. The company currently has 9 employees and has outgrown their existing space. Techniglass's long-term plans are to construct a new 20,000 square foot state-of-the-art facility at the Buffalo Bolt Business Park in North Tonawanda and employ up to 25 people to meet the company's growth projections. However, as this plan is under development, the company has an immediate need for additional space and employees. The company will occupy between 3,000-6,000 square feet of the new space to be constructed at 59 Thompson Street.

The remaining 18,000+ square feet will be flexible leasable tenant space meant to foster and incubate commercial/industrial users. The WNY region as a whole is critically low on quality, turn-key available space for industrial users. The property owner (IDEK LLC) believes the North Tonawanda market can absorb the new space and that the project is consistent with the City's goal of supporting small business growth in the Oliver Street corridor.

A representative from IDEK, LLC explained that Techniglass was established as a spin-off company from Aquasol in response to increased demand for its projects. Mike Ezekiel, who has been with the company for approximately 23 years, has extensive experience in the industry, with operations reaching approximately 92 countries and more than 74 patents associated with his work. Due to the Company's continued growth and need for additional space, Techniglass is proposing the development of approximately 26,000-square-foot facility in North Tonawanda. The property has been owned by the company's affiliated real estate entity for more than 20 years. The project is expected to create employment opportunities and significant investment in the City of North Tonawanda.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF IDEK, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF IDEK, LLC 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. Berube made a motion to approve the Preliminary Resolution, Ms. Brennen seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be held on August 26, 2026 at 2:00p.m. at the City of North Tonawanda City Hall.

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

8.2 Moose and Squirrel Holdings, LLC

Mr. Geartz stated that Moose and Squirrel Holdings, LLC is requesting a 15-year PILOT, sales tax abatement, and mortgage recording tax abatement. Their plan is a mixed-use adaptive reuse and redevelopment project in downtown Lockport, New York, will restore two adjoining buildings at 116 and 120 Main Street to productive use. The centerpiece is the historic F&M Tower at 116 Main Street (built ~1905, ~19,852 sq ft), which will be substantially rehabilitated into 16 market-rate apartments plus first-floor commercial and lower-level leasable space, along with full upgrades to building systems, elevators, and accessibility. The Tower has received SHPO/NPS Part 1 approval, and all historic work will follow National Park Service standards.

The adjacent one-story Mall building at 120 Main Street (built ~1975, ~31,800 sq ft) will be repurposed to support the redevelopment, providing indoor resident parking (22 spaces), retaining the existing tenant, and offering roughly 14,900 sq ft of flexible, Main Street-facing commercial space marketed on a build-to-suit basis. Together, the project preserves a prominent historic structure, adds new downtown housing, and creates commercial space to support future Main Street business activity.

The developer provided an overview of the proposed Moose and Squirrel project, explaining that it is a complex adaptive reuse project involving approximately 51,000 square feet of property located at Main and Locust Streets in downtown Lockport. The project consists of two primary components: the approximately 32,000-square-foot former mall property and the approximately 20,000-square-foot, six-story historic F&M Tower building.

The former mall property will support the adaptive reuse of the historic tower and is proposed to include approximately 22 off-street parking spaces for residents, mechanical and utility infrastructure necessary to serve the residential units, and commercial space facing Main Street. The commercial space is currently speculative, and the developer intends to work with the City of Lockport to identify potential tenants that would benefit both downtown Lockport and residents of the project.

The historic F&M Tower will be converted to include 16-market-rate residential units. The first floor will retain commercial space and a lobby area and will also include a two-story, one-bedroom residential unit utilizing mezzanine space. Floors two through six will each contain three residential units, consisting of one two-bedroom unit and two one-bedroom units. In total, the project will contain five two-bedroom units and 11 one-bedroom units. Each apartment will include an in-unit washer and dryer. The project will also require improvements to the elevator shaft, including installation of a new elevator cab.

Because of the historic nature of the F&M Tower, modifications to accommodate certain mechanical systems are limited. As a result, mechanical equipment and utility connections necessary to serve the residential portion of the project will be located within the adjoining former mall property.

The developer also discussed the project's financing and available economic development incentives. The project has received State support through Restore New York and the Downtown Revitalization Initiative (DRI), and the developer anticipates utilizing historic tax credits based upon eligible qualified rehabilitation expenditures. It was explained that the requested Agency assistance would help leverage and unlock other available State funding for the redevelopment.

The total estimated renovation cost is approximately \$12.6 million. The developer emphasized the financial challenges associated with redeveloping approximately 51,000 square feet of property, particularly given that the project includes speculative commercial space and only 16 market-rate residential units to support the overall redevelopment costs.

Ms. Langdon confirmed with the developer that the area is a census tract distressed area, which would impact the PILOT.

8.2.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF Moose and Squirrel Holdings LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF Moose and Squirrel Holdings LLC 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. Krema made a motion to approve the Preliminary Resolution, Mr. Masse seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

8.2.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be held on August 27, 2026 at 2:00p.m. at Lockport City Hall.

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

9.0 Agency Counsel

There were no comments from Agency Counsel 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

Mr. Krempa noted that the agreements for the Executive Director and Agency Counsel currently have different termination dates. The agency Counsel agreement extends through January 1, 2029, while the Executive Director agreement extends through December 31, 2029. Additionally, the Shared Services Agreement with the County extends through October 31, 2030. The Board expressed its desire to align their terms of all three agreements so that they are co-terminus, with each agreement ending on October 31, 2030.

11.1 Executive Director Agreement Extension Resolution

Mr. Krempa made a motion to approve the agreement; Ms. Brennen seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

11.2 General and Transaction Counsel Agreement Extension Resolution

Mr. Krempa made a motion to approve the agreement; Ms. Brennen seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: September 9, 2026

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

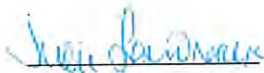
PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Krempa made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:16 p.m.

Respectfully Submitted: Reviewed By:

Approved By:



Julie Lamoreaux
Recording Secretary



Andrea Klyczek
Executive Director



Deanna Alterio Brennen
Assistant Secretary

6.1

Agency Payables

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
30706	7/1/26	Amazon Capital Services	10001.100	135.18
30707	7/1/26	THE HARTFORD	10001.100	327.64
30708	7/1/26	National Grid	10001.100	953.91
30709	7/1/26	Niag Cnty Dept of Economic Development	10001.100	52,983.25
30710	7/1/26	Niagara Gazette Lockport Union Sun	10001.100	680.00
30711	7/1/26	Professional Janitorial Services, Inc.	10001.100	823.00
30712	7/7/26	M&T Bank	10001.100	1,213.19
7/9/26	7/9/26	PAYCHEX, INC.	10001.100	140.25
7/10/26	7/10/26	NYS DEFERRED COMPENSATION PLAN	10001.100	885.35
30713	7/15/26	360 PSG.com	10001.100	60.00
30714	7/15/26	Cintas Corporation LOC. 067P	10001.100	101.18
30715	7/15/26	County of Niagara	10001.100	50.58
30716	7/15/26	Gabriele & Berrigan, P.C.	10001.100	13,527.50
30717	7/15/26	The Hartford	10001.100	928.30
30718	7/15/26	PURCHASE POWER	10001.100	1,009.75
7/20/26	7/20/26	PAYCHEX, INC.	10001.100	134.00
30719	7/22/26	Charter Communications	10001.100	130.00
30720	7/22/26	County of Niagara	10001.100	550.32
30721	7/22/26	Dawn M. Siters	10001.100	315.00
30722	7/22/26	Guardian	10001.100	294.58
30723	7/22/26	Niagara Gazette Lockport Union Sun	10001.100	251.92
7/23/26	7/23/26	PAYCHEX, INC.	10001.100	69.83
7/24/26	7/24/26	NYS DEFERRED COMPENSATION PLAN	10001.100	855.35
7/27/26	7/27/26	NEW YORK STATE AND LOCAL	10001.100	1,102.10
30724	7/28/26	Amazon Capital Services	10001.100	259.69
30725	7/28/26	First Choice Coffee Services	10001.100	109.40
30726	7/28/26	Harris Beach Murtha Cullina PLLC	10001.100	10,360.05
30727	7/28/26	Professional Janitorial Services, Inc.	10001.100	823.00
Total				89,074.32

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5173	7/1/26	National Grid	10001.600	762.62
5174	7/1/26	Professional Janitorial Services, Inc.	10001.600	346.00
5175	7/7/26	Beau Enterprises, Inc.	10001.600	809.00
5176	7/7/26	H.W.BRYK & SONS, INC.	10001.600	1,288.00
5177	7/7/26	Frontier	10001.600	352.78
5178	7/7/26	Grove Roofing Services, Inc.	10001.600	862.98
5179	7/7/26	M&T Bank	10001.600	28.34
5180	7/15/26	Modern Disposal Services, Inc.	10001.600	214.50
5181	7/15/26	County of Niagara	10001.600	333.62
5182	7/22/26	County of Niagara	10001.600	476.24
5183	7/28/26	H.W.BRYK & SONS, INC.	10001.600	495.00
5184	7/28/26	Professional Janitorial Services, Inc.	10001.600	346.00
Total				<u><u>6,315.08</u></u>

NCIDA - MTF - Operating Fund
Check Register
For the Period From Jul 1, 2026 to Jul 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3363	7/1/26	A 24 Hour Door National Inc.	10001.600	3,245.00
3364	7/7/26	A 24 Hour Door National Inc.	10001.600	3,820.00
3365	7/7/26	Beau Enterprises, Inc.	10001.600	473.00
3366	7/7/26	M&T Bank	10001.600	28.34
3367	7/7/26	National Fuel	10001.600	92.39
3368	7/7/26	National Grid	10001.600	751.47
3369	7/15/26	National Grid	10001.600	138.83
3370	7/15/26	VERIZON	10001.600	144.03
3371	7/28/26	Harris Beach Murtha Cullina PLLC	10001.600	592.90
Total				<u>9,285.96</u>

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1548	7/7/26	H.W. Bryk & Sons, Inc.	10000.100	1,312.85
1547	7/7/26	National Grid	10000.100	345.43
1549	7/15/26	Grove Roofing Services, Inc.	10000.100	593.75
1550	7/28/26	Gratwick Pest Control	10000.100	80.00
Total				2,332.03

