

Niagara County Industrial Development Agency

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

NCIDA/NCDC/NADC AUDIT/FINANCE COMMITTEE MEETING

Date: January 14, 2026
Time: 8:45 a.m.
Place: Niagara County Center for Economic Development
6311 Inducon Corporate Drive, Sanborn NY

NCIDA/NCDC/NADC Audit/Finance Committee Members:

Jason Krempa, Chairperson
 Ryan Mahoney, Member
 William Fekete, Member

Other Board Members Present:

Mark Onesi
 William L. Ross
 Mark Berube
 David J. Masse
 Susan C. Langdon

Staff Present:

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

- 1.0 Meeting Called to Order – J. Krempa**
- 2.0 Roll Call – J. Lamoreaux**
- 3.0 Approval of Audit Committee Meeting Minutes – J. Krempa**
 - 3.1 December 10, 2025**
- 4.0 Agency Payables – J. Krempa**
 - 4.1 December 31, 2025**
- 5.0 MTD and YTD Budget Variance Reports – J. Krempa**
 - 5.1 December 31, 2025**
- 6.0 Project Closing Summary Report**
- 7.0 Adjournment**

Niagara County Industrial Development Agency

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NCIDA/NCDC/NADC AUDIT/FINANCE COMMITTEE MEETING

Date: December 10, 2025
Time: 8:00 a.m.
Place: Niagara County Center for Economic Development
6311 Inducon Corporate Drive, Sanborn NY

NCIDA/NCDC/NADC Audit/Finance Committee Members:

Jason Krempa, Chairperson - Present
Ryan Mahoney, Member – Excused
William Fekete, Member - Present

Other Board Members Present: Staff Present:

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

1.0 Meeting Called to Order

Mr. Krempa called the meeting to order at 8:45 a.m.

2.0 Roll Call

Ms. Lamoreaux called the roll; a quorum was established.

3.0 Approval of Audit Committee Meeting Minutes

3.1 November 12, 2025

Mr. Krempa stated that he had reviewed the meeting minutes and he made a motion for approval; Mr. Fekete seconded the motion. The motion passed.

4.0 Agency Payables

4.1 November 30, 2025

Mr. Krempa stated that he reviewed the monthly payables and he made a motion to recommend approval of the Agency Payables to the Board Members at the Regular Board Meeting; Mr. Fekete seconded the motion. The motion passed.

5.0 MTD and YTD Budget Variance Reports – J.Krempa

5.1 November 30, 2025

Mr. Krempa stated that he reviewed the reports and he made a motion to recommend approval of the Budget Variance Report to the Board members at the Regular Board Meeting; Mr. Fekete seconded the motion. The motion passed.

6.0 Project Closing Summary Report

Mr. Gabriele stated that Live-USA Incorporated, and Hotel Niagara Development, LLC is on track to close by the end of this year.

7.0 Adjournment

Mr. Krempa made a motion, seconded by Mr. Fekete to adjourn the meeting. The meeting adjourned at 8:53 a.m.

Respectfully Submitted:

Reviewed by:

