

Niagara County Industrial Development Agency

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

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: November 12, 2025
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

Board of Directors:

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

Staff Members:

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

-
- 1.0 Meeting Called to Order – M. Onesi**
 - 2.0 Roll Call – J. Lamoreaux**
 - 3.0 Introduction of Guests – M. Onesi**
 - 4.0 Pledge of Allegiance – M. Onesi**
 - 5.0 Approval of Meeting Minutes – W. Ross**
 - 5.1 Regular NCIDA/NCDC/NADC – October 8, 2025**
 - 6.0 Finance & Audit Committee Reports – J. Krempa**
 - 6.1 Agency Payables – October 31, 2025**
 - 6.2 Budget Variance Report – October 31, 2025**

7.0 Unfinished Business

7.1 Buffalo Transformer Services LLC – *J.Gearz*

7.1.1 Final Resolution

8.0 New Business

8.1 Precision Industrial LLC– *J.Gearz*

8.1.1 Preliminary Resolution

8.1.2 Authorize Public Hearing

8.2 Allegheny Manufacturing LLC– *J.Gearz*

8.2.1 Preliminary Resolution

8.2.2 Authorize Public Hearing

8.3 Americarb, Inc. – *J.Gearz*

8.3.1 Preliminary Resolution

8.3.2 Authorize Public Hearing

8.4 VIP Park – *M.Gabriele*

8.4.1 Sale of 4 Acres

8.5 Shared Services Agreement – *M.Gabriele*

8.5.1 Niagara County

8.6 Adopt 2026 Budgets – *M.Dudley*

8.6.1 Niagara County Industrial Development Agency

8.6.2 Niagara County Development Corporation

8.6.3 Niagara Area Development Corporation

9.0 Agency Counsel – *M. Gabriele*

10.0 Information Items

10.1 2026 Board Meeting Calendar

11.0 Any Other Matters the Board Wishes to Discuss

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: December 10, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment - *M. Onesi*

5.1

Meeting Minutes

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: October 8, 2025
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

1.0 Meeting Called to Order

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

2.0 Roll Call

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

3.0 Introduction of Guests

Rob Creenan, Niagara Gazette
Jackee Brown, Wodstream Landing, LLC
Sydney Mazur, Woodstream Landing, LLC
Chad W. Curtis, Buffalo Transformer Services, LLC

Staff Present

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

4.0 Pledge of Allegiance

Mr. Krempa led the pledge of allegiance.

5.0 Approval of Meeting Minutes

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

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – September 30, 2025

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

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

6.2 Budget Variance Report – September 30, 2025

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

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

6.3 2026 Proposed Budgets

Mr. Dudley stated that the Budgets were reviewed in the previous Audit and Finance Committee meeting with several of the Board members. The objective of the Board is to approve the budgets, then they will be sent to the Niagara County Clerk and Legislature for a mandatory 20-day review. The Board will then be asked to formally adopt the 2026 Budgets at the November 12, 2025 Regular Board Meeting.

Mr. Krempa made a motion to approve the proposed budgets, Mr. Ross seconded the motion. The Motion passed.

7.0 Unfinished Business

7.1 Woodstream Landing LLC

Mr. Grenga stated that Woodstream Landing LLC will be creating 80 market rate units on Sawyer Drive in Wheatfield, NY. This increase in housing will align with the Governor's office seeking to build 800,00 homes across NYS over the next decade in the Housing Compact. The Agency held a public hearing for Woodstream Landing LLC at the Center for Economic Development on October 2, 2025 at 2:00 p.m. There were no comments at the Public Hearing.

7.1.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF Woodstream Landing 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.

Mr. Krempa 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>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney				x
David J. Masse	x			
William Fekete	x			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.0 New Business**8.1 Buffalo Transformer Services LLC**

Mr. Grenga stated that Buffalo Transformer Services LLC is a locally owned and operated company in the City of Lockport. The company is an original equipment manufacturer that is engineer based and customer centric. The businesses capability and expertise are incredibly important in this line of work with the ever-growing demand in the electrical grid. The company has new and improved transformers that are better for the environment due to better energy efficiency, use of less hazardous materials, and enhanced recycling process.

The project aims to purchase the land and building at 10 Simonds Street, Lockport, NY. 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.

Mr. Curtis stated that his company has been in business for eight years, there has been significant growth in the last four years. The company is operating in a very small place which is very inefficient. The customer base is asking the company to expand because they are in high demand. The company intends to have new skilled employees as time goes on. The company is very excited for the future.