6.2

Budget Variance Reports

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BUDGET VARIANCE REPORT AS OF August 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	\$ 0.00	\$ 9,413.00	\$ 1,074,081.20	\$ 512,766.00	561,315.20	\$ 589,316.00
Project Application Fees	0.00	1,000.00	14,000.00	8,000.00	6,000.00	12,000.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	33,333.36	33,333.36	0.00	50,000.00
Administrative Fees - Other	0.00	0.00	10,277.06	0.00	10,277.06	37,087.00
Interest Earnings	427.99	3,678.33	44,701.26	29,426.64	15,274.62	44,140.00
Miscellaneous Income	14,936.53	14,822.92	266,462.26	118,583.36	147,878.90	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	19,531.19	33,080.92	1,442,855.14	702,109.36	740,745.78	1,210,418.00
<u>Operating Expenses</u>						
Salaries	35,137.68	34,703.06	288,425.50	294,976.01	(6,550.51)	451,140.00
Benefits	5,508.44	7,619.17	44,183.00	60,953.36	(16,770.36)	91,430.00
Retirement Benefits	5,245.59	5,245.58	41,964.72	41,964.64	0.08	62,947.00
Payroll Taxes	2,737.48	2,598.92	22,349.25	22,109.12	240.13	33,759.00
Unemployment Taxes	0.00	0.00	1,920.40	1,638.00	282.40	1,638.00
Consultants	2,500.00	2,500.00	20,000.00	20,000.00	0.00	30,000.00
Executive Director	8,864.17	8,864.17	70,711.59	70,913.36	(201.77)	106,370.00
Legal Services	8,530.34	7,333.33	50,652.57	58,666.64	(8,014.07)	88,000.00
Accounting Services	0.00	0.00	24,300.00	24,180.00	120.00	24,180.00
Accounting Services - NADC	0.00	0.00	1,700.00	1,820.00	(120.00)	1,820.00
Advertising & Promotion	0.00	8.33	0.00	66.64	(66.64)	100.00
Marketing	2,309.03	2,183.33	7,328.53	17,466.64	(10,138.11)	26,200.00
Sponsorships	0.00	83.33	0.00	666.64	(666.64)	1,000.00
Printing	0.00	83.33	605.68	666.64	(60.96)	1,000.00
Office Supplies	0.00	166.67	682.02	1,333.36	(651.34)	2,000.00
Postage	(242.75)	4.00	2,380.06	2,979.00	(598.94)	4,454.00
Telephone & Fax	164.49	145.17	1,065.20	1,161.36	(96.16)	1,742.00
Internet Service	883.33	227.33	2,645.73	1,818.64	827.09	2,728.00
Common Area Charges	908.25	908.25	7,266.00	7,266.00	0.00	10,899.00
Energy	1,425.98	1,556.00	15,752.83	14,392.00	1,360.83	21,220.00
Conference & Travel	60.16	1,250.00	6,656.40	10,000.00	(3,343.60)	15,000.00
Employee Training	2,507.31	500.00	2,507.31	4,000.00	(1,492.69)	6,000.00
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	6,462.00
Insurance Expense	2,354.33	2,049.08	18,834.64	16,392.64	2,442.00	24,589.00
Library & Membership	129.00	325.25	2,430.00	2,602.00	(172.00)	3,903.00
General Office	790.38	1,154.33	9,795.18	9,234.64	560.54	13,852.00
Repairs & Maintenance	894.50	1,155.08	8,351.64	9,240.64	(889.00)	13,861.00
Computer Support	0.00	500.00	0.00	4,000.00	(4,000.00)	6,000.00
Public Hearings	0.00	25.00	0.01	200.00	(199.99)	300.00
Furniture & Equipment Purchase	342.59	166.67	1,461.88	1,333.36	128.52	2,000.00
Other Expense	0.00	83.33	0.00	666.64	(666.64)	1,000.00
Total Operating Expenses	81,050.30	81,438.71	653,970.14	702,707.97	(48,737.83)	1,055,594.00
Net Operating Income/(Loss)	(61,519.11)	(48,357.79)	788,885.00	(598.61)	789,483.61	154,824.00
<u>Non-Operating Revenue & Expense</u>						
Grant Rev- City NF Initiative	0.00	0.00	513,583.00	300,000.00	213,583.00	1,395,609.00
Grant Sub-City NF Initiative	0.00	0.00	513,583.00	300,000.00	213,583.00	1,395,609.00
Net Non-Operating Income/(Loss)	0.00	0.00	0.00	0.00	0.00	0.00
Total Net Income/(Loss)	(\$ 61,519.11)	(\$ 48,357.79)	\$ 788,885.00	(\$ 598.61)	789,483.61	\$ 154,824.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet
August 31, 2026

ASSETS

Current Assets		
Cash - Checking	\$	498,484.89
Petty Cash		300.00
Certificates of Deposit		2,713,291.20
Mmkt Acct. - M&T Bank		252,182.31
Cash - First Response		66,851.01
Cash - City of N.F.		2,679.56
Cataract Tourism C/D		1,007,922.22
Mmkt Acct. - Cataract Tourism		227,136.81
Accts Rec - Public Hearings		7,085.76
Accounts rec. - Fees/Var.		350,000.00
Accounts Rec. EDA - RLF		415,833.27
Due To/From Micro RLF		16,149.67
Due To/From VIP - MTF		314,140.16
Due From NCDC CDBG/HUD		15,833.46
Due To/Due From NADC		500.56
Due To/From MTF Operating		141,670.32
Prepaid Insurance		<u>11,951.55</u>
Total Current Assets		6,042,012.75
Other Assets		
Deferred Outflows		179,158.00
Investment in NHA		<u>342,500.00</u>
Total Other Assets		521,658.00
Fixed Assets		
Furniture & Equipment		231,672.18
Furn & Fixtures - Fed purchase		5,861.08
Accum Dep. - Furn & Equip		(214,165.75)
Accum Dep. - F&F Fed Purch		<u>(5,861.08)</u>
Total Fixed Assets		17,506.43
Total Assets	\$	<u><u>6,581,177.18</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Accrued Retirement	\$	41,964.72
Deferred Rev. - NEDF		16,666.64
Deferred Rev. - First Repsonse		66,851.01
Def. Rev. - City of N.F.		1,237,738.59
Accounts Payable		15,992.77
Acct. Payable - Niag. County		<u>17,728.34</u>
Total Current Liabilities		1,396,942.07
Long-Term Liabilities		
Pension Liability		159,094.00
Deferred Inflows of Resources		<u>5,836.00</u>
Total Long-Term Liabilities		164,930.00
Total Liabilities		1,561,872.07
Net Assets		
Fund Balance - Operating Fund		4,230,420.11
Net Income		<u>788,885.00</u>
Total Net Assets		5,019,305.11
Total Liabilities & Net Assets	\$	<u><u>6,581,177.18</u></u>

Unaudited - For Management Purposes Only

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

Vendor ID Vendor	Invoice #	Amount Due
M&TBUS M&T Bank	Aug 2026	3,680.30
NATGRID National Grid	39004 8/26	945.98
SAFGUA Safeguard Business Systems	9011794317	233.15
Report Total		<u>4,859.43</u>

Adjusting Journal Entries

Estimated Aug 2026 Legal Fees	7,333.34
Estimated May-Aug 2026 Copier usage	760.00
Estimated Jul-Aug 2026 Telephone	60.00
Estimated Aug 2026 Niagara County Electric	450.00
Estimated Aug 2026 Niagara County Gas	30.00
Estimated Aug 2026 Consulting	2,500.00
	<u><u>15,992.77</u></u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

9/3/2026

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	-	
Precision Industrial, LLC	L/L Back	1,277,000	1,265,000	7,500	1,000	8,500	2/25/26	-	2/9/26
235 River Road LLC	L/L Back	36,665,978	28,426,762	250,000	1,000	101,000	4/16/26	150,000	4/8/26
Hotel Niagara Development, LLC	L/L Back	43,959,500	41,709,500	200,000	1,000	1,000	7/5/24	200,000	4/16/26
Live-USA Incorporated	L/L Back	16,000,000	10,500,000	92,000		92,000	4/20/26	-	
6292 Walmore LLC(Voss Manufacturing, Inc.)	L/L Back	4,731,000	2,700,000	27,000	1,000	28,000	4/16/26	-	4/8/26
140 Van Buren, LLC (aka Allegheny Manufact	L/L Back	1,336,000	416,000	13,360	1,000	14,360	4/20/26	-	4/15/26
Woodstream Landing LLC	L/L Back	14,295,000	13,795,000	118,750	1,000	119,750	5/26/26	-	5/15/26
Saint-Gobain Ceramics & Plastics Inc.	No assistance provided.								
National Vacuum Environmental Services Corp	No assistance provided.				1,000	1,000	1/2/26	-	
Rock One Development - 614 River Road	Sales Tax C	1,985,720	79,712	7,971	1,000	8,971	7/25/25	-	7/21/26
Macerich Niagara, LLC	STA			12,500	1,000	1,000	6/10/26	12,500	
Fashion Outlets II LLC	STA			12,500	1,000	1,000	6/10/26	12,500	

TOTAL

1,099,081

Fees received in prior year -

Total fees received to date in 2026 1,099,081

Total 2026 Budgeted Fees 589,316

Balance of Budgeted Fees (509,765)

Projected 2026	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
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
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	-	2/28/27
Somerset Solar, LLC		276,621,091			1,000	1,000	2/25/26	-	3/31/27
Bridge Street Landing, LLC	L/L Back	24,174,700	17,921,000		1,000	1,000	5/8/26	-	6/30/27
Bear Ridge Solar, LLC	STA	220,624,371			1,000	1,000	5/8/26	-	
Ventry Development and Rentals Inc.	L/L Back	2,560,000	2,400,000		1,000	1,000	5/29/26	-	7/31/27
T&J Canty LLC	L/L Back	8,220,000	7,800,000		1,000	1,000	6/9/26	-	7/31/27
Candlelight Curated Inc.	L/L Back	4,250,000	2,600,000		1,000	1,000	7/27/26	-	7/31/27
3425 Hyde Park Boulevard, LLC	L/L Back	2,142,000			1,000	1,000	6/22/26	-	8/31/27
Peter Certo Corporation	L/L Back	7,131,688			1,000	1,000	6/22/26	-	8/31/27
AEP Manufacturing and Administrative Services, LLC					1,000	1,000	7/31/26	-	
Moose and Squirrel Holdings, LLC	L/L Back	12,631,510	8,468,955		1,000	1,000	7/31/26	-	
IDEK, LLC	L/L Back	2,775,000	2,770,000		1,000			1,000	
Amazon.com Services LLC	Additional Sales Tax Exemption							-	