Julie Lamoreaux
Administrative Assistant

Andrea Klyczek
Executive Director

Niagara County Industrial Devel. Agency**Check Register**

For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
12/2/25	12/2/25	NEW YORK STATE AND LOCAL	10001.100	962.34
30530	12/3/25	Amazon Capital Services	10001.100	280.68
30531	12/3/25	Charter Communications	10001.100	130.00
30532	12/3/25	County of Niagara	10001.100	518.39
30533	12/3/25	First Choice Coffee Services	10001.100	102.88
30534	12/3/25	Independent Health	10001.100	4,916.20
30535	12/3/25	Jeremy Geartz	10001.100	623.98
30536	12/3/25	M&T Bank	10001.100	1,195.69
30537	12/3/25	National Grid	10001.100	570.01
30538	12/3/25	NEW YORK STATE AND LOCAL	10001.100	53,213.00
30539	12/3/25	Professional Janitorial Services, Inc.	10001.100	823.00
30540	12/3/25	H. SICHERMAN & CO., INC.	10001.100	70.00
30541	12/3/25	STAPLES CONTRACT & COMMERCIAL	10001.100	25.24
30542	12/3/25	Alex Zulia	10001.100	82.60
30543	12/9/25	Cintas Corporation LOC. 067P	10001.100	108.56
30544	12/9/25	VOID CHECK	10001.100	
30545	12/9/25	Selective Insurance Company	10001.100	4,978.94
12/11/25	12/11/25	PAYCHEX, INC.	10001.100	119.02
12/12/25	12/12/25	NYS DEFERRED COMPENSATION PLAN	10001.100	859.62
30546	12/16/25	360 PSG.com	10001.100	60.00
30547	12/16/25	Amazon Capital Services	10001.100	34.59
30548	12/16/25	County of Niagara	10001.100	514.27
30549	12/16/25	Harris Beach Murtha Cullina PLLC	10001.100	10,232.22
30550	12/16/25	Independent Health	10001.100	3,817.58
30551	12/16/25	PURCHASE POWER	10001.100	300.00
12/20/25	12/20/25	PAYCHEX, INC.	10001.100	134.00
30552	12/23/25	Amazon Capital Services	10001.100	171.53
30553	12/23/25	Charter Communications	10001.100	130.00
30554	12/23/25	County of Niagara	10001.100	565.12
30555	12/23/25	FedEx	10001.100	8.85
30556	12/23/25	Guardian	10001.100	281.90
30557	12/23/25	Selective Insurance Company	10001.100	24,181.86
12/24/25	12/24/25	PAYCHEX, INC.	10001.100	98.96
12/26/25	12/26/25	NYS DEFERRED COMPENSATION PLAN	10001.100	829.62

Niagara County Industrial Devel. Agency
Check Register
For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
Total				<u>110,940.65</u>

NCIDA VIP-MTF Operating
Check Register
For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5099	12/3/25	Amazon Capital Services	10001.600	15.53
5100	12/3/25	H.W.BRYK & SONS, INC.	10001.600	501.25
5101	12/3/25	Cooper Electric	10001.600	355.76
5102	12/3/25	Frontier	10001.600	422.63
5103	12/3/25	Grand Island Waste Solutions LLC	10001.600	6,575.00
5104	12/3/25	National Grid	10001.600	497.69
5105	12/3/25	Niagara County Industrial Dev Agency	10001.600	250,000.00
5106	12/3/25	County of Niagara	10001.600	423.59
5107	12/3/25	Northwestern Welding LLC	10001.600	2,447.50
5108	12/3/25	Professional Janitorial Services, Inc.	10001.600	346.00
5109	12/3/25	Town of Wheatfield Water/	10001.600	40.00
5110	12/9/25	H.W.BRYK & SONS, INC.	10001.600	3,434.00
5111	12/9/25	Thomas R. Fedeson	10001.600	250.00
5112	12/9/25	NCIDA VIP MTF OPERATING	10001.600	10,000.00
5113	12/16/25	Modern Disposal Services, Inc.	10001.600	214.50
5114	12/16/25	County of Niagara	10001.600	178.27
5115	12/16/25	Northwestern Welding LLC	10001.600	2,447.50
5116	12/23/25	Amazon Capital Services	10001.600	215.18
5117	12/23/25	H.W.BRYK & SONS, INC.	10001.600	789.55
5118	12/23/25	County of Niagara	10001.600	387.47
5119	12/23/25	Selective Insurance Company	10001.600	<u>18,849.00</u>
Total				<u>298,390.42</u>

