

REGULAR NCIDA/NCDC/NADC BOARD MEETING

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

Board of Directors:

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

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 – *D.Brennen*
 - 5.1 Regular NCIDA/NCDC/NADC – September 9, 2026
 - 6.0 Finance & Audit Committee Reports – *J.Krempa*
 - 6.1 Agency Payables – September 30, 2026
 - 6.2 Budget Variance Report – September 30, 2026
 - 6.3 2027 Proposed Budgets

7.0 Unfinished Business

7.1 2109 Main, LLC – *J. Geartz*

7.1.1 Final Resolution

7.2 Foreign Trade Zone – *J. Geartz*

7.2.1 Resolution

7.3 Buffalo Transformer Services, LLC – *M. Gabriele*

7.3.1 Extension Resolution

8.0 New Business

8.1 Taylor Devices, Inc. – *J. Geartz*

8.1.1 Preliminary Resolution

8.1.2 Authorize Public Hearing

9.0 Agency Counsel – *M. Gabriele*

10.0 Information Items

11.0 Any Other Matters the Board Wishes to Discuss

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: November 18, 2026

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment – *J. Krempa*

5.1

Meeting Minutes

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

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
Deanna Alterio Brennen, Assistant Secretary	Excused
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
Ron O'Malley, Lockport City Counsel
Joe Oaks, Resident
Ryan Dallavia, 2109 Main, LLC
Jim McGinnis, Techni Glass

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. Mahoney led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – August 12, 2026

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – August 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 – August 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 IDEK, LLC

Mr. Geartz stated that the Agency held a public hearing for IDEK, LLC on August 26, 2026 at the City of North Tonawanda City Hall. There were no comments made at the public hearing.

7.1.1 Final Resolution

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

Mr. Masse made a motion to approve the Final Resolution, 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			
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 Moose and Squirrel Holdings, LLC

Mr. Geartz stated that the Agency held a public hearing for Moose and Squirrel Holdings, LLC on August 27, 2026 at Lockport City Hall. There were no comments at the public hearing.

7.2.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF MOOSE AND SQUIRREL HOLDINGS 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. Langdon made a motion to approve the Final 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			
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

Mr. Geartz stated that the Agency held a Public Hearing for Amazon.com Services on August 28, 2026 at the Town of Niagara Town Hall. There were no comments made at the Public Hearing.

7.3.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AMENDING THE FINAL RESOLUTION FOR THE AMAZON.COM SERVICES LLC PROJECT TO AUTHORIZE AN INCREASE IN THE SALES AND USE TAX EXEMPTION BENEFITS FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT AND TO ELIMINATE THE MORTGAGE RECORDING TAX EXEMPTION BENEFITS PREVIOUSLY APPROVED FOR THE PROJECT.

Mr. Berube 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			
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.

8.0 New Business

8.1 2109 Main, LLC

Mr. Geartz stated that 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 in 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. This project plans to create four jobs within 3 years.

Mr. Dallavia stated that this project needs a lot of modernization. The revitalization is going to be a 1.2-million-dollar renovation. The company is hoping to complete the project by summer of 2027.

Mr. Geartz added that this the first of the hopefully many PILOTs in this area. In conjunction with the city and talks with them and their assessment team, you'll notice that it is the same typical 10-year PILOT that we would give a project like this. However, we are more robust with the percentages of the abatement to reduce the development in that area.

Mr. Krempa added that this is a very important next step. This has been a long process from the acquisition of the properties to accumulating enough critical mass to hopefully see some significant improvement in that area.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF 2109 MAIN LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF 2109 MAIN 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. Masse made a motion to approve the Preliminary Resolution, Mr. Mahoney seconded the motion. The Motion passed.

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

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

8.1.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be held on September 24, 2026 at 2:00p.m. at the City of Niagara Falls City Hall.

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

8.2 NCDC Microenterprise Grant Approvals

8.2.1 Seamless Remodeling Inc.

Ms. Barone stated that the agency held a NCDC loan grant committee meeting on September 1st. At that time, this project was reviewed by the Committee to recommend approval to the board. Seamless Remodeling Inc. is a residential remodeling business specializing in kitchen and bathroom renovation. They've been in business three years. The business is positioned to expand its operations by procuring custom cabinetry directly from a cabinet distributor and adding new design software that will enable them to create detailed three-dimensional designs with the custom cabinetry. Niagara SBDC assisted them in submitting their application, they plan to hire one full-time low to moderate income general labor position to assist with cabinetry, assembly, as well as other remodeling tasks. The business requested \$25,000 in microenterprise grant funds. This grant request was unanimously approved by the committee for recommendation to the board.

Mr. Krempa added that he is a member of this Committee and they did have some questions in regard to the timing of the purchase and if the business was going to have sufficient working capital. He added that the Committee did get clarification that the owner is able to put a deposit down on the product so he is not producing all of the working capital up front.

8.2.1 Seamless Remodeling Inc.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO SEAMLESS REMODELING INC.

Mr. Krempa made a motion to approve the Grant, 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			
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse	x			
William Fekete				x
Susan C. Langdon	x			
Deanna Alterio Brennen				x

8.3 Cataract Tourism Grant Fund

8.3.1 Old Falls Holding LLC

Old Falls Holding LLC is in the process of developing and operating an indoor family-oriented entertainment center at 222 Rainbow Boulevard in downtown Niagara Falls, and their intentions are to create an interactive entertainment destination consisting of immersive experiences such as a mystery maze, crystal or theme cave experience, slime making, or any variety of educational or sensory attractions that are family friendly. The attraction intends to complement the existing tourism and entertainment businesses in the Rainbow Boulevard and

Niagara Falls tourist district by providing additional year-round weather-independent activity for families and visitors. The Agency held a Cataract Committee Meeting on September 1 2026. The Committee recommended 10% of the project cost; resulting in an award of \$35,000 of the total project cost of \$350,000.

8.3.1 Old Falls Holding LLC

RESOLUTION AUTHORIZING A GRANT TO THE OLD FALLS HOLDING LLC RELATING TO THE PROPOSED FAMILY & CHILDREN'S INDOOR ENTERTAINMENT ATTRACTION AT 222 RAINBOW BLVD., NIAGARA FALLS, NEW YORK PROJECT

Ms. Langdon made a motion to approve the Grant, 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			
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse	x			
William Fekete				x
Susan C. Langdon	x			
Deanna Alterio Brennen				x

8.3.2 TCB Entertainment of USA Inc.

Mr. Geartz stated that TCD Entertainment is introducing the Aerobar by Aerophile at the Hard Rock Cafe location in downtown Niagara Falls. This unique attraction elevates up to 16 guests at a time to a height of 133 feet, providing rough-tailed panoramic views of Niagara Falls State Park, Niagara River, and the Canadian skyline as a family-friendly attraction with a proven track record in major tourist markets around the world. It will further enhance the visitor experience and encourage longer stays in Niagara Falls, New York. The Committee recommended 10% of the project cost; resulting in an award of \$403,500.