TOTAL

253,400 14,000 13,000

254,400

0

TOTAL - Projected Income 2026

1,352,481 14,000 13,000

254,400 1,099,081

Projected 2027	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
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TOTAL

0 0 0

0

0

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

**Cataract Tourism Fund
Grant Program**

Grantee Name	Grant Awards	Outst'd'g Awards	Approval Date	Disbursement Date	Disbursement Amount	Offer Expiration	Project Description
Niagara County Dept. of Economic Development	37,667	0	10/11/2017	1/23/2018	37,667.00		Feasibility study for Niagara Falls area multi-use facility.
Niagara Aquarium Foundation	\$8,147	0	2/14/2018	7/15/2019	\$8,147.00		Jellyfish exhibit and equipment.
The Tourism Research Entrepreneurship Center (TReC)	176,600	0	8/8/2018	6/2/2020	176,600.00		Buildout, audio/visual equipment and network connectivity hardware.
Niagara Aquarium Foundation	16,717	0	2/12/2020	10/21/2020	16,717.00		Renovations to second floor event room.
Niagara Aquarium Foundation	370,000	0	8/14/2019	2/9/2021	370,000.00		Interactive touch pools adjacent to main entrance of the Aquarium.
Red Star Builders, LLC (The Niagara Club)	64,403	0	7/10/2019	9/7/2021	64,403.00		Spot Coffee.
Niagara Falls Center for Tourism LLC	1,000,000	0	6/12/2019	7/7/2023	598,661.03		Construction of an indoor family entertainment center and outdoor improvements.
The Center for Kashmir, Inc.	273,000	0	6/14/2023	8/9/2023	273,000.00		Renovations to vacant church for a museum of art and culture for kashmir.
Savarino Companies, LLC	155,000	0	4/14/2021	4/26/2023	155,000.00		Rehabilitation of 4,000 square feet of commercial/retail storefront space.
Niagara Aquarium Foundation	900,000	0	2/9/2022	3/6/2025	900,000.00		Renovations to the Niagara Gorge Discovery Center for expanded programming.
Niagara Aquarium Foundation	35,000	0	2/8/2023	1/2/2024	35,000.00		Sea turtle exhibit.
Burger Factory Niagara Falls, Inc.	185,250	0	2/8/2023	1/11/2024	185,250.00		Façade renovations.
Niagara Falls International Cuisine, Inc.	76,500	0	2/8/2023	1/11/2024	44,922.31		Dining area renovations.
TM Montante Development(Radio Niagara)	0	0	3/22/2023	Removed 11/1/2025	0.00		Renovations for restaurant, bar, game space, bowling lounge and boutique hotel.
Live-USA Incorporated	450,000	450,000	8/14/2024	To Be Disbursed	0.00	12/31/2027	Renovation of restaurant, bar and music entertainment venue.
Niagara Falls Urban Renewal Agency	204,000	0	10/9/2024	1/29/2025	204,000.00		Acquisition of properties along Main Street in Niagara Falls.
Niagaras Krispy Crunchy Fried Chicken, LLC	48,750	0	6/11/2025	11/17/2025	48,750.00		Open a Niagaras Krispy Crunchy Fried Chicken restaurant in the Hyatt Hotel in dow
Hammer & Crown BC	0	0	3/22/2023	Removed 9/1/2026	0.00		Kitchen buildout, bar and dining area remodeling.
The Center for Kashmir, Inc. Phase II	727,000	213,417	3/18/2026	4/3/2026	513,583.00	12/31/2026	Renovations to vacant church for a museum of art and culture for kashmir.
To Date Sub-Total	4,808,034	663,417			3,711,700.34		
Cash on hand as of 8/31/2026	1,237,738.59						
Less: Outstanding Awards	(663,417.00)						
Available for awarding grants	574,321.59						
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	309,482.19						
Bank Fees	(43.26)						
Grant Disbursements	(3,711,700.34)						
Grant Fund Balance	1,237,738.59						

7.1

IDEK, LLC

PROJECT SUMMARY

IDEK, LLC



Applicant:	IDEK, LLC	
Project Location:	59 Thompson Street, North Tonawanda, NY 14120	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Techniglass Corporation, founded in 1998, located directly across the street from the project site, and specializes in the design and manufacture of machines and equipment for the stained glass production industry. The company currently has 9 employees and has outgrown their existing space. Techniglass's long-term plans are to construct a new 20,000 square foot state-of-the-art facility at the Buffalo Bolt Business Park in North Tonawanda and employ up to 25 people to meet the company's growth projections. However, as this plan is under development, the company has an immediate need for additional space and employees. The company will occupy between 3,000-6,000 square feet of the new space to be constructed at 59 Thompson Street. The remaining 18,000+ square feet will be flexible leasable tenant space meant to foster and incubate commercial/industrial users. The WNY region as a whole is critically low on quality, turn-key available space for industrial users. The property owner (IDEK LLC) believes the North Tonawanda market can absorb the new space and that the project is consistent with the City's goal of supporting small business growth in the Oliver Street corridor.	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 2,700,000 \$ 70,000 \$ 5,000 \$ \$ 2,775,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 13 Estimated Annual Payroll for New Jobs: \$490,100 Skills: Management, Professional, Administrative, Production	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Job creation, in region Purchase, supporting manufacturing sector	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date July 23, 2026
Project Title IDEK, LLC
Project Location 59 Thompson Street, North Tonawanda NY, 14120



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

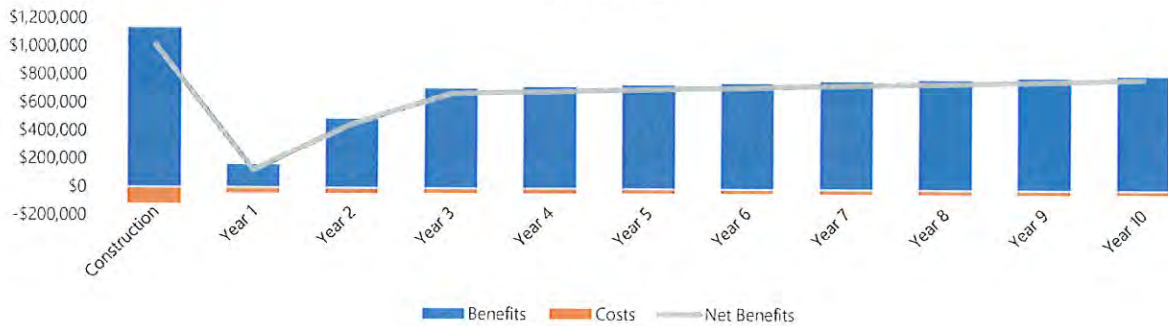
\$2,750,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	10	4	14
Earnings	\$840,232	\$229,969	\$1,070,201
Local Spend	\$2,200,000	\$792,580	\$2,992,580

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	13	4	17
Earnings	\$7,647,230	\$2,789,898	\$10,437,129

Figure 1

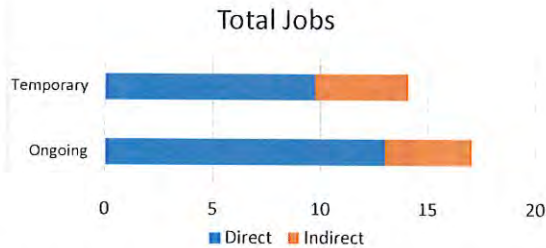
Net Benefits



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

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$418,665	\$363,578
Sales Tax Exemption	\$113,600	\$113,600
Local Sales Tax Exemption	\$56,800	\$56,800
State Sales Tax Exemption	\$56,800	\$56,800
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$532,265	\$477,178

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$11,841,964	\$10,142,690
To Private Individuals	\$11,507,330	\$9,860,798
Temporary Payroll	\$1,070,201	\$1,070,201
Ongoing Payroll	\$10,437,129	\$8,790,597
Other Payments to Private Individuals	\$0	\$0
To the Public	\$334,634	\$281,892
Increase in Property Tax Revenue	\$254,083	\$212,866
Temporary Jobs - Sales Tax Revenue	\$7,491	\$7,491
Ongoing Jobs - Sales Tax Revenue	\$73,060	\$61,534
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$598,381	\$512,761
To the Public	\$598,381	\$512,761
Temporary Income Tax Revenue	\$48,159	\$48,159
Ongoing Income Tax Revenue	\$469,671	\$395,577
Temporary Jobs - Sales Tax Revenue	\$7,491	\$7,491
Ongoing Jobs - Sales Tax Revenue	\$73,060	\$61,534
Total Benefits to State & Region	\$12,440,345	\$10,655,452

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$10,142,690	\$420,378	24:1
State	\$512,761	\$56,800	9:1
Grand Total	\$10,655,452	\$477,178	22:1

*Discounted at 2%

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

Additional Revenues:

County	\$57,800
City/Town/Village	\$88,914
School District	\$132,396

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application)
(To be used on NYS ST-60) **\$1,420,000**

Additional Comments from IDA

0

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

IDEK, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at the City of North Tonawanda City Hall

216 Payne Avenue, North Tonawanda, NY 14120

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

Hearing Officer: Welcome. This public hearing is now open; it is Wednesday, August 26, 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 IDEK, LLC.

Notice of this hearing appeared in The Niagara Gazette on August 13, 2026.

Purpose: **Purpose of Hearing.**

Hearing Officer: We are here to hold the public hearing on IDEK, LLC 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 IDEK, LLC. The project application and project summary are posted on the Agency's website at niagaracountybusiness.com and I have copies with me today.