NCIDA - MTF - Operating Fund
Check Register
For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3309	12/3/25	Blue OX Roofing	10001.600	316.00
3310	12/3/25	Grand Island Waste Solutions LLC	10001.600	1,925.00
3311	12/3/25	National Fuel	10001.600	297.57
3312	12/3/25	National Grid	10001.600	239.42
3313	12/9/25	Thomas R. Fedeson	10001.600	1,530.00
3314	12/9/25	NCIDA-MTF-CAPITAL ACCOUNT	10001.600	10,000.00
3315	12/9/25	National Grid	10001.600	760.16
3316	12/16/25	DAVIS-ULMER Sprinkler Co.	10001.600	180.00
3317	12/16/25	Harris Beach Murtha Cullina PLLC	10001.600	336.14
3318	12/16/25	National Grid	10001.600	148.72
3319	12/16/25	VERIZON	10001.600	139.96
3320	12/23/25	Selective Insurance Company	10001.600	<u>10,411.00</u>
Total				<u>26,283.97</u>

Niagara Industrial Incubator Associates

Check Register

For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1505	12/3/25	A 24 Hour Door National, Inc.	10000.100	495.00
1506	12/3/25	CIR Electrical Construction Co	10000.100	3,950.00
1507	12/3/25	Grand Island Waste Solutions LLC	10000.100	4,075.00
1508	12/3/25	Gratwick Pest Control	10000.100	80.00
1509	12/3/25	National Grid	10000.100	211.28
1510	12/9/25	H.W. Bryk & Sons, Inc.	10000.100	290.00
1511	12/9/25	CIR Electrical Construction Co	10000.100	2,335.24
1512	12/9/25	Thomas Fedeson	10000.100	2,210.00
1513	12/16/25	Town of Wheatfield	10000.100	47.30
1514	12/23/25	H.W. Bryk & Sons, Inc.	10000.100	290.00
1515	12/31/25	Grand Island Waste Solutions LLC	10000.100	10,975.00
1516	12/31/25	Gratwick Pest Control	10000.100	80.00
1517	12/31/25	Kathy Harrington-McDonell	10000.100	3,807.54
Total				28,846.36

NIAG ECONOMIC DEV FUND
Check Register
For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1371	12/3/25	H. Sicherman & Company, Inc.	10000-200	2,759.00
1372	12/9/25	Selective	10000-200	3,029.06
Total				<u>5,788.06</u>

Niag. Cnty Dev. Corp. - EDA RLF

Check Register

For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1369	12/3/25	H. Sicherman & Company, Inc.	10001.100	4,366.50
Total				<u>4,366.50</u>