8.3.2 TCB Entertainment of USA Inc.

RESOLUTION AUTHORIZING A GRANT TO THE TCB Entertainment of USA Inc. RELATING TO THE AEROBAR BY AEROPHILE ATTRACTION PROJECT

Mr. Krempa made a motion to approve the Grant, Mr. Mahoney seconded the motion. The Motion passed.

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

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

9.0 Agency Counsel

Agency Counsel had no comments at this time.

10.0 Information Items

The Board unanimously agreed to change the November Board meeting date of November 11, 2026 to November 18, 2026 since the original date falls on Veterans Day.

Mr. Krempa made a motion to approve the Board Meeting date change, Ms. Langdon seconded the motion. The Motion passed.

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. **

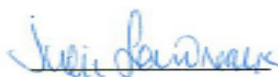
PLACE: Niagara County Center for Economic Development

13.0 Adjournment – J. Krempa

Mr. Krempa made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:20 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 Sep 1, 2026 to Sep 30, 2026**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
30757	9/1/26	THE HARTFORD	10001.100	327.64
30758	9/1/26	M&T Bank	10001.100	3,680.30
30759	9/1/26	National Grid	10001.100	945.98
30760	9/1/26	Safeguard Business Systems	10001.100	233.15
9/3/26	9/3/26	PAYCHEX, INC.	10001.100	80.44
9/4/26	9/4/26	NYS DEFERRED COMPENSATION PLAN	10001.100	885.35
30761	9/8/26	Cintas Corporation LOC. 067P	10001.100	93.80
30762	9/8/26	Niag Cnty Dept of Economic Development	10001.100	515.63
30763	9/16/26	360 PSG.com	10001.100	60.00
30764	9/16/26	Allison Schuler	10001.100	119.40
30765	9/16/26	County of Niagara	10001.100	35.86
30766	9/16/26	PURCHASE POWER	10001.100	908.25
9/17/26	9/17/26	PAYCHEX, INC.	10001.100	69.83
9/18/26	9/18/26	NYS DEFERRED COMPENSATION PLAN	10001.100	855.35
9/20/26	9/20/26	PAYCHEX, INC.	10001.100	134.00
30767	9/24/26	Amazon Capital Services	10001.100	418.06
30768	9/24/26	Charter Communications	10001.100	130.00
30769	9/24/26	County of Niagara	10001.100	612.02
30770	9/24/26	First Choice Coffee Services	10001.100	83.89
30771	9/24/26	Guardian	10001.100	294.58
30772	9/24/26	Independent Health Association Inc.	10001.100	8,421.49
30773	9/24/26	Niagara Gazette Lockport Union Sun	10001.100	141.48
9/28/26	9/28/26	NEW YORK STATE AND LOCAL	10001.100	1,102.10
30774	9/30/26	Amazon Capital Services	10001.100	333.86
30775	9/30/26	National Grid	10001.100	915.52
30776	9/30/26	Professional Janitorial Services, Inc.	10001.100	823.00
Total				22,220.98

NCIDA VIP-MTF Operating
Check Register
For the Period From Sep 1, 2026 to Sep 30, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5199	9/1/26	Frontier	10001.600	403.47
5200	9/1/26	M&T Bank	10001.600	43.08
5201	9/1/26	National Grid	10001.600	810.98
5202	9/8/26	Beau Enterprises, Inc.	10001.600	647.00
5203	9/8/26	Blue Ox Roofing	10001.600	420.00
5204	9/8/26	H.W.BRYK & SONS, INC.	10001.600	2,113.63
5205	9/16/26	A 24 Hour Door National, Inc.	10001.600	405.00
5206	9/16/26	H.W.BRYK & SONS, INC.	10001.600	1,288.00
5207	9/16/26	Modern Disposal Services, Inc.	10001.600	214.50
5208	9/16/26	County of Niagara	10001.600	23.82
5209	9/24/26	County of Niagara	10001.600	541.27
5210	9/30/26	National Grid	10001.600	818.14
5211	9/30/26	Professional Janitorial Services, Inc.	10001.600	346.00
Total				8,074.89

Niagara Industrial Incubator Associates**Check Register****For the Period From Sep 1, 2026 to Sep 30, 2026**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1557	9/1/26	Gratwick Pest Control	10000.100	80.00
1558	9/1/26	National Grid	10000.100	408.21
1559	9/1/26	Safeguard Business Systems	10000.100	233.15
1560	9/16/26	H.W. Bryk & Sons, Inc.	10000.100	1,312.85
1561	9/16/26	Town of Wheatfield	10000.100	65.19
1562	9/30/26	Gratwick Pest Control	10000.100	80.00
Total				2,179.40

NIAG ECONOMIC DEV FUND

Check Register

For the Period From Sep 1, 2026 to Sep 30, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1380	9/1/26	M&T Bank	10000-200	40.00
Total				40.00

Niag. Cnty Dev. Corp. - EDA RLF**Check Register**

For the Period From Sep 1, 2026 to Sep 30, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1375	9/1/26	M&T Bank	10001.100	20.00
Total				20.00