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

Hearing Officer: Techniglass Corporation, founded in 1998, located directly across the street from the project site, and specializes in the design and manufacture of machines and equipment for the stained-glass production industry. The company currently has 9 employees and has outgrown their existing space. Techniglass's long-term plans are to construct a new 20,000 square foot state-of-the-art facility at the Buffalo Bolt Business Park in North Tonawanda and employ up to 25 people to meet the company's growth projections. However, as this plan is under development, the company has an immediate need for additional space and employees. The company will occupy between 3,000-6,000 square feet of the new space to be constructed at 59 Thompson Street.

The remaining 18,000+ square feet will be flexible leasable tenant space meant to foster and incubate commercial/industrial users. The WNY region as a whole is critically low on quality, turn-key available space for industrial users. The property owner (IDEK LLC) believes the North Tonawanda market can absorb the new space and that the project is consistent with the City's goal of supporting small business growth in the Oliver Street corridor.

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 September 3, 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 2:04 p.m. Thank you.

SIGN IN SHEET
PUBLIC HEARING

regarding:

**IDEK, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

August 26, 2026 – 2:00 p.m.
City of North Tonawanda City Hall

[illegible]

7.2

**Moose and Squirrel
Holdings, LLC**

PROJECT SUMMARY
Moose and Squirrel Holdings, LLC



Applicant:	116 - 120 Main Street, Lockport NY 14094	
Project Location:	116 – 120 Main Street, Lockport NY 14094	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	A mixed-use adaptive reuse and redevelopment project in downtown Lockport, New York, will restore two adjoining buildings at 116 and 120 Main Street to productive use. The centerpiece of the project is the historic F&M Tower at 116 Main Street (built ~1905, ~19,852 sq ft), which will be substantially rehabilitated into 16 market-rate apartments plus first-floor commercial and lower-level leasable space, along with full upgrades to building systems, elevators, and accessibility. The Tower has received SHPO/NPS Part 1 approval, and all historic work will follow National Park Service standards. The adjacent one-story Mall building at 120 Main Street (built ~1975, ~31,800 sq ft) will be repurposed to provide indoor resident parking (22 spaces), offering roughly 14,900 sq ft of flexible, Main Street-facing commercial space. Together, the project preserves a prominent historic structure, adds new downtown housing, and creates commercial space to support future Main Street business activity.	
Project Costs:	Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 700,000 \$ 8,243,955 \$ 225,000 \$ 1,714,178 \$ 1,748,377 \$ 12,631,510
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 5 Estimated Annual Payroll for New Jobs: \$205,000 Skills: Management, Administrative, Maintenance	
Evaluative Criteria:	Alignment with local planning and development efforts. Regional wealth creation, job retention, in region purchases, supports local business cluster, building has historic designation.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date July 30, 2026
Project Title Moose and Squirrel Holdings, LLC
Project Location 0

MRB | group
Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

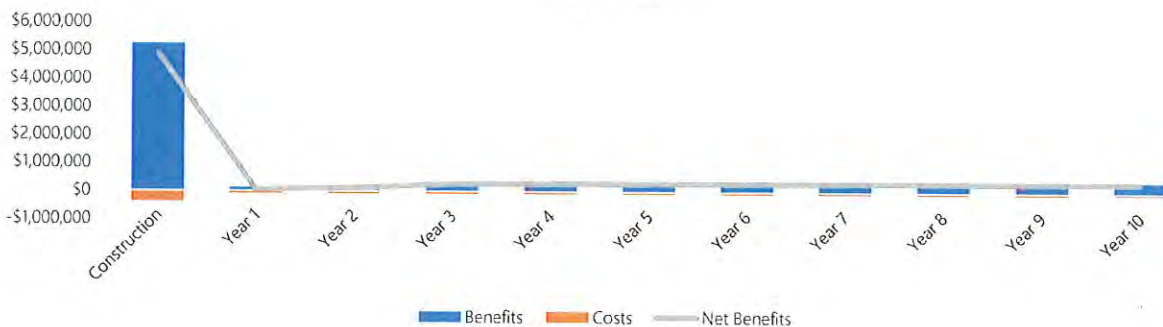
\$12,631,510

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	47	20	67
Earnings	\$3,894,322	\$1,054,762	\$4,949,084
Local Spend	\$10,105,208	\$3,631,015	\$13,736,223

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	5	3	8
Earnings	\$3,136,066	\$1,922,402	\$5,058,468

Figure 1

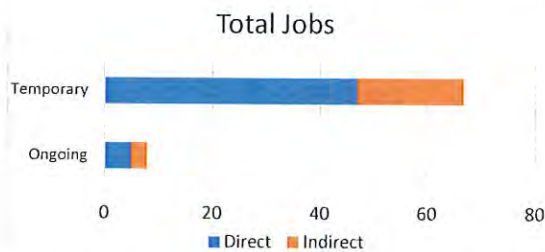
Net Benefits



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

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$944,964	\$820,626
Sales Tax Exemption	\$347,758	\$347,758
Local Sales Tax Exemption	\$173,879	\$173,879
State Sales Tax Exemption	\$173,879	\$173,879
Mortgage Recording Tax Exemption	\$23,656	\$23,656
Local Mortgage Recording Tax Exemption	\$7,885	\$7,885
State Mortgage Recording Tax Exemption	\$15,771	\$15,771
Total Costs	\$1,316,378	\$1,192,040

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$10,361,194	\$9,511,975
To Private Individuals	\$10,007,552	\$9,213,543
Temporary Payroll	\$4,949,084	\$4,949,084
Ongoing Payroll	\$5,058,468	\$4,264,459
Other Payments to Private Individuals	\$0	\$0
To the Public	\$353,642	\$298,431
Increase in Property Tax Revenue	\$283,589	\$233,936
Temporary Jobs - Sales Tax Revenue	\$34,644	\$34,644
Ongoing Jobs - Sales Tax Revenue	\$35,409	\$29,851
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$520,393	\$479,104
To the Public	\$520,393	\$479,104
Temporary Income Tax Revenue	\$222,709	\$222,709
Ongoing Income Tax Revenue	\$227,631	\$191,901
Temporary Jobs - Sales Tax Revenue	\$34,644	\$34,644
Ongoing Jobs - Sales Tax Revenue	\$35,409	\$29,851
Total Benefits to State & Region	\$10,881,587	\$9,991,079

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$9,511,975	\$1,002,391	9:1
State	\$479,104	\$189,650	3:1
Grand Total	\$9,991,079	\$1,192,040	8:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$146,915
City/Town/Village	\$298,635
School District	\$480,224

*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) **\$4,346,975**

Additional Comments from IDA

0

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

Yes

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date July 30, 2026
Project Title Moose and Squirrel Holdings, LLC
Project Location 0



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

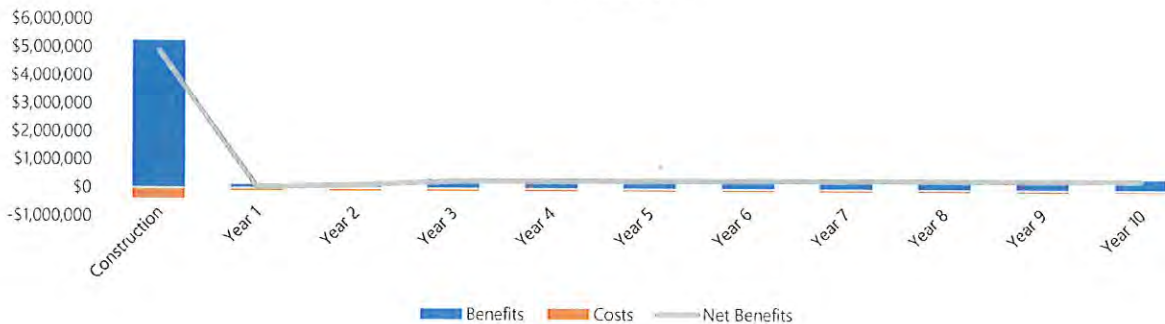
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	Direct	Indirect	Total
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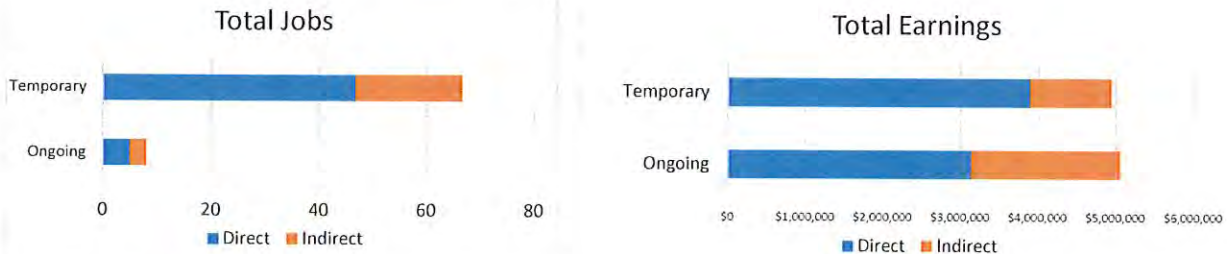
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Grand Total	\$9,991,079	\$1,192,040	8:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$146,915
City/Town/Village	\$298,635
School District	\$480,224

*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) \$4,346,975

Additional Comments from IDA

0

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

Yes

Moose and Squirrel Holdings, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at Lockport City Hall

One Locks Plaza, Lockport, NY 14094

Welcome:

Call to Order and Identify Hearing Officer.

Hearing Officer:

Welcome. This public hearing is now open; it is Thursday, August 27, 2026 at 2:00 p.m. My name is Joseph Grenga I am the Project Manager 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 Moose and Squirrel Holdings, LLC.

Notice of this hearing appeared in The Niagara Gazette on August 13, 2026

Purpose:

Purpose of Hearing.

Hearing Officer:

We are here to hold the public hearing on Moose and Squirrel Holdings, LLC 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 Moose and Squirrel Holdings, LLC. The project application and project summary are posted on the Agency's website at niagaracountybusiness.com and I have copies with me today.