NCDC - CDBG/HUD - RLF
Check Register
For the Period From Dec 1, 2025 to Dec 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
297	12/3/25	H. Sicherman & Company, Inc.	10200-300	6,213.50
Total				<u>6,213.50</u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BUDGET VARIANCE REPORT AS OF December 31, 2025
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	\$ 4,189.00	\$ 703,669.00	\$ 527,232.00	176,437.00	\$ 527,232.00
Project Application Fees	1,000.00	1,000.00	16,000.00	12,000.00	4,000.00	12,000.00
NEDF Origination Fees	0.00	0.00	6,250.00	0.00	6,250.00	0.00
NEDF RLF Administrative Fee	4,166.63	4,166.63	50,000.00	50,000.00	0.00	50,000.00
Microenterprise Admin Fees	0.00	0.00	60,000.00	0.00	60,000.00	0.00
Administrative Fees - Other	9,818.00	20,381.00	32,873.00	52,070.00	(19,197.00)	52,070.00
Interest Earnings	422.33	5,497.38	123,443.69	65,969.00	57,474.69	65,969.00
Miscellaneous Income	14,675.76	14,674.50	179,297.84	176,094.00	3,203.84	176,094.00
Distributions From Affiliates	0.00	100,000.00	0.00	100,000.00	(100,000.00)	100,000.00
Distribution from VIP MTF	100,000.00	100,000.00	100,000.00	100,000.00	0.00	100,000.00
 Total Operating Revenues	 130,082.72	 249,908.51	 1,271,533.53	 1,083,365.00	 188,168.53	 1,083,365.00
 <u>Operating Expenses</u>						
Salaries	33,692.28	32,923.28	395,307.38	428,000.00	(32,692.62)	428,000.00
Benefits	6,355.43	7,790.88	53,706.44	93,491.00	(39,784.56)	93,491.00
Retirement Benefits	(976.63)	4,926.37	53,213.00	59,116.00	(5,903.00)	59,116.00
Payroll Taxes	2,675.51	2,485.06	30,739.44	32,239.00	(1,499.56)	32,239.00
Unemployment Taxes	0.00	0.00	1,612.92	1,613.00	(0.08)	1,613.00
Consultants	2,500.00	2,500.00	30,070.00	30,000.00	70.00	30,000.00
Executive Director	10,232.03	9,674.37	117,699.18	116,092.00	1,607.18	116,092.00
Legal Services	6,945.97	6,666.63	130,791.71	80,000.00	50,791.71	80,000.00
Accounting Services	0.00	0.00	23,000.00	21,510.00	1,490.00	21,510.00
Accounting Services - NADC	0.00	0.00	1,600.00	1,500.00	100.00	1,500.00
Advertising & Promotion	0.00	0.00	76.00	0.00	76.00	0.00
Marketing	120.00	1,833.37	14,386.49	22,000.00	(7,613.51)	22,000.00
Sponsorships	0.00	83.37	250.00	1,000.00	(750.00)	1,000.00
Printing	0.00	83.37	472.18	1,000.00	(527.82)	1,000.00
Office Supplies	0.00	166.63	1,115.03	2,000.00	(884.97)	2,000.00
Postage	308.85	313.00	3,075.92	3,950.00	(874.08)	3,950.00
Telephone & Fax	178.52	127.50	1,593.54	1,530.00	63.54	1,530.00
Internet Service	186.99	197.38	2,917.85	2,369.00	548.85	2,369.00
Common Area Charges	906.33	906.37	10,875.96	10,876.00	(0.04)	10,876.00
Energy	1,858.98	1,470.00	19,116.05	16,100.00	3,016.05	16,100.00
Conference & Travel	990.11	1,000.00	8,568.22	12,000.00	(3,431.78)	12,000.00
Employee Training	0.00	500.00	5,000.00	6,000.00	(1,000.00)	6,000.00
Depreciation Expense	0.00	6,462.00	0.00	6,462.00	(6,462.00)	6,462.00
Insurance Expense	2,354.33	1,824.38	22,676.52	21,893.00	783.52	21,893.00
Library & Membership	0.00	119.70	3,158.36	3,202.00	(43.64)	3,202.00
General Office	1,033.19	1,110.00	14,437.53	13,320.00	1,117.53	13,320.00
Repairs & Maintenance	924.70	1,132.25	12,350.86	13,587.00	(1,236.14)	13,587.00
Computer Support	0.00	500.00	0.00	6,000.00	(6,000.00)	6,000.00
Public Hearings	0.00	25.00	0.00	300.00	(300.00)	300.00
Furniture & Equipment Purchase	0.00	166.63	400.00	2,000.00	(1,600.00)	2,000.00
Other Expense	(15.00)	83.37	186.29	1,000.00	(813.71)	1,000.00
Bad Debts	246.40	0.00	246.40	0.00	246.40	0.00
 Total Operating Expenses	 70,517.99	 85,070.91	 958,643.27	 1,010,150.00	 (51,506.73)	 1,010,150.00
 Net Operating Income/(Loss)	 59,564.73	 164,837.60	 312,890.26	 73,215.00	 239,675.26	 73,215.00
 <u>Non-Operating Revenue & Expense</u>						
Grant Rev- City NF Initiative	0.00	536,402.25	1,152,750.00	2,145,609.00	(992,859.00)	2,145,609.00
Grant Sub-City NF Initiative	0.00	536,402.25	1,152,750.00	2,145,609.00	(992,859.00)	2,145,609.00
 Net Non-Operating Income/(Loss)	 0.00	 0.00	 0.00	 0.00	 0.00	 0.00
 Total Net Income/(Loss)	 \$ 59,564.73	 \$ 164,837.60	 \$ 312,890.26	 \$ 73,215.00	 239,675.26	 \$ 73,215.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 Balance Sheet
 December 31, 2025