8.1.1 Preliminary Resolution

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

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

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

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Onesi stated that the Public Hearing will be held October 30, 2025 at 2:00 p.m. at Lockport City Hall.

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

9.0 Agency Counsel

Agency Counsel had no comments at this time.

10.0 Information Items

There were no information items at this time.

11.0 Any Other Matters the Board Wishes to Discuss

There were no other matters that the Board wished to discuss.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: November 12, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment - M. Onesi

Mr. Berube made a motion to adjourn; Mr. Ross seconded the motion. The meeting adjourned at 9:15 a.m.

Respectfully Submitted:

Reviewed By:

Approved By:

Julie Lamoreaux
Administrative Assistant

Andrea Klyczek
Executive Director

Mark Berube
Assistant Secretary

6.1

Agency Payables

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
30493	10/1/25	THE HARTFORD	10001.100	315.95
10/2/25	10/2/25	PAYCHEX, INC.	10001.100	119.02
10/3/25	10/3/25	NYS DEFERRED COMPENSATION PLAN	10001.100	968.55
30494	10/7/25	FedEx	10001.100	8.85
30495	10/7/25	H. SICHERMAN & CO., INC.	10001.100	6,973.50
30496	10/7/25	Alex Zulia	10001.100	135.90
30497	10/15/25	360 PSG.com	10001.100	60.00
30498	10/15/25	Amazon Capital Services	10001.100	32.96
30499	10/15/25	Cintas Corporation LOC. 067P	10001.100	162.84
30500	10/15/25	County of Niagara	10001.100	71.55
30501	10/15/25	Dawn M. Siters	10001.100	150.00
30502	10/15/25	Gabriele & Berrigan, P.C.	10001.100	22,500.00
30503	10/15/25	Harris Beach Murtha Cullina PLLC	10001.100	5,000.00
30504	10/15/25	The Hartford	10001.100	743.53
30505	10/15/25	Niag Cnty Dept of Economic Development	10001.100	394.01
30506	10/15/25	Niagara Gazette Lockport Union Sun	10001.100	274.80
30507	10/15/25	PURCHASE POWER	10001.100	300.00
10/16/25	10/16/25	PAYCHEX, INC.	10001.100	98.96
10/17/25	10/17/25	NYS DEFERRED COMPENSATION PLAN	10001.100	926.55
10/20/25	10/20/25	PAYCHEX, INC.	10001.100	134.00
30508	10/21/25	Catapult Executive Consulting	10001.100	5,000.00
30509	10/21/25	Charter Communications	10001.100	130.00
30510	10/21/25	Guardian	10001.100	281.90
30511	10/21/25	Harris Beach Murtha Cullina PLLC	10001.100	7,277.00
10/30/25	10/30/25	PAYCHEX, INC.	10001.100	98.96
10/31/25	10/31/25	NYS DEFERRED COMPENSATION PLAN	10001.100	926.55
Total				53,085.38

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5080	10/7/25	Beau Enterprises, Inc.	10001.600	462.00
5081	10/7/25	H.W.BRYK & SONS, INC.	10001.600	318.55
5082	10/7/25	Frontier	10001.600	327.26
5083	10/15/25	A 24 Hour Door National, Inc.	10001.600	775.00
5084	10/15/25	H.W.BRYK & SONS, INC.	10001.600	1,646.44
5085	10/15/25	Modern Disposal Services, Inc.	10001.600	214.50
5086	10/15/25	County of Niagara	10001.600	51.72
Total				3,795.47

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3295	10/7/25	Beau Enterprises, Inc.	10001.600	270.00
3296	10/7/25	National Grid	10001.600	1,098.55
3297	10/7/25	Niagara Falls Water Board	10001.600	760.00
3298	10/15/25	Baughman Magic Seal Inc	10001.600	28,500.00
3299	10/15/25	National Grid	10001.600	136.50
3300	10/15/25	VERIZON	10001.600	140.40
Total				30,905.45

Niagara Industrial Incubator Associates
Check Register
For the Period From Oct 1, 2025 to Oct 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1497	10/7/25	National Grid	10000.100	190.13
1498	10/15/25	Baughman Magic Sea,l Inc.	10000.100	28,500.00
1499	10/21/25	Harris Beach Murtha Cullina PLLC	10000.100	1,482.00
1500	10/21/25	The Hartford	10000.100	22,201.78
Total				52,373.91

NIAG ECONOMIC DEV FUND

Check Register

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1369	10/21/25	Harris