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

Hearing Officer: A mixed-use adaptive reuse and redevelopment project in downtown Lockport, New York, will restore two adjoining buildings at 116 and 120 Main Street to productive use. The centerpiece is the historic F&M Tower at 116 Main Street (built ~1905, ~19,852 sq ft), which will be substantially rehabilitated into 16 market-rate apartments plus first-floor commercial and lower-level leasable space, along with full upgrades to building systems, elevators, and accessibility. The Tower has received SHPO/NPS Part 1 approval, and all historic work will follow National Park Service standards.

The adjacent one-story Mall building at 120 Main Street (built ~1975, ~31,800 sq ft) will be repurposed to support the redevelopment, providing indoor resident parking (22 spaces), retaining the existing tenant, and offering roughly 14,900 sq ft of flexible, Main Street-facing commercial space marketed on a build-to-suit basis. Together, the project preserves a prominent historic structure, adds new downtown housing, and creates commercial space to support future Main Street business activity.

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.

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

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

Adjournment: **Closing the hearing.**

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

SIGN IN SHEET
PUBLIC HEARING

regarding:

**Moose and Squirrel Holdings, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

August 27, 2026.
Lockport City Hall

[illegible]

Moose and Squirrel Holdings, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at Lockport City Hall

One Locks Plaza, Lockport, NY 14094

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

Hearing Officer: Welcome. This public hearing is now open; it is Thursday, August 27, 2026 at 2:00 p.m. My name is Joseph Grenga I am the Project Manager 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 Moose and Squirrel Holdings, LLC.

Notice of this hearing appeared in The Niagara Gazette on August 13, 2026

Purpose: **Purpose of Hearing.**

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

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

Adjournment: Closing the hearing.

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

SIGN IN SHEET
PUBLIC HEARING

regarding:

**Moose and Squirrel Holdings, LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

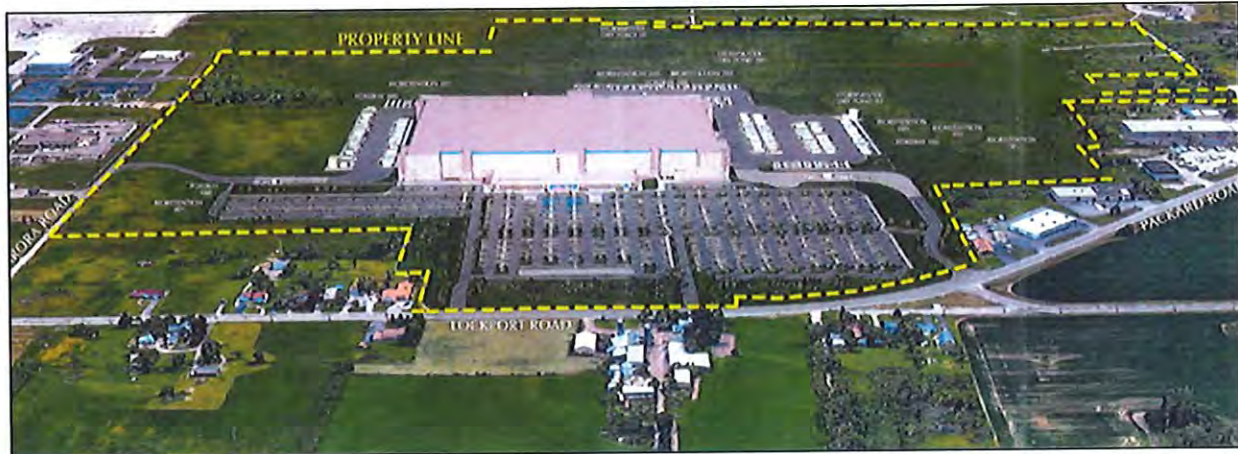
August 27, 2026.
Lockport City Hall

[illegible]

7.3

**Amazon.com
Services LLC**

PROJECT SUMMARY
Amazon.com Services LLC



Applicant:	Amazon.com Services LLC and an entity formed or to be formed, on its behalf	
Project Location:	8995 Lockport Rd. Town of Niagara	
Assistance:	Sales Tax Abatement Mortgage Recording Abatement 15 Year PILOT	
Description:	The proposed project consists of the construction and operation of an e-commerce storage and distribution facility located at 8995 Lockport Rd. The site is a vacant 216-acre heavy industrial zoned site that will be considered a "First Mile" fulfillment center. The facility will receive inbound bulk shipments of products from suppliers and then send products to other facilities within the logistics network for direct shipment to consumers. The project will employ approximately 1,000 individuals over two separate shifts. The applicant's Development partner JB2 received unanimous approvals from the Town of Niagara planning board and the Niagara County planning board. In addition, the Niagara Town Board voted unanimously in favor of a "negative declaration" for the New York State Environmental Quality Review (SEQR). Items discussed at those meetings included the consolidation of parcels, a height variance, which would reduce the percentage of ground disturbance, and traffic mitigations as a result of a traffic study that had been conducted.	
Project Costs:	Construction FF&E Costs TOTAL	\$ 450,000,000 <u>\$ 100,000,000</u> \$550,000,000
Employment:	Jobs Created in Niagara County: 1000	
Evaluative Criteria:	Regional Wealth Creation, In Region Purchases, Research and Development Activities, Supports Existing Business Growth Potential, Workforce Access, Locational Land Use Factors (locally designated development area)	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date March 1, 2022
Project Title Amazon.com Services LLC
Project Location Town of Niagara



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$550,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	2652	1074	3726
Earnings	\$207,216,188	\$52,749,828	\$259,966,016
Local Spend	\$495,000,000	\$178,370,213	\$673,370,213

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	1000	527	1527
Earnings	\$667,213,261	\$412,085,827	\$1,079,299,087

Figure 1

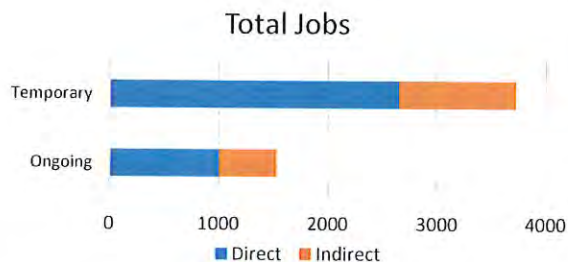
Net Benefits



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

Figure 2

Figure 3



Fiscal Impacts

MRB | group

Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$94,374,974	\$83,515,531
Sales Tax Exemption	\$26,000,000	\$26,000,000
Local Sales Tax Exemption	\$13,000,000	\$13,000,000
State Sales Tax Exemption	\$13,000,000	\$13,000,000
Mortgage Recording Tax Exemption	\$3,547,500	\$3,547,500
Local Mortgage Recording Tax Exemption	\$1,182,500	\$1,182,500
State Mortgage Recording Tax Exemption	\$2,365,000	\$2,365,000
Total Costs	\$123,922,474	\$113,063,031

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$1,396,923,473	\$1,225,179,795
To Private Individuals	\$1,339,265,103	\$1,178,241,782
Temporary Payroll	\$259,966,016	\$259,966,016
Ongoing Payroll	\$1,079,299,087	\$918,275,766
Other Payments to Private Individuals	\$0	\$0
To the Public	\$57,658,369	\$46,938,012
Increase in Property Tax Revenue	\$48,283,514	\$38,690,320
Temporary Jobs - Sales Tax Revenue	\$1,819,762	\$1,819,762
Ongoing Jobs - Sales Tax Revenue	\$7,555,094	\$6,427,930
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$69,641,785	\$61,268,573
To the Public	\$69,641,785	\$61,268,573
Temporary Income Tax Revenue	\$11,698,471	\$11,698,471
Ongoing Income Tax Revenue	\$48,568,459	\$41,322,409
Temporary Jobs - Sales Tax Revenue	\$1,819,762	\$1,819,762
Ongoing Jobs - Sales Tax Revenue	\$7,555,094	\$6,427,930
Total Benefits to State & Region	\$1,466,565,258	\$1,286,448,367

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$1,225,179,795	\$97,698,031	13:1
State	\$61,268,573	\$15,365,000	4:1
Grand Total	\$1,286,448,367	\$113,063,031	11:1

*Discounted at 2%

Additional Comments from IDA

NY State ST-60- \$325,000,000 Additional Revenue: County \$10,999,626 Town \$3,932,739 School \$33,685,046

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

Amazon.com Services LLC
PUBLIC HEARING SCRIPT
Town of Niagara Town Hall
7105 Lockport Road, Niagara Falls, NY 14305

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

Hearing Officer: Welcome. This public hearing is now open; it is Friday, August 28, 2026 at 3:00 p.m. My name is Andrea Klyczek, I am the Executive Director of the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at www.niagaracountybusiness.com.

Notification: **Notice of Public Hearing.**

Hearing Officer: Notice of this public hearing was given pursuant to Article 18-A subdivision 2, Section 859-a of the New York General Municipal Law by the Niagara County Industrial Development Agency (the "Agency"), in connection with Amazon.com Services LLC project.

Notice of this hearing appeared in The Niagara Gazette on August 15, 2026.

Purpose: **Purpose of Hearing.**

Hearing Officer: We are here to hold the public hearing regarding the Amazon.com Services LLC project. The transcript of this hearing will be reviewed and considered by the Agency.

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

Project Summary:

Description of Project and Contemplated Agency Benefits.

Hearing Officer:

AMAZON.COM SERVICING LLC had previously submitted an application to the Agency requesting that the Agency consider undertaking a project consisting of: (A) the acquisition or retention by the Agency of a leasehold interest in an approximately 217 acres of vacant property located at 8995 Lockport Road in the Town of Niagara, Niagara County, New York (the "Land"); (B) the construction of an approximately 3,000,000 square foot building for use as a storage and distribution facility; and (C) the acquisition and installation in and around the Improvements of certain items of machinery, equipment and other tangible personal property.

On August 10, 2022, the Agency adopted a resolution granting certain financial benefits to the Company including a partial abatement of real property tax related to the project, sales tax exemption for all purchases and rentals related to the project and mortgage tax exemption for all financing related to the project.