ASSETS

Current Assets	
Cash - Checking	\$ 170,876.93
Petty Cash	300.00
Certificates of Deposit	2,648,772.97
Mmkt Acct. - M&T Bank	248,846.83
Cash - First Response	66,739.84
Cash - City of N.F.	2,212.67
Cataract Tourism C/D	1,326,262.37
Mmkt Acct. - Cataract Tourism	389,227.78
Accts Rec - Public Hearings	2,898.79
Accounts Rec. EDA - RLF	309,166.63
Due To/From Micro RLF	9,483.03
Due To/From VIP - MTF	343,236.28
Due From NCDC CDBG/HUD	9,166.74
Due To/Due From NADC	500.56
Due To/From MTF Operating	125,275.84
Prepaid Insurance	<u>31,379.51</u>
 Total Current Assets	5,684,346.77
 Other Assets	
Deferred Outflows	204,837.00
Investment in NIIA	<u>342,500.00</u>
 Total Other Assets	547,337.00
 Fixed Assets	
Furniture & Equipment	231,672.18
Furn & Fixtures - Fed purchase	5,861.08
Accum Dep. - Furn & Equip	(211,340.68)
Accum Dep. - F&F Fed Purch	<u>(5,861.08)</u>
 Total Fixed Assets	20,331.50
 Total Assets	<u><u>\$ 6,252,015.27</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities	
NYS Retirement W/H 414(H)	\$ 962.34
Deferred Rev. - First Response	66,739.84
Def. Rev. - City of N.F.	1,717,702.82
Accounts Payable	<u>73,642.24</u>
 Total Current Liabilities	1,859,047.24
 Long-Term Liabilities	
Pension Liability	115,680.00
Deferred Inflows of Resources	<u>67,839.00</u>
 Total Long-Term Liabilities	<u>183,519.00</u>
 Total Liabilities	2,042,566.24
 Net Assets	
Fund Balance - Operating Fund	3,896,558.77
Net Income	<u>312,890.26</u>
 Total Net Assets	<u>4,209,449.03</u>
 Total Liabilities & Net Assets	<u><u>\$ 6,252,015.27</u></u>

**Niagara County Industrial
Development Agency
Aged Payables
As of December 31, 2025**

Vendor ID Vendor	Invoice #	Amount Due
DUDLEY MICHAEL S DUDLEY	6/6/25-12/31/25	100.11
HART The Hartford	LNY725958 Oct-Dec 2025	820.42
HARTFORD THE HARTFORD	297228171330 Dec 2025	315.95
M&TBUS M&T Bank	Dec 2025	1,388.00
NATGRID National Grid	39004 12/25	558.98
NCDED Niag Cnty Dept of Economic Development	Copier Oct- Dec 2025 7/1/25-12/31/25	441.75 58,603.68
PETTYC PETTY CASH	12/31/25 Petty Cash	33.68
ProJan Professional	2164	823.00
Report Total		<u>63,085.57</u>

Adjusting Journal Entries

Estimated Dec 2025 Legal Fees	6,666.67
Estimated Oct-Dec 2025 Telephone	90.00
Estimated Dec 2025 Niagara County Electric	650.00
Estimated Dec 2025 Niagara County Gas	650.00
Estimated Dec 2025 Consulting	<u>2,500.00</u>
	<u>73,642.24</u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