6.2

Budget Variance Reports

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BUDGET VARIANCE REPORT AS OF September 30, 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	\$ 25,000.00	\$ 26,050.00	\$ 1,099,081.20	\$ 538,816.00	560,265.20	\$ 589,316.00
Project Application Fees	2,000.00	1,000.00	16,000.00	9,000.00	7,000.00	12,000.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	37,500.03	37,500.03	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	414.87	3,678.33	45,116.13	33,104.97	12,011.16	44,140.00
Miscellaneous Income	14,936.53	14,822.92	281,398.79	133,406.28	147,992.51	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	46,518.07	49,717.92	1,489,373.21	751,827.28	737,545.93	1,210,418.00
<u>Operating Expenses</u>						
Salaries	35,137.68	34,703.06	323,563.18	329,679.07	(6,115.89)	451,140.00
Benefits	6,861.46	7,619.17	51,044.46	68,572.53	(17,528.07)	91,430.00
Retirement Benefits	5,245.59	5,245.58	47,210.31	47,210.22	0.09	62,947.00
Payroll Taxes	2,683.11	2,598.92	25,032.36	24,708.04	324.32	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	22,500.00	22,500.00	0.00	30,000.00
Executive Director	8,864.17	8,864.17	79,575.76	79,777.53	(201.77)	106,370.00
Legal Services	7,333.34	7,333.33	56,851.07	65,999.97	(9,148.90)	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	74.97	(74.97)	100.00
Marketing	60.00	2,183.33	7,388.53	19,649.97	(12,261.44)	26,200.00
Sponsorships	0.00	83.33	0.00	749.97	(749.97)	1,000.00
Printing	0.00	83.33	605.68	749.97	(144.29)	1,000.00
Office Supplies	38.72	166.67	720.74	1,500.03	(779.29)	2,000.00
Postage	1,084.57	289.00	3,464.63	3,268.00	196.63	4,454.00
Telephone & Fax	164.49	145.17	1,229.69	1,306.53	(76.84)	1,742.00
Internet Service	186.99	227.33	2,265.72	2,045.97	219.75	2,728.00
Common Area Charges	908.25	908.25	8,174.25	8,174.25	0.00	10,899.00
Energy	1,485.52	1,482.00	17,406.23	15,874.00	1,532.23	21,220.00
Conference & Travel	1,612.49	1,250.00	8,388.29	11,250.00	(2,861.71)	15,000.00
Employee Training	0.00	500.00	2,507.31	4,500.00	(1,992.69)	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	21,188.97	18,441.72	2,747.25	24,589.00
Library & Membership	0.00	325.25	2,430.00	2,927.25	(497.25)	3,903.00
General Office	3,500.14	1,154.33	13,617.95	10,388.97	3,228.98	13,852.00
Repairs & Maintenance	894.50	1,155.08	9,339.94	10,395.72	(1,055.78)	13,861.00
Computer Support	0.00	500.00	0.00	4,500.00	(4,500.00)	6,000.00
Public Hearings	0.00	25.00	0.01	225.00	(224.99)	300.00
Furniture & Equipment Purchase	0.00	166.67	1,461.88	1,500.03	(38.15)	2,000.00
Other Expense	64.75	83.33	64.75	749.97	(685.22)	1,000.00
Total Operating Expenses	80,980.10	81,649.71	733,952.11	784,357.68	(50,405.57)	1,055,594.00
Net Operating Income/(Loss)	(34,462.03)	(31,931.79)	755,421.10	(32,530.40)	787,951.50	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)	(\$ 34,462.03)	(\$ 31,931.79)	\$ 755,421.10	(\$ 32,530.40)	787,951.50	\$ 154,824.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet
September 30, 2026

ASSETS

Current Assets		
Cash - Checking	\$	471,810.68
Petty Cash		300.00
Certificates of Deposit		2,713,291.20
Mmkt Acct. - M&T Bank		252,597.18
Cash - First Response		66,864.74
Cash - City of N.F.		2,680.11
Cataract Tourism C/D		1,016,010.23
Mmkt Acct. - Cataract Tourism		227,510.48
Accts Rec - Public Hearings		6,193.39
Accounts rec.- Fees/Var.		350,000.00
Accounts Rec. EDA - RLF		429,166.60
Due To/From Micro RLF		16,983.00
Due To/From VIP - MTF		313,143.05
Due From NCDC CDBG/HUD		16,666.80
Due To/Due From NADC		500.56
Due To/From MTF Operating		141,670.32
Prepaid Insurance		<u>11,548.77</u>
Total Current Assets		6,036,937.11
Other Assets		
Deferred Outflows		179,158.00
Investment in NIIA		<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>6,576,101.54</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Accrued Retirement	\$	47,210.31
Deferred Rev. - NEDF		12,499.97
Deferred Rev. - First Repsonse		66,864.74
Def. Rev. - City of N.F.		1,246,200.82
Accounts Payable		25,961.98
Acct. Payable - Niag. County		<u>26,592.51</u>
Total Current Liabilities		1,425,330.33
Long-Term Liabilities		
Pension Liability		159,094.00
Deferred Inflows of Resources		<u>5,836.00</u>
Total Long-Term Liabilities		<u>164,930.00</u>
Total Liabilities		1,590,260.33
Net Assets		
Fund Balance - Operating Fund		4,230,420.11
Net Income		<u>755,421.10</u>
Total Net Assets		<u>4,985,841.21</u>
Total Liabilities & Net Assets	\$	<u><u>6,576,101.54</u></u>

Unaudited - For Management Purposes Only

**Niagara County Industrial
Development Agency
Aged Payables
As of September 30, 2026**

Vendor ID Vendor	Invoice #	Amount Due
harri	12620863	6,198.50
Harris Beach Murtha Cullina PLLC	12620862	5,000.00
jos	8/26/26-9/30/26	502.51
Joseph Grenga		
M&TBUS	Sep 2026	3,577.63
M&T Bank		
Report Total		<u>15,278.64</u>

Adjusting Journal Entries

Estimated Sep 2026 Legal Fees	7,333.34
Estimated Sep 2026 Copier usage	190.00
Estimated Jul-Sep 2026 Telephone	90.00
Estimated Sep 2026 Niagara County Electric	500.00
Estimated Sep 2026 Niagara County Gas	70.00
Estimated Sep 2026 Consulting	2,500.00
	<u>25,961.98</u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

10/5/2026

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 (fka 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	1/2/26	-	
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	-	9/30/27
IDEK, LLC	L/L Back	2,775,000	2,770,000		1,000	1,000	9/9/26	-	9/30/27
Amazon.com Services LLC	Additional Sales Tax Exemption							-	9/30/27
2109 Main, LLC	L/L Back	1,129,700	990,000		1,000	1,000	9/4/26	-	