The Agency has received notification from the Company that the Project costs have increased due to advancements in material handling equipment systems and updates to the new-generation facility design. These changes, together with the broader inflation and cost pressures during the construction period have resulted in a need for approximately \$37,500,000 in additional spending beyond the amounts reflected in the original application. The Company is requesting a resolution to increase the amount of sales tax benefit to be provided by the Agency to \$3,000,000.00. In addition, the Company has informed the Agency that it will not require the previously approved mortgage tax exemption benefit of \$3,547,500.00. Therefore, the Company is requesting that the Final Resolution be amended to reflect an increase in the amount of sales tax benefit to be provided by the Agency as well as the elimination of the mortgage tax exemption benefits previously approved.

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 September 3, 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 no further comments, I will now adjourn the meeting. It is now 3:04 p.m. Thank you.

SIGN IN SHEET PUBLIC HEARING

regarding:

**Amazon.com Services LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

August 28, 2026– 3:00 p.m.
Town of Niagara Town Hall

[illegible]

8.1

2109 Main, LLC

PROJECT SUMMARY

2109 Main, LLC



Applicant:	2109 Main, LLC	
Project Location:	2109 Main Street, Niagara Falls, NY 14305	
Assistance:	10 Year PILOT Sales Tax Abatement	
Description:	The City of Niagara Falls, through its Urban Renewal Agency, in collaboration with NYS, Niagara County, Niagara University and NORLIC has control of 30+ properties on and around the North End of Main Street, in Niagara Falls. This acquisition is part of a concerted effort, to revitalize the once-vibrant and historic commercial district of the City of Niagara Falls. The Project involves the comprehensive, mixed-use revitalization of a main street property situated within a high-traffic tourism hub. 2109 Main LLC, proposes a complete interior and exterior architectural remodel of the structure to systematically transform the upper floors into six modern, market-rate apartments. Simultaneously, the ground-floor space will be fully modernized to attract a premier commercial tenant, stimulating downtown foot traffic and reinforcing the local business infrastructure. This initiative serves as a critical cornerstone for local economic stabilization. This strategic synergy advances long-term growth, successfully driving the transformation of the downtown corridor into a resilient economic anchor.	
Project Costs:	Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 22,000 \$ 972,000 \$ 18,000 \$ 74,155 \$ 43,545 \$ 1,129,700
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 4 Estimated Annual Payroll for New Jobs: \$260,000 Skills: Property management, commercial tenant	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional wealth creation, supports local business or cluster, in region purchase, local vendors, increased property value, elimination of blight, supporting distressed census tracts.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date August 26, 2026
Project Title 2109 Main LLC
Project Location 2109 Main Street, Niagara Falls Ny 14305

MRB | group
Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$1,129,700

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	8	2	10
Earnings	\$347,202	\$94,171	\$441,374
Local Spend	\$903,760	\$324,475	\$1,228,235

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	4	2	6
Earnings	\$2,426,572	\$1,505,441	\$3,932,013

Figure 1

Net Benefits



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

Figure 2

Total Jobs

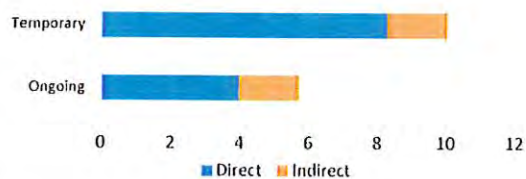
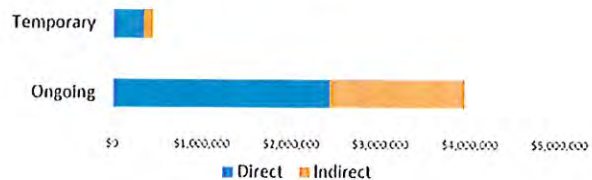


Figure 3

Total Earnings



Fiscal Impacts

MRB | group

Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$369,811	\$336,203
Sales Tax Exemption	\$40,320	\$40,320
Local Sales Tax Exemption	\$20,160	\$20,160
State Sales Tax Exemption	\$20,160	\$20,160
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$410,131	\$376,523

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$4,527,541	\$4,057,711
To Private Individuals	\$4,373,386	\$3,923,136
Temporary Payroll	\$441,374	\$441,374
Ongoing Payroll	\$3,932,013	\$3,481,762
Other Payments to Private Individuals	\$0	\$0
To the Public	\$154,155	\$134,575
Increase in Property Tax Revenue	\$123,541	\$107,113
Temporary Jobs - Sales Tax Revenue	\$3,090	\$3,090
Ongoing Jobs - Sales Tax Revenue	\$27,524	\$24,372
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$227,416	\$204,003
To the Public	\$227,416	\$204,003
Temporary Income Tax Revenue	\$19,862	\$19,862
Ongoing Income Tax Revenue	\$176,941	\$156,679
Temporary Jobs - Sales Tax Revenue	\$3,090	\$3,090
Ongoing Jobs - Sales Tax Revenue	\$27,524	\$24,372
Total Benefits to State & Region	\$4,754,957	\$4,261,714

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$4,057,711	\$356,363	11:1
State	\$204,003	\$20,160	10:1
Grand Total	\$4,261,714	\$376,523	11:1

*Discounted at 2%

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

Additional Revenues:

County	\$23,358
City/Town/Village	\$88,082
School District	\$44,360

*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) \$504,000

Additional Comments from IDA

0

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

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

2109 Main, LLC

(Applicant Name)

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

Phone: 716-278-8760 Fax: 716-278-8769

<http://niagaracountybusiness.com>

Please note the following Application conditions:

1. One (1) original signed copy of the Application for Assistance along with a signed Environmental Assessment form is to be submitted to the Niagara County Industrial Development Agency ("Agency").
2. A \$1,000.00 non-refundable application fee payable to the Niagara County Industrial Development Agency MUST accompany the Application submission.
3. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.
4. At the time of the Project closing, the project Applicant is required to pay certain costs associated with the Project, including payment of an Agency Fee in the amount of 1% of the total value of the project, and payment of Agency Counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant.

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

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

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

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: 2109 Main LLC

Mailing Address: 2315 Whirlpool St

City/Town/Village & Zip code: Niagara Falls, NY 14305

Phone: (716) 288-4871

Website: n/a

Fed Id. No.: 39-5015567

Contact Person and Title: Ryan Dallavia, Owner

Email: ryan.m.dallavia@gmail.com

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

Ryan Dallavia 100%

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: 10/20/2025

State of Organization: New York

☐

Sole Proprietorship

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

Applicant's Counsel

Company Name: George Adamson Law

Contact Person, and Title: George Adamnson, Esq

Mailing Address: 777 Cayuga Street #4

City/Town/Village & Zip code: Lewiston NY 14092

Email: gsadamson@adamson-law.com

Phone: (716) 754-7954

Fax No.: (716) 754-7973

II. PROJECT INFORMATION

A) Project Address: 2109 Main St Niagara Falls NY 14305

Tax Map Number (SBL) 144.46-1-42

(Section/Block/Lot)

SWIS Number 291100

Located in City of Niagara Falls

Located in Town of _____

Located in Village of _____

School District of Niagara Falls

B) Current Assessment of Property:

Land \$8,100

Total \$72,700

C) Present legal owner of the site 2109 Main, LLC

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

D) Describe the project:

Full remodel of existing vacant 6 unit apartment building with commercial space on ground level.

1. Project site (land)

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

.15 acres

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

mixed use

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
1 building, 8348 sf, c. 1900

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.

Yes, full renovation of building to include new kitchens, baths, mechanicals, etc

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.

Total square footage to be leased. Ground floor commercial and apartments residential

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

No

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

General building materials and fixtures, including appliances

8. 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.

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

Name/Title: <u>Ryan Dallavia, Owner</u>	Name/Title: <u>Zachary Ventry, Insurance Rep</u>
Address: <u>2315 Whirlpool St</u>	Address: <u>2049 Military Road</u>
<u>Niagara Falls, NY 14305</u>	<u>Niagara Falls, NY 14304</u>
Phone: <u>(716) 288-4871</u>	Phone: <u>(716) 371-0657</u>
Email: <u>ryan.m.dallavia@gmail.com</u>	Email: <u>zventry@ventryinsurance.com</u>

III. SOURCES & USES OF FUNDS

A) Estimated Project Costs:

Property Acquisition	\$ 22,000
Construction (Improvements)	\$ 972,000
Equipment Purchases/Fixtures/Furnishings	\$ 18,000
Soft costs (i.e. engineering, architectural)	\$ 74,155
Other (describe)	\$ 43,545
TOTAL USES OF FUNDS	\$ 1,129,700

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

Bank Financing	\$ 500,000
Equity	\$ 327,200
Grants/Tax Credits	\$ 302,500
Taxable or Tax Exempt Bond	\$
Other	\$
TOTAL SOURCES OF FUNDS	\$ 1,129,700

C) Identify each state and federal grant/credit:

NFC Development Mixed Use Grant	\$ 40,000
Downtown Revitalization Incentive Grant	\$ 200,000
	\$ 40,000
	\$
TOTAL PUBLIC FUNDS	\$ 280,000

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: 10 Years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 38,880

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 1,440

Estimated duration of Sales Tax exemption: 2 years

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



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			4	\$ 65,000
Part time		\$ 0		
TOTAL FTEs		\$ 0		

Annual Salary Range of Jobs to be Created: \$ 50,000 to \$ 80,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Property management,
commercial tenant

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300)("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. Compliance with Section 224-a(8)(a) of N.Y Labor Law. The applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. You further acknowledge and understand that you have certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor.
- D. Annual Sales Tax Filings: In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E. Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

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

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

- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/ status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- J. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

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

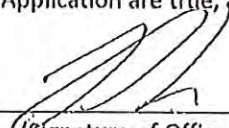
STATE OF NEW YORK
COUNTY OF

)

) ss.:

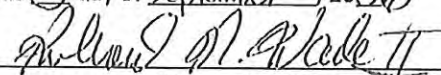
_____, being first duly sworn, deposes and says:

1. That I am the Owner (Corporate Office) of 2109 Main, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

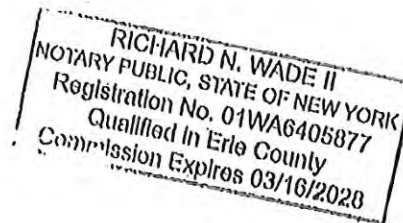
Subscribed and affirmed to me under penalties of perjury

this 3 day of September, 2020


(Notary Public)

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

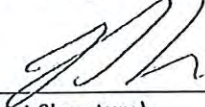
Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.