1/7/2026

Project Income - 2025
Lease/Lease Back and Bonds

Closed 2025	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	1/10/25	-
9745 Rochester Road LLC (Brent Industries)	Additional Sales Tax Exemption			7,425		7,425	1/22/25	-	1/10/25
Duncan's Heating and Cooling Corp	Sales & Mtg Tax Only	1,300,000	1,300,000	7,200	1,000	8,200	2/19/25	-	1/8/25
Peak Development Partners, LLC	No assistance provided.			0	1,000	1,000	1/31/23	-	
Niacet Corporation 2023	No assistance provided.			0	1,000	1,000	3/14/23	-	
Shoaib & Sons LLC	L/L Back	2,550,000	1,500,000	25,500	1,000	26,500	3/6/25	-	3/3/25
MT Altimeter LLC	L/L Back	13,450,000	12,800,000	114,000	1,000	115,000	3/19/25	-	3/17/25
Rainbow Sweet Cravings, LLC	Sales Tax C	460,000	460,000	4,600	1,000	5,600	5/27/25	-	3/19/25
Niagara's Krispy Crunchy Fried Chicken, LLC	Sales Tax C	410,000	410,000	4,100	1,000	5,100	5/27/25	-	3/19/25
Niagara Club LLC	Sales Tax C	2,004,961	1,951,961	2,719	1,000	3,719	5/14/25	-	4/21/25
Vishay Dale Electronics, LLC	No assistance provided.			0	1,000	1,000	12/12/23	-	
3816 Forest Parkway Holdings, LLC fka MGA	L/L Back	11,027,000	8,900,000	89,000	1,000	90,000	6/16/25	-	3/19/25
Indian Ocean LLC (Phase II)	L/L Back	10,000,000	6,900,000	69,000	1,000	70,000	6/18/25	-	5/14/25
National Vacuum Environmental Services Corp	Sales Tax C	1,164,020	1,012,500	10,125	1,000	11,125	6/30/25	-	6/13/25
Bogart-Sinatra Development, LLC	L/L Back	1,625,000	1,250,000	12,500	1,000	13,500	8/27/25	-	7/25/25
Cityscape Property Management Inc. - Division	No assistance provided.			0	1,000	1,000	9/20/23	-	
VPS Property Ventures, LLC	No assistance provided.			0	1,000	1,000	1/3/25	-	

TOTAL
703,669

 Fees received in prior year **-**
Total fees received to date in 2025 **703,669**
Total 2025 Budgeted Fees **527,232**
Balance of Budgeted Fees **(176,437)**

Projected 2025	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration

TOTAL
0
0
TOTAL - Projected Income 2025
703,669
0
703,669

Projected 2026	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration

Hotel Niagara Development, LLC

L/L Back 43,959,500 41,709,500 220,000 1,000 1,000 7/5/24 220,000 1/31/26

Live-USA Incorporated

L/L Back 16,000,000 10,500,000 102,500 1,000 1,000 7/3/24 102,500 1/31/26

Saint-Gobain Ceramics & Plastics Inc.

L/L Back 41,523,000 TBD 1,000 0 1,000 1,000 1,000 1,000 4/30/26

235 River Road LLC

L/L Back 36,665,978 28,426,762 190,000 1,000 1,000 9/11/24 190,000 7,971 8/31/26

Rock One Development - 614 River Road

Sales Tax C 1,985,720 79,712 7,971 1,000 1,000 7/25/25 27,000 2/28/26

Voss Manufacturing, Inc.

L/L Back 4,731,000 2,700,000 27,000 1,000 1,000 1,000 1,000 118,750 10/31/26

Woodstream Landing LLC

L/L Back 14,295,000 13,795,000 118,750 1,000 1,000 9/4/25 118,750 11/30/26

Buffalo Transformer Services, LLC

L/L Back 2,440,000 1,340,000 13,400 1,000 1,000 10/27/25 13,400 12/31/26

Precision Industrial, LLC

L/L Back 1,277,000 1,265,000 12,650 1,000 1,000 11/12/25 12,650 12/31/26

Allegheny Manufacturing, LLC

L/L Back 1,336,000 416,000 4,160 1,000 1,000 11/6/25 4,160 12/31/26

Americarb, Inc.