TOTAL

253,400 15,000 15,000

253,400

0

TOTAL - Projected Income 2026

1,352,481 15,000 15,000

253,400

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	88,147	0	2/14/2018	7/15/2019	88,147.00		Jellyfish exhibit and equipment.
The Tourism Research Entrepreneurship Center (TReC)	176,600	0	8/8/2018	6/2/2020	176,600.00		Buildout, audio/visual equipment and network connectivity hardware.
Niagara Aquarium Foundation	16,717	0	2/12/2020	10/21/2020	16,717.00		Renovations to second floor event room.
Niagara Aquarium Foundation	370,000	0	8/14/2019	2/9/2021	370,000.00		Interactive touch pools adjacent to main entrance of the Aquarium.
Red Star Builders, LLC (The Niagara Club)	64,403	0	7/10/2019	9/7/2021	64,403.00		Spot Coffee.
Niagara Falls Center for Tourism LLC	1,000,000	0	6/12/2019	7/7/2023	598,661.03		Construction of an indoor family entertainment center and outdoor improvements.
The Center for Kashmir, Inc.	273,000	0	6/14/2023	8/9/2023	273,000.00		Renovations to vacant church for a museum of art and culture for Kashmir.
Savarino Companies, LLC	155,000	0	4/14/2021	4/26/2023	155,000.00		Rehabilitation of 4,000 square feet of commercial/retail storefront space.
Niagara Aquarium Foundation	900,000	0	2/9/2022	3/6/2025	900,000.00		Renovations to the Niagara Gorge Discovery Center for expanded programming.
Niagara Aquarium Foundation	35,000	0	2/8/2023	1/2/2024	35,000.00		Sea turtle exhibit.
Burger Factory Niagara Falls, Inc.	185,250	0	2/8/2023	1/11/2024	185,250.00		Facade renovations.
Niagara Falls International Cuisine, Inc.	76,500	0	2/8/2023	1/11/2024	44,922.31		Dining area renovations.
TM Montante Development(Radio Niagara)	0	0	3/22/2023	Removed 11/1/2025	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 downtown Buffalo.
Hammer & Crown BC	0	0	3/22/2023	Removed 9/1/2026	0.00		Kitchen buildout, bar and dining area remodeling.
The Center for Kashmir, Inc. Phase II	727,000	213,417	3/18/2026	4/3/2026	513,583.00	12/31/2026	Renovations to vacant church for a museum of art and culture for Kashmir.
Old Falls Holding LLC	35,000	35,000	9/9/2026	To Be Disbursed	0.00		Interior renovations, themed décor, partitions, lighting and safety improvements.
TCB Entertainment of USA Inc.	403,500	403,500	9/9/2026	To Be Disbursed	0.00		Expand foot print of Hard Rock Café with addition of an Aerobar.
To Date Sub-Total	5,246,534	1,101,917			3,711,700.34		
Cash on hand as of 9/30/2026	1,246,200.82						
Less: Outstanding Awards	(1,101,917.00)						
Available for awarding grants	144,283.82						
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	317,944.42						
Bank Fees	(43.26)						
Grant Disbursements	(3,711,700.34)						
Grant Fund Balance	1,246,200.82						

6.3

2027 Proposed Budgets

***NIAGARA COUNTY
INDUSTRIAL DEVELOPMENT
AGENCY***

2027 PROPOSED BUDGET

October 14, 2026

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

INCOME & EXPENSE

Operating Fund Forecasted Actual Income and Expense 2026

Operating Fund 2027 Budget

	<u>2026 Budget</u>	<u>Forecasted 2026 Actual</u>	<u>2027 Budget</u>
Revenue			
NCIDA Project Fee Income	\$ 601,316	\$ 906,601	\$ 701,440
NEDF RLF Administrative Fees	50,000	50,000	50,000
Distribution From VIP MTF	150,000	-	-
Distribution From Niagara Industrial Incubator Associates	150,000	-	150,000
Distribution From Niagara Industrial Suites MTF	-	-	-
Other Administrative Fees	37,087	24,869	27,177
Interest	44,140	91,279	60,258
Miscellaneous Income	177,875	326,208	330,228
Total Operating Revenue	<u>1,210,418</u>	<u>1,398,957</u>	<u>1,319,103</u>
 <u>Nonoperating Revenues</u>			
Grant Revenue - Cataract Tourism Fund	<u>1,395,609</u>	<u>727,000</u>	<u>888,500</u>
Total Nonoperating Revenues	<u>1,395,609</u>	<u>727,000</u>	<u>888,500</u>
 Expenses			
Personnel	640,914	624,770	762,701
Operating Expenses	107,348	113,666	174,313
Equipment & Furnishings	2,000	2,000	2,000
Marketing & Development	42,200	34,534	42,000
Contractual Services	256,670	248,656	261,261
Total Operating Expenses	<u>1,049,132</u>	<u>1,023,626</u>	<u>1,242,275</u>
 <u>Nonoperating Expenses</u>			
Grant to Subrecipient - Cataract Tourism Fund	<u>1,395,609</u>	<u>727,000</u>	<u>888,500</u>
Total Nonoperating Expenses	<u>1,395,609</u>	<u>727,000</u>	<u>888,500</u>
 Net Income(Loss)	<u>\$ 161,286</u>	<u>\$ 375,331</u>	<u>\$ 76,828</u>
 Depreciation Expense(Non Cash)	<u>6,462</u>	<u>2,825</u>	<u>2,825</u>
 Net Income(Loss) (After Depreciation)	<u><u>\$ 154,824</u></u>	<u><u>\$ 372,506</u></u>	<u><u>\$ 74,003</u></u>

***NIAGARA COUNTY DEVELOPMENT
CORPORATION***

2027 PROPOSED BUDGET

October 14, 2026

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

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

***NIAGARA AREA DEVELOPMENT
CORPORATION***

2027 PROPOSED BUDGET

October 14, 2026

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

	<u>2026 Budget</u>	<u>Forecasted 2026 Actual</u>	<u>2027 Budget</u>
Revenue			
Project Fee Income	\$ 1,000	\$ -	\$ 1,000
Interest	-	-	-
	<u>1,000</u>	<u>-</u>	<u>1,000</u>
Total Operating Revenue			
	<u>1,000</u>	<u>-</u>	<u>1,000</u>
 Expenses			
Other Operating Expenses	1,000	-	1,000
	<u>1,000</u>	<u>-</u>	<u>1,000</u>
Total Operating Expenses			
	<u>1,000</u>	<u>-</u>	<u>1,000</u>
 Net Income(Loss)			
	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>