HOLD HARMLESS AGREEMENT

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

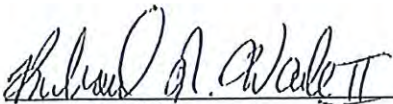
In addition to the foregoing, the Applicant understands and acknowledges that (i) this application does not create or give rise to any legal obligations on the part of the Niagara County Industrial Development Agency (the "Agency") or the Applicant except as expressly stated herein, (ii) the terms and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


(Applicant Signature)

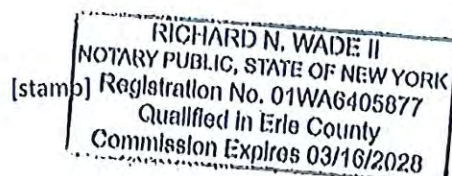
By: 2100 Main, LLC

Name: Ryan Orlavio

Title: owner


(Notary Public)

Sworn to before me this 3 day
of September, 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
\$972,000	\$800,000	10.267445	38.717288	19.498780

*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	10%	\$ 821	\$ 3,097	\$ 1,560	\$ 5,479	\$ 54,787	\$ 49,308
2	15%	\$ 1,232	\$ 4,646	\$ 2,340	\$ 8,218	\$ 54,787	\$ 46,569
3	20%	\$ 1,643	\$ 6,195	\$ 3,120	\$ 10,957	\$ 54,787	\$ 43,829
4	25%	\$ 2,053	\$ 7,743	\$ 3,900	\$ 13,697	\$ 54,787	\$ 41,090
5	30%	\$ 2,464	\$ 9,292	\$ 4,680	\$ 16,436	\$ 54,787	\$ 38,351
6	35%	\$ 2,875	\$ 10,841	\$ 5,460	\$ 19,175	\$ 54,787	\$ 35,611
7	40%	\$ 3,286	\$ 12,390	\$ 6,240	\$ 21,915	\$ 54,787	\$ 32,872
8	45%	\$ 3,696	\$ 13,938	\$ 7,020	\$ 24,654	\$ 54,787	\$ 30,133
9	50%	\$ 4,107	\$ 15,487	\$ 7,800	\$ 27,393	\$ 54,787	\$ 27,393
10	55%	\$ 4,518	\$ 17,036	\$ 8,579	\$ 30,133	\$ 54,787	\$ 24,654
TOTAL		\$ 26,695	\$ 100,665	\$ 50,697	\$ 178,057	\$ 547,868	\$ 369,811

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

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: 2109 Main St Redevelopment							
Project Location (describe, and attach a location map): 2109 Main St Niagara Falls NY							
Brief Description of Proposed Action: Full remodel of existing vacant 6 unit apartment building with commercial space on ground level							
Name of Applicant or Sponsor: 2109 Main LLC		Telephone: 716-288-4871					
		E-Mail: rayn@frontier716.com					
Address: 2109 Main Street							
City/PO: Niagara Falls		State: NY	Zip Code: 14305				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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: Niagara Falls Code Enforcement			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3.a. Total acreage of the site of the proposed action?		.15 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.15 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO ☐	YES ☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO ☒	YES ☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO ☒	YES ☐
b. Are public transportation service(s) available at or near the site of the proposed action?		☐	☒
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		☐	☒
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: _____		NO ☐	YES ☒
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO ☐	YES ☒
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO ☐	YES ☒
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO ☐	YES ☒
b. Is the proposed action located in an archeological sensitive area?		☒	☐
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?		NO ☒	YES ☐
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: _____		☒	☐
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ 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?		NO ☒	YES ☐
16. Is the project site located in the 100 year flood plain?		NO ☒	YES ☐
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? ☒ NO ☐ YES		NO ☒	YES ☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		☒ NO ☐ YES	

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
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: 2109 Main LLC, Ryan Dallavia Date: 8/21/2026 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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

	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?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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.

☐	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.
☐	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>9-4-24</u>
Name of Lead Agency	Date
<u>Andrea Klucak</u>	<u>Executive Director</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

8.2

NCDC

**Microenterprise
Grant Approvals**

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation Micro Enterprise Program

APPLICANT INFORMATION:

Grant Applicant: Seamless Remodeling Inc.
UEID Number: UU88X83NEUJ3
Business Type: Residential Remodeling Construction
Business Established: January 2023
Business Address: 6921 Deborah Lane
Niagara Falls NY 14304
Email: justin@seamless-remodeling.com
Phone: (716) 909-2876
Owner(s): Justin Reinhardt
Percent Ownership: 100% 0%

PROJECT INFORMATION:

Seamless Remodeling Inc. performs remodeling projects, specializing in kitchen and bathroom renovations. The company has established a reputation for premium workmanship and personalized service. To date, they have relied on third-party suppliers for cabinetry purchases, which has limited product selection, increased costs, and reduced control over project timelines. As demand for custom kitchen and bathroom renovations continues to grow, the business is positioned to expand its operations by purchasing cabinetry directly from a cabinet distributor. This expansion will allow Seamless Remodeling Inc. to offer customers a more streamlined and cost-effective remodeling experience. Mr. Reinhardt plans to invest in professional kitchen and bath design software that will enable him to create detailed, three-dimensional designs for kitchens, bathrooms, laundry rooms, and custom built-in cabinetry. These design capabilities will improve customer experience by allowing homeowners to visualize their projects before construction begins while also increasing the company's ability to provide customized solutions.

The \$25,000 microenterprise grant funds will be used for tools and equipment, employee training and architecture design software. The equipment will be the main usage as they will be purchasing a trailer with a ramp and several upgraded tools for the customized cabinetry and . The employee training will be from the BOCES Skilled Trades Program. The software will be acquired as an online annual subscription. The business will hire one full-time, low-to-moderate income individual as a laborer to assist with cabinet delivery, assembly, and installation as well as other remodeling tasks.

LMI Owner _____ LMI Hiring # 1

CREDIT SUMMARY:

The financial projections for 3 years were provided by the applicant with the assistance of the SBDC. The income for the business is based on Remodel sales, Cabinet sales and a few existing commercial snow plowing contracts. The projections show a conservative increase of 5% in sales for year 2 and 10% in year 3. The company projects a modest increase in net profit for the next few years.

A credit report was obtained for Seamless Remodeling Inc. and owner Justin Reinhardt. The business is rated as low to moderate risk business in regard to financial distress due to the low amount of commercial accounts and risk associated with the business type and size and length of business existence

The business for the owner shows a very good FICO credit score of 789. The report indicates there are five credit cards with a total balance of \$5,500 and three auto loans with average \$655 monthly payments along with a small boat loan and a \$1,500/month mortgage. All accounts are currently in good standing. No delinquencies, bankruptcies, judgments or liens were reported.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
Use of Funds	Estimated Project Total	Owner Equity	Other Sources	Grant Request
Working Capital	\$8,000			\$8,000
Fixtures				
Equipment	\$20,500	\$3,500		\$17,000
Inventory				
Totals	\$28,500	\$3,500		\$25,000
	100%	12%		88%

RISK ASSESSMENT: (10 points)Points: 9**Positive Factors:**

- Owner in construction industry for several years
- Business is fully licensed, bonded, insured, and accredited
- Expanding with design services will enhance customer confidence, improve communication, and meet expectations
- Direct ordering from cabinet distributor will be more cost-effective and customized
- Will hire an LMI person for full-time General Labor position and will provide training
- Owner equity over 10% of project costs

Negative Factors:

- Local competitive industry
- Investment in equipment to increase remodeling services
- Training will be needed for new labor position
- Will need to market in a wide area to promote business services

GRANT RANKING CRITERIA: (10 Points)Points: 9

Clearly Defined Project: Yes ☒ No ☐
If Yes, Expansion ☒ or Start-up ☐

Project Industry: Residential Remodeling

Potential for future job creation: Yes ☐ No ☒

Minority, Woman, or Veteran Owned: Yes ☐ No ☒

Community Impact: The business provides residential customers with a streamlined, efficient, and cost-effective remodeling experience. By offering unique customized project visualization, customers can see and refine their desired designs before construction begins.

Cost/Benefit:

Year One Income:	\$ 310,000
Total Project costs:	\$ 28,500
Grant funds requested:	\$ 25,000
Owner Equity:	12%

GRANT SUMMARY: (10 Points)Points: 10

Grant Request: \$25,000 reimbursable based on submitted expense receipts

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant reimbursement requirements as included in Grant Agreement.

Feasibility: There is nothing in the company's historical operating performance or projections that suggests the proposed grant would produce an unreasonable return on equity or result in profitability substantially in excess of industry standards.

Eligibility:

- Private for-profit business entity in Niagara County with less than 5 employees
- Business expansion
- Business will commit at least 10% in equity
- SBDC Technical Assistance Program completed for eligibility

National Objective: ☒ Will create at least one FTE job made available to/taken by an individual of Low-to-Moderate-Income
☐ Owner is Low-to-Moderate Income

TOTAL POINTS: 28

8.3

**Cataract Tourism
Grant Fund**

**Cataract Fund
Project Summary**

Applicant: Old Falls Holding LLC.

Project Location: 222 Rainbow Blvd, Niagara Falls NY, 14303

Project Name: Family and Children's Indoor Entertainment Attraction

Project Description: Old Falls Holding, LLC, is in the process of developing and operating a new indoor, family-oriented entertainment tourist attraction at 222 Rainbow Blvd, in downtown Niagara Falls, NY. The project intends to create an interactive entertainment destination consisting of immersive experiences such as a mystery maze, crystal or themed cave experience, slime making (or similar creative activity area), interactive exhibits and other educational, and sensory attractions that are family-friendly.

The project will utilize the existing commercial space and will include interior renovations, themed décor, partitions, lighting, safety improvements, and any other improvements necessary for operation (in accordance with applicable building, fire, zoning and safety requirements). The attraction intends to complement the existing tourism and entertainment businesses in the Rainbow Blvd and Niagara Falls tourist district by providing an additional year-round, weather-independent activity for families and visitors.

The project is expected to contribute positively to the local tourism economy, by encouraging visitors to spend additional time in the downtown Niagara Falls area, supporting surrounding businesses, and creating new employment opportunities.