L/L Back 29,000,000 24,000,000 240,000 1,000 1,000 11/12/25 240,000 12/31/26

* NEOFAB Robotics Corp

L/L Back 4,626,000 1,000 1,000 12/24/25 -

TOTAL
936,431
12,000
11,000
937,431
0

* Pending Board Approval

**Cataract Tourism Fund
Grant Program**

Grantee Name	Grant Awards	Outst'dg Awards	Approval Date	Disbursement Date	Disbursement Amount	Offer Expiration	Project Description
Niagara County Dept. of Economic Development	37,667	0	10/11/2017	1/23/2018	37,667.00		Feasibility study for Niagara Falls area multi-use facility.
Niagara Aquarium Foundation	88,147	0	2/14/2018	7/15/2019	88,147.00		Jellyfish exhibit and equipment.
The Tourism Research Entrepreneurship Center (TReC)	176,600	0	8/8/2018	6/7/2020	176,600.00	10/21/2020	Buildout, audio/visual equipment and network connectivity hardware.
Niagara Aquarium Foundation	16,717	0	2/12/2020	2/9/2021	16,717.00	2/9/2021	Renovations to second floor event room.
Niagara Aquarium Foundation	370,000	0	8/14/2019	9/7/2021	370,000.00	9/7/2021	Interactive touch pools adjacent to main entrance of the Aquarium.
Red Star Builders, LLC (The Niagara Club)	64,403	0	7/10/2019	7/7/2023	64,403.00	7/7/2023	Spot Coffee.
Niagara Falls Center for Tourism LLC	1,000,000	0	6/12/2019	8/9/2023	598,661.03	3/1/2026	Construction of an indoor family entertainment center and outdoor improvements.
The Center for Kashmir, Inc.	573,000	300,000	6/14/2023	8/9/2023	273,000.00		Renovations to vacant church for a museum of art and culture for Kashmir.
Savarino Companies, LLC	155,000	0	4/14/2021	4/26/2023	155,000.00		Rehabilitation of 4,000 square feet of commercial/retail storefront space.
Niagara Aquarium Foundation	900,000	0	2/9/2022	3/6/2025	900,000.00		Renovations to the Niagara Gorge Discovery Center for expanded programming.
Niagara Aquarium Foundation	35,000	0	2/8/2023	1/2/2024	35,000.00		Sea turtle exhibit.
Burger Factory Niagara Falls, Inc.	185,250	0	2/8/2023	1/11/2024	185,250.00		Façade renovations.
Niagara Falls International Cuisine, Inc.	76,500	0	2/8/2023	1/11/2024	44,922.31		Dining area renovations.
TM1 Montante Development(Radio Niagara)	0	0	3/22/2023	Removed 1/1/2025	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	Renovations 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.
Niagara Falls Krispy Crunchy Fried Chicken, LLC	48,750	0	6/11/2025	11/17/2025	48,750.00		Open a Niagara Krispy Crunchy Fried Chicken restaurant in the Hyatt Hotel in downtown Niagara Falls.
Hammer & Crown BC	33,000	33,000	3/22/2023	To Be Disbursed	0.00	12/31/2025	Kitchen buildout, bar and dining area remodeling.
To Date Sub-Total	4,414,034	783,000			3,198,117.34		
Cash on hand as of 12/31/2025	1,717,702.82						
Less: Outstanding Awards	(783,000.00)						
Available for awarding grants	934,702.82						
Grant Fund Balance	1,717,702.82						
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	275,863.42						
Bank Fees	(43.26)						
Grant Disbursements	(3,198,117.34)						
Grant Fund Balance	1,717,702.82						