7.1

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



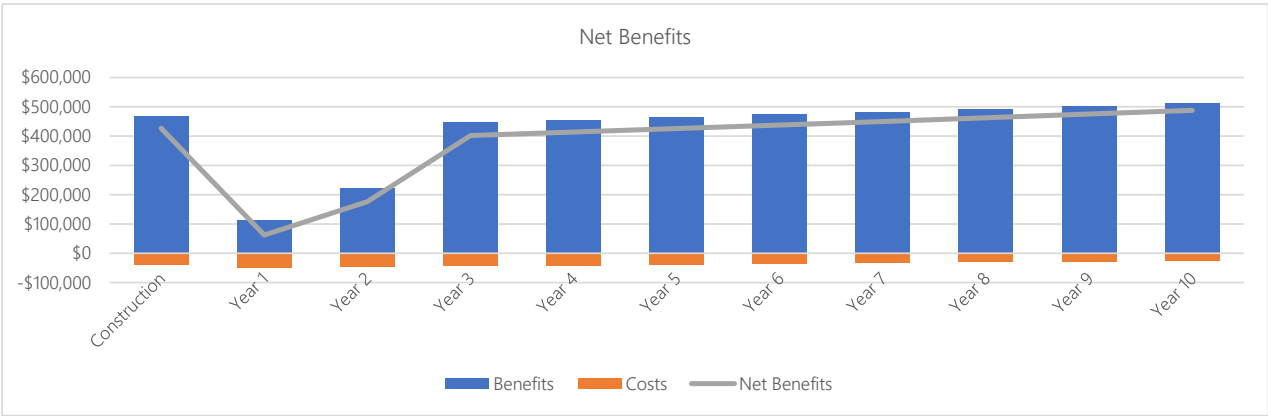
Economic Impacts

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

Figure 2

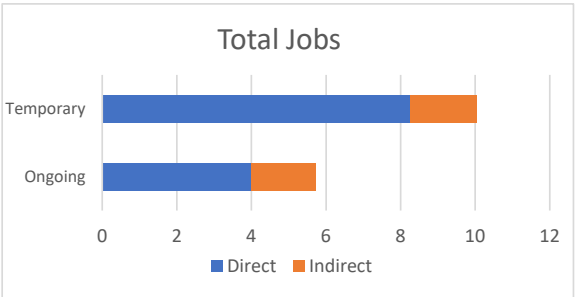
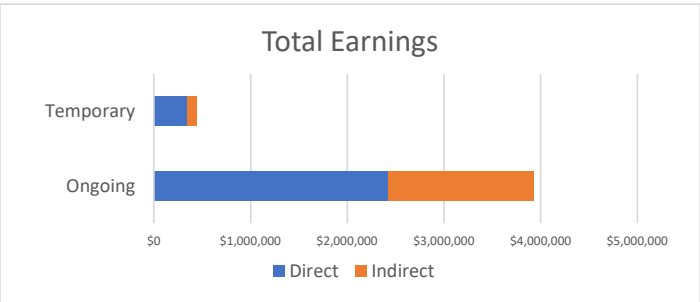


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$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

2109 Main, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held in the City of Niagara Falls
at Niagara Falls City Hall, 745 Main Street, Niagara Falls, NY 14301.

Welcome: Call to Order and Identify Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is September 24, 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 2109 Main LLC.

Notice of this hearing appeared in The Niagara Gazette on September 11, 2026.

Purpose: Purpose of Hearing.

Hearing Officer: We are here to hold the public hearing on 2109 Main 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 2109 Main 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: 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.

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 October 8, 2026. There are no limitations on written statements or comments.

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

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

Adjournment: **Closing the hearing.**

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

SIGN IN SHEET PUBLIC HEARING

regarding:

**2109 Main LLC, and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

September 24, 2026 – 2:00 p.m.
City of Niagara Falls City Hall

[illegible]

7.2

Foreign Trade Zone

RESOLUTION

(716 Hemp LLC)

A regular meeting of Niagara County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 6311 Inducon Corporate Drive, Suite One, Sanborn, New York on the ___ day of October 2026 at 9:00 a.m., local time.

The meeting was called to order by the (Vice) Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. _____

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

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 569 of the Laws of 1972 of the State of New York (the "Act"), **NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property and to issue its bonds as authorized by the Act; and

WHEREAS, Niagara County, New York ("Niagara County") was granted federal authorization in 1977 to establish Foreign Trade Zone #34; and

WHEREAS, in furtherance of that authorization, the federal government named Niagara County as the grantee of Foreign Trade Zone #34; and

WHEREAS, Niagara County was given federal authorization in 1992 and in 2001 to expand Foreign Trade Zone #34; and

WHEREAS, Niagara County named the Agency as the Designated Administrator of Foreign Trade Zone #34 pursuant to resolutions adopted September 22, 2016 and September 22, 2026; and

WHEREAS, an operator for the Foreign Trade Zone #34 has now been identified as 716 Hemp, LLC ("716 Hemp"), a tobacco warehousing and distribution company, as an additional operator for Foreign Trade Zone #34; and

WHEREAS, Niagara County has authorized Agency to designate 716 Hemp as an "Operator" and enter into an Operators Agreement, which will set forth the terms and conditions in accordance with the United States Customs and Border Protection Standards; and

NOW THEREFORE BE IT RESOLVED

Section 1. The Agency as administrator of the Foreign Trade Zone #34 designates 716 Hemp, a tobacco warehousing and distribution company as an additional operator for Foreign Trade Zone #34 and authorizes any necessary applications and materials to be submitted to the Foreign Trade Zone Board, United States Customs and Border Protection and any other entities as applicable; and

Section 2. The Agency is authorized to enter into an operator's agreement with 716 Hemp which will set forth the terms and conditions of the operations of Foreign Trade Zone #34 as in accordance to the United States Customs and Border Protection (Customs) standards.

Section 3. The Agency hereby ratifies all actions taken in furtherance of this resolution to date and hereby authorizes preparation, negotiation and submission of any and all documentation, applications, or certificates necessary in furtherance of this resolution.

Section 4. This resolution shall take effect immediately upon adoption.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Yea

Nay

Abstain

Absent

The resolution was thereupon duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF NIAGARA)

I, the undersigned (Assistant) Secretary of Niagara County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on October __, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this __ day of October, 2026.

[SEAL]

(Assistant) Secretary

RESOLUTION
(ASF Application)

A regular meeting of Niagara County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 6311 Inducon Corporate Drive, Suite One, Sanborn, New York on the ___ day of October 2026 at 9:00 a.m., local time.

The meeting was called to order by the (Vice) Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. _____

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

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 569 of the Laws of 1972 of the State of New York (the "Act"), **NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property and to issue its bonds as authorized by the Act; and

WHEREAS, Niagara County, New York ("Niagara County") was granted federal authorization in 1977 to establish Foreign Trade Zone #34; and

WHEREAS, in furtherance of that authorization, the federal government named Niagara County as the grantee of Foreign Trade Zone #34; and

WHEREAS, Niagara County was given federal authorization in 1992 and in 2001 to expand Foreign Trade Zone #34; and

WHEREAS, Niagara County named the Agency as the Designated Administrator of Foreign Trade Zone #34 pursuant to resolutions adopted September 22, 2016 and September 22, 2026; and

WHEREAS, the Foreign-Trade Zones Board has adopted the Alternative Site Framework ("ASF"), which provides greater flexibility in the designation of Foreign-Trade Zone sites and allows a grantee to serve businesses within an approved service area through streamlined procedures; and

WHEREAS, Niagara County has determined that reorganizing Foreign-Trade Zone No. 34 under the ASF would enhance the County's ability to attract and retain international trade and investment opportunities and to respond more efficiently to the needs of businesses seeking Foreign-Trade Zone designation; and

WHEREAS, by resolution adopted on September 22, 2026, Niagara County has authorized the Agency, as administrator of FTZ No. 34, to prepare and submit of such application and related materials to the Foreign-Trade Zones Board to reorganize all or a portion of FTZ No. 34 under the ASF and to establish an ASF service area encompassing Niagara County and such additional adjacent counties as may be identified in the application on behalf of Niagara County; and

WHEREAS, the Agency desires to assist in the preparation and submission of such application and related materials on behalf of Niagara County; and

NOW THEREFORE BE IT RESOLVED:

Section 1. The Agency as administrator of the Foreign Trade Zone #34 is hereby authorized to submit an application to reorganize all or a portion of Foreign Trade Zone #34 under the ASF.

Section 2. The Agency hereby ratifies all actions taken in furtherance of the foregoing and authorizes the preparation and submission of any and all applications, certificates and related materials on behalf of Niagara County and to take such actions as may be necessary to effectuate the foregoing.

Section 3. This resolution shall take effect immediately upon adoption

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Yea

Nay

Abstain

Absent

The resolution was thereupon duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF NIAGARA)

I, the undersigned (Assistant) Secretary of Niagara County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on October __, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this __ day of October, 2026.

[SEAL]

(Assistant) Secretary

7.3

**Buffalo Transformer
Services, LLC**

PROJECT SUMMARY
Buffalo Transformer Services, LLC



Applicant:	Buffalo Transformer Services	
Project Location:	10 Simonds St, Lockport, NY 14094	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Buffalo Transformer Services, LLC is a locally owned and operated company in the City of Lockport, with deeply rooted values that are OEM (Original Equipment Manufacturer) Engineered Based, customer centric and dedicated to always doing what is best for transformers. Their capability and expertise is incredibly important in this line of work, and its need on the ever growing demand in our electrical grid. The new and improved transformers are better for the environment due to better energy efficiency, use of less hazardous materials, and enhanced recycling processes. The project aims to purchase the land and building. The Company will make significant improvements which will lead to higher efficiency and an increase in hiring more skilled employment. The improvements include 2 new overhead crane systems which will allow the company to not only be more streamlined, but can work on a larger range of transformers due to not being limited by space.	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other (Property Acquisition) TOTAL	\$ 1,000,000 \$ 300,000 \$ 40,000 \$ 1,100,000 \$ 2,440,000
Employment:	Current jobs in Niagara County: 12 New Jobs in Niagara County within 3 years: 12 Estimated Annual Payroll for New Jobs: \$1,992,000 Skills: Production line, Workleader technician, Transformer technician, Administration, Engineering, Management, Sales	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, Job creation and retention, In region Purchase.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date July 30, 2025
Project Title Buffalo Transformer Services LLC
Project Location 10 Simonds St Lockport NY 14094

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

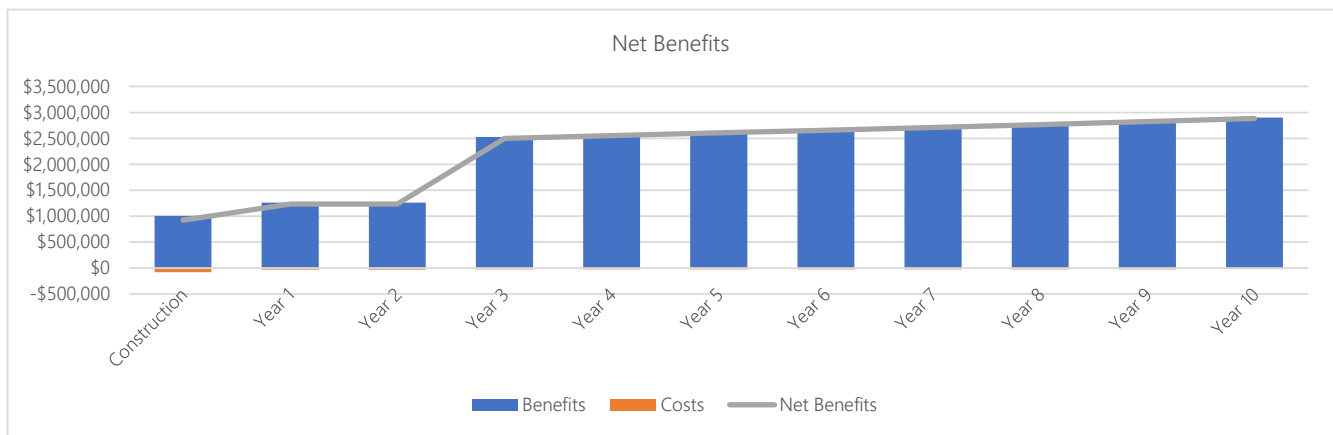
Project Total Investment

\$2,440,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	9	4	12
Earnings	\$745,515	\$204,045	\$949,560
Local Spend	\$1,952,000	\$703,234	\$2,655,234

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	24	3	27
Earnings	\$31,235,220	\$6,174,958	\$37,410,178

Figure 1



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

Figure 2

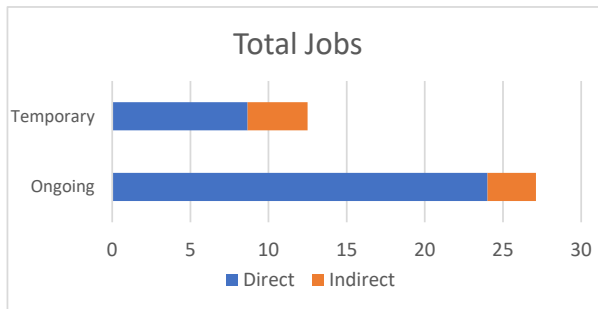
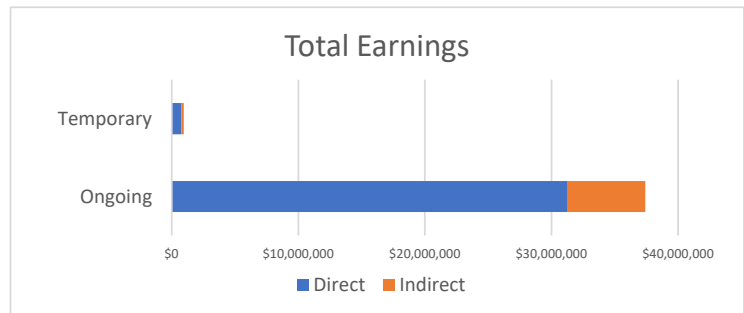


Figure 3



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

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Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$348,910	\$303,000
Sales Tax Exemption	\$64,000	\$64,000
Local Sales Tax Exemption	\$32,000	\$32,000

State Sales Tax Exemption		\$32,000		\$32,000
Mortgage Recording Tax Exemption		\$18,300		\$18,300
Local Mortgage Recording Tax Exemption		\$6,100		\$6,100
State Mortgage Recording Tax Exemption		\$12,200		\$12,200
Total Costs		\$431,210		\$385,300

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$38,469,781	\$32,582,204
To Private Individuals	\$38,359,738	\$32,492,189
Temporary Payroll	\$949,560	\$949,560
Ongoing Payroll	\$37,410,178	\$31,542,629
Other Payments to Private Individuals	\$0	\$0
To the Public	\$110,042	\$90,015
Increase in Property Tax Revenue	(\$158,476)	(\$137,430)
Temporary Jobs - Sales Tax Revenue	\$6,647	\$6,647
Ongoing Jobs - Sales Tax Revenue	\$261,871	\$220,798
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,994,706	\$1,689,594
To the Public	\$1,994,706	\$1,689,594
Temporary Income Tax Revenue	\$42,730	\$42,730
Ongoing Income Tax Revenue	\$1,683,458	\$1,419,418
Temporary Jobs - Sales Tax Revenue	\$6,647	\$6,647
Ongoing Jobs - Sales Tax Revenue	\$261,871	\$220,798
Total Benefits to State & Region	\$40,464,487	\$34,271,798

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$32,582,204	\$341,100	96:1
State	\$1,689,594	\$44,200	38:1
Grand Total	\$34,271,798	\$385,300	89:1

*Discounted at 2%

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

Yes

Additional Revenues:

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

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE:

These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application)
(To be used on NYS ST-60) \$800,000

Additional Comments from IDA

0

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

Yes

8.1

Taylor Devices, Inc.

PROJECT SUMMARY

Taylor Devices



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

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

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



Economic Impacts

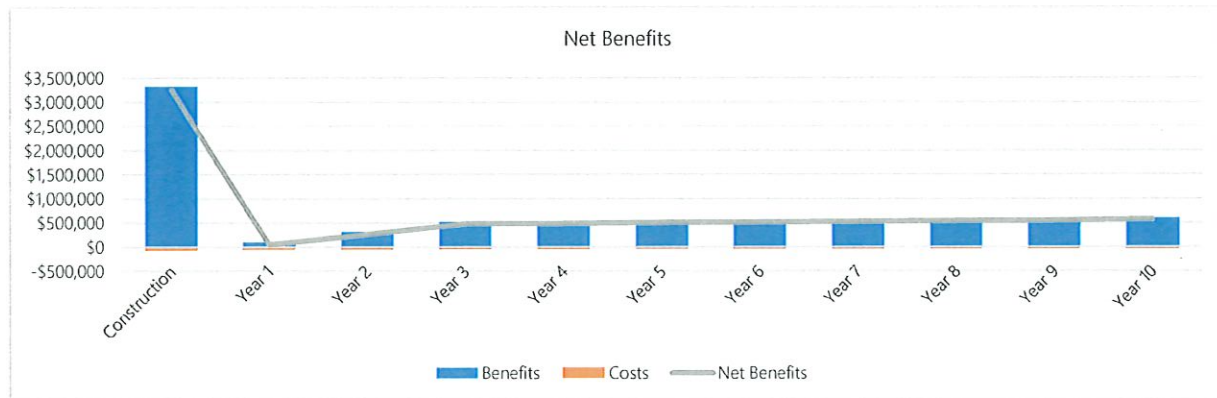
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
\$8,025,000

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

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	5	2	7
Earnings	\$6,269,534	\$1,422,471	\$7,692,005

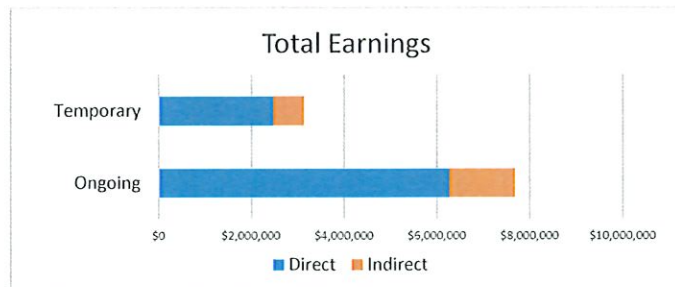
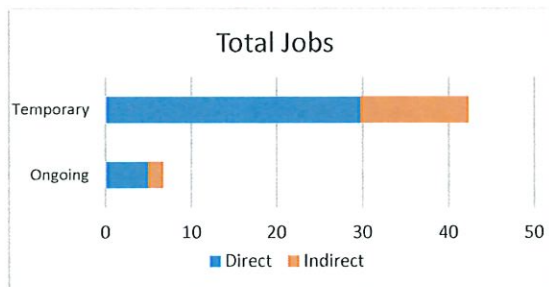
Figure 1



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

Figure 2

Figure 3



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

Fiscal Impacts

Estimated Costs of Exemptions

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

State and Local Benefits

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

Benefit to Cost Ratio

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

*Discounted at 2%

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

Yes

Additional Revenues:

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

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application).
(To be used on NYS ST-60) \$900,000

Additional Comments from IDA

0

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

Yes

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Taylor Devices, Inc.

(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: Taylor Devices, Inc.

Mailing Address: 90 Taylor Drive

City/Town/Village & Zip code: North Tonawanda, NY 14120

Phone: (716) 694-0800

Website: www.taylordevices.com

Fed Id. No.: 160797789

Contact Person and Title: Benjamin Lorenz, Mfg Eng/Maintenance Coordinator

Email: paulheary@taylordevices.com

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

Publicly Traded; Tim Sopko and Paul Heary (Officers); No single person/entity owns 15%

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

Form of Entity



Corporation

Date of Incorporation: 1955

State of Incorporation: New York



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 _____)

Date of organization: _____

State of Organization: _____



Sole Proprietorship

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

Applicant's Counsel

Company Name: Hodgson Russ

Contact Person, and Title: Rafael Pignataro

Mailing Address: 140 Pearl St

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

Email: rpignataro@hodgsonruss.com

Phone: (716) 848-1222

Fax No.: _____

II. PROJECT INFORMATION

A) Project Address: 261-7 Main St, North Tonawanda, 34 Tompson St, North Tonawanda

Tax Map Number (SBL) 185.05-1-8 and 185.05-1-9.2 and 185.05-1-7
(Section/Block/Lot)

SWIS Number 291200

Located in City of North Tonawanda

Located in Town of _____

Located in Village of _____

School District of _____

B) Current Assessment of Property:

Land 78600

Total 322500

C) Present legal owner of the site B&V Enterprises, WNY

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

D) Describe the project:

261 Main St, North Tonawanda. Project includes purchase of new building. Renovation to include abatement of asbestos, planned upgrade to electrical service, selective removal of interior walls, opening for larger overhead door, HVAC upgrades, plumbing upgrades, lighting upgrades, installation of sprinkler system, fire alarm, clearing of grounds, and minor roof repairs. Plan to purchase 6 CNC machines, along with supporting equipment including gaging and inspection equipment, forklift, shop supplies, maintenance tooling. Expected outcome is to produce aerospace landing gear components to compliment existing company products.

1. Project site (land)

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

.86

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

Vacant - former machine shop

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
18,000sq.ft., 76yrs
-
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.
Removal of existing walls/openings, upgrade to electrical, HVAC service
-
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.
n/a
-
6. Will onsite childcare be provided at the project facility?
n/a
-
7. List principal items/categories of equipment to be acquired as part of the project.
CNC Machines
-
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: Paul Heary / CFO Name/Title: _____
 Address: 90 Taylor Drive Address: _____
North Tonawanda _____
 Phone: (716) 694-0800 Phone: _____
 Email: paulheary@taylordevices.com Email: _____

III. SOURCES & USES OF FUNDS

A) Estimated Project Costs:

Property Acquisition	\$	975,000
Construction (Improvements)	\$	1,800,000
Equipment Purchases/Fixtures/Furnishings	\$	5,000,000
Soft costs (i.e. engineering, architectural)	\$	100,000
Other (describe)	\$	150,000
TOTAL USES OF FUNDS	\$	8,025,000

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

Bank Financing	\$	
Equity	\$	
Grants/Tax Credits	\$	
Taxable or Tax Exempt Bond	\$	
Other	Cash on hand	\$ 8,025,000
TOTAL SOURCES OF FUNDS	\$	8,025,000

C) Identify each state and federal grant/credit:

	\$	
	\$	
	\$	
	\$	
TOTAL PUBLIC FUNDS	\$	0

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:

☒ Sales Tax Exemption

☐ Mortgage Recording Tax Exemption

☒ Real Property Tax Abatement (PILOT)

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

Property Tax Exemption

Estimated duration of Property Tax exemption: _____

Sales and Use Tax

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

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

Estimated duration of Sales Tax exemption: _____

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ _____

C.) Financial Assistance Determination:

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

☒ Yes or ☐ No

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

The objective of this project is to increase Taylor Devices machining capabilities. This will allow us to increase sales, and rely less on outside machining. The decision to purchase and upgrade a defunct machine shop will improve the surrounding area, and provide several additional jobs within the City of North Tonawanda.

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	130	\$ 87,000	5	\$ 81,000
Part time		\$ 0		
TOTAL FTEs		\$ 0		

Annual Salary Range of Jobs to be Created: \$ 75,000 to \$ 90,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) CNC Machinist,
CNC Programmer

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

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

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

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

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

STATE OF NEW YORK)
COUNTY OF) ss.:

Paul Heary _____, being first duly sworn, deposes and says:

1. That I am the CFO (Corporate Office) of Taylor Devices, 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.

lew

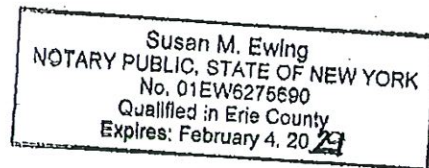
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 8 day of October, 2021.

Susan Ewing

(Notary Public)

Susan M. Ewing



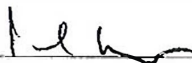
This Application should be submitted to the Niagara County Industrial Development Agency,
6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132.

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

HOLD HARMLESS AGREEMENT

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

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


(Applicant Signature)

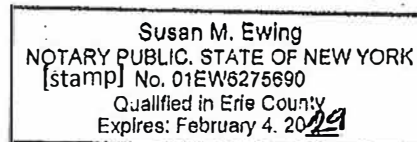
By: _____

Name: Paul Heary

Title: Chief Financial Officer


Susan Ewing
(Notary Public)

Sworn to before me this 8th day
of October, 2026



Short Environmental Assessment Form

Part 1 - Project Information

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 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: Taylor Devices Machine Shop Expansion			
Project Location (describe, and attach a location map): 261-7 Main Street and 34 Thompson Street, North Tonawanda			
Brief Description of Proposed Action: Project includes purchase of property listed above. Renovation to include abatement of asbestos, planned upgrade to electrical service, selective removal of interior walls, opening for larger overhead door, HVAC upgrades, plumbing upgrades, lighting upgrades, installation of sprinkler system, fire alarm, clearing of grounds, and minor roof repairs. Plan to purchase 6 CNC machines, along with supporting equipment including gaging and inspection equipment, forklift, shop supplies, maintenance tooling. Expected outcome is to produce aerospace landing gear to compliment existing company products.			
Name of Applicant or Sponsor: Taylor Devices		Telephone: 7166940800	
Address: 90 Taylor Drive		E-Mail:	
City/PO: North Tonawanda		State: New York	Zip Code: 14120
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: North Tonawanda Building Department		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		.86 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?		16.51 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
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?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
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: _____			

Project: Taylor Devices Machine Shop Expansion

Date: 10/14/2026

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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)?	☒	☐
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?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

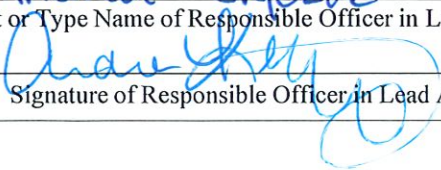
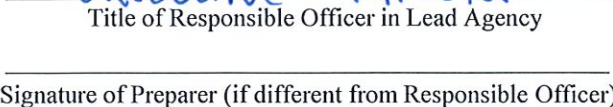
Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form **Part 3** *Determination of Significance*

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>Niagara County IDA</u> Name of Lead Agency	<u>10/6/26</u> Date
<u>Andrea Klyczek</u> Print or Type Name of Responsible Officer in Lead Agency	<u>Executive Director</u> Title of Responsible Officer in Lead Agency
<u></u> Signature of Responsible Officer in Lead Agency	<u></u> Signature of Preparer (if different from Responsible Officer)