Total Project Cost: \$350,000

Fund Amount Requested: \$52,000 (15%)

Other Sources of Funds: Committed funds \$297,500 (\$197,500 financing / \$100,000 equity)

Employment: Existing- 0 full time
Expected to create 4 additional FTE positions.

Estimated Project Start Date: 05/01/2027

CATARACT TOURISM FUND APPLICATION

APPLICANT INFORMATION							
Name of Applicant:	OLD FALLS HOLDING LLC		Corporation	Year		State	
Business Address:	222 RAINBOW BLVD		Partnership	Year		State	
	NIAGARA FALLS, NY, 14303		LLC	Year 2024		State	NY
Contact Person:	MUHAMMAD SHOAIB		LLP	Year		State	
Federal ID #:	33-1384801		Sole Proprietorship	Year			
Phone:	71654401222	Email:	SHOAIB3770@GMAIL.COM				
Business Description:							

OWNERSHIP			
Shareholders/Partners	% Interest	Company Officers	Position
MUHAMMAD SHOAIB	50%	PRESIDENT	MEMBER
HINA QURESHI	50%	VICE PRESIDENT	MEMBER

EMPLOYMENT		
Job Title Description of position- entry level, administration, supervisory, etc.	Existing Jobs (number)	Jobs to be Created (number)
GENERAL MANAGER, CASHIERS,		4

SOURCES & USES OF FUNDS			
Project Costs	350,000	Sources of Funds	
Property Acquisition		Bank	197,500
New Construction	REMODELING	Niagara Tourism Grant Fund	52,500
Machinery/Equipment	150,000	Equity/Cash	100,000
Furniture/Fixtures	125,000	Other: (Specify)	
Fees/Soft Costs	50,000	Other: (Specify)	
Other	25,000	Other: (Specify)	
TOTAL	350,000	TOTAL	350,000

PROJECT INFORMATION
Summary Project Description:
PROJECT DESCRIPTION Proposed Family & Children's Indoor Entertainment Attraction 222 Rainbow Boulevard, Niagara Falls, New York The proposed project involves the development and operation of a new indoor, family-oriented entertainment and tourist attraction at 222 Rainbow Boulevard, Niagara Falls, New York. The project is intended to create an interactive entertainment destination primarily serving families, children, tourists, and visitors to the Niagara Falls area. The attraction may include a combination of interactive and immersive entertainment experiences such as a mystery maze, crystal or themed cave experience, slime-making or creative activity area, interactive exhibits, themed rooms, games, educational and sensory activities, and other similar family-friendly attractions. The final selection and configuration of the individual attractions will be determined during the design and development process. All activities will remain consistent with the overall use of the premises as an indoor family entertainment and tourist attraction. The proposed project will utilize the existing commercial space and may include interior renovations, themed décor, partitions, lighting, signage, ticket/admission areas, activity stations, safety improvements, and other improvements necessary for operation. Any construction or alterations will be completed in accordance with applicable building, fire, accessibility, zoning, and safety requirements.

The attraction is intended to complement the existing tourism and entertainment businesses in the Rainbow Boulevard and Niagara Falls tourist district by providing an additional **year-round, weather-independent activity for families and visitors.**

The project is also expected to contribute positively to the local tourism economy by encouraging visitors to spend additional time in the downtown Niagara Falls area, supporting surrounding businesses, and creating new employment opportunities.

The proposed operation will be designed and managed to provide a safe, clean, professionally operated, and family-friendly environment appropriate for the Niagara Falls tourism district.

Proposed Use Summary

Property: 222 Rainbow Boulevard, Niagara Falls, NY

Proposed Use: Indoor Family Entertainment / Tourist Attraction

Concept: Interactive, immersive, educational, creative, and recreational experiences for children, families, and tourists

Potential Attractions: Mystery maze, themed/crystal cave, slime or creative activity experience, interactive exhibits, themed rooms, games, sensory experiences, and similar family entertainment concepts

Operation: Year-round indoor attraction

Target Visitors: Families, children, tourists, school/youth groups, and Niagara Falls visitors

Community Benefit: Additional tourism activity, new employment opportunities, increased visitor engagement, and support for surrounding downtown businesses

Estimated Project State Date:	05/01/2027	Estimated Project Completion Date:	
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Please attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both

COMPANY ACKNOWLEDGEMENT

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. The applicant hereby acknowledges that the Agency charges a fee of 3% of the grant amount, which is inclusive of Agency Counsel fees.

STATE OF NEW YORK)
COUNTY OF Niagara) ss.:

MUHAMMAD SHOAIB, being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of OLA Falls Holdings (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 28 day of August, 2020

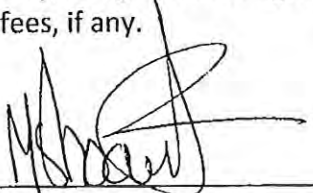
Barbara A Rice

(Notary Public)

BARBARA A. RICE
NOTARY PUBLIC STATE OF NEW YORK
NIAGARA COUNTY
LIC. #01RI4925828
COMM. EXP. APRIL 11, 2030

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.



(Applicant Signature)

By: Old Falls Holding LLC
Name: Muhammad Shoaib
Title: President

Barbara A Rice
(Notary Public)

Sworn to before me this 28 day

of August, 2030 DR

BARBARA A. RICE
NOTARY PUBLIC STATE OF NEW YORK
NIAGARA COUNTY
LIC. #01RI4925828
COMM. EXP. APRIL 11, 2030

**Cataract Fund
Project Summary**

Applicant: TCB Entertainment of USA Inc.

Project Location: 300 3rd St. Niagara Falls, NY 14303

Project Name: Aerobar

Project Description: TCB Entertainment is looking to expand the footprint of Niagara Falls' newest attraction by introducing the Aerobar by Aerophile, at the Hard Rock Café location. This unique attraction elevates up to 16 guests at a time to a height of 133 feet, providing breathtaking panoramic views of Niagara Falls State Park, the Niagara River, and the Canadian skyline.

The Aerobar offers a one-of-a-kind experience that compliments the region's existing attractions while giving visitors a new perspective of one of the world's most iconic destinations. As a family friendly attraction, with a proven track record in major tourist markets around the world, it would further enhance the visitor experience and encourage longer stays in Niagara Falls, New York.

In addition to creating a memorable attraction for guests, the Aerobar would generate new jobs, increase tourism spending, and contribute additional sales and revenue to Niagara County. By investing in innovative attractions such as the Aerobar, Niagara Falls can continue to strengthen its position as a premier international tourism destination while supporting economic growth for the local community.

Total Project Cost: \$4,035,000

Fund Amount Requested: \$500,000 (12%)

Other Sources of Funds: Committed funds (\$3,035,000), USAN (500,000)

Employment: Existing- 1 full time
Expected to create 4 additional FTE positions.

Estimated Project Completion Date: 12/2028

CATARACT TOURISM FUND APPLICATION

APPLICANT INFORMATION							
Name of Applicant:	TCB Entertainment of USA Inc		Corporation	Year	2024	State	ny
Business Address:	300 Third St		Partnership	Year		State	
	Niagara Falls, NY 14303		LLC	Year		State	
Contact Person:	Cindy Winter		LLP	Year		State	
Federal ID #:	99-0896240		Sole Proprietorship	Year			
Phone:	716-278-2603	Email:					
Business Description:	Attraction- Aerobar						

OWNERSHIP			
Shareholders/Partners	% Interest	Company Officers	Position
Michael DiCenzo	100%		

EMPLOYMENT		
Job Title Description of position- entry level, administration, supervisory, etc.	Existing Jobs (number)	Jobs to be Created (number)
Administrative	1	4
Pilot	0	4
Supervisory	0	4
Entry Level	0	4

SOURCES & USES OF FUNDS			
Project Costs		Sources of Funds	
Property Acquisition		Bank	
New Construction	1,400,000	Niagara Tourism Grant Fund	500,000
Machinery/Equipment	2,400,000	Equity/Cash	3,035,000
Furniture/Fixtures		Other: {Specify}USAN	500,000
Fees/Soft Costs	235,000	Other: {Specify}	
Other		Other: {Specify}	
TOTAL	4,035,000	TOTAL	4,035,000

PROJECT INFORMATION Summary Project Description: We would like to expand the footprint of Niagara Falls' newest attraction by introducing the Aerobar by Aerophile, at the Hard Rock Cafe location. This unique attraction elevates up to 16 guests at a time to a height of 133 feet, providing breathtaking panoramic views of Niagara Falls State Park, the Niagara River, and the Canadian skyline. The Aerobar offers a one-of-a-kind experience that complements the region's existing attractions while giving visitors a new perspective of one of the world's most iconic destinations. As a family-friendly attraction with a proven track record in major tourist markets around the world, it would further enhance the visitor experience and encourage longer stays in Niagara Falls, New York. In addition to creating a memorable attraction for guests, the Aerobar would generate new jobs, increase tourism spending, and contribute additional sales and revenue to Niagara County. By investing in innovative attractions such as the Aerobar, Niagara Falls can continue to strengthen its position as a premier international tourism destination while supporting economic growth for the local community.
--

Estimated Project State Date:	January 2027	Estimated Project Completion Date:	December 2028

Please attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both

COMPANY ACKNOWLEDGEMENT

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. The applicant hereby acknowledges that the Agency charges a fee of 3% of the grant amount, which is inclusive of Agency Counsel fees.

STATE OF NEW YORK)
COUNTY OF) ss.:

Michael D. Cienzo, being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of TCB Entertainment USA, Inc (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 6th day of July, 2026

(Notary Public)

MATTHEW JAMES BIRD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02BI6327781
Qualified in Niagara County
Commission Expires July 13, 2027

HOLD HARMLESS AGREEMENT

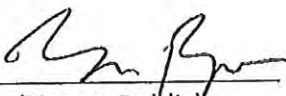
Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability 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.

 ✓
(Applicant Signature)

By: _____

Name: Michael DiCenzo

Title: President


(Notary Public)

Sworn to before me this 6th day

[Stamp]

of July, 2026

MATTHEW JAMES BIRD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02B16327781
Qualified In Niagara County
Commission Expires July 13, 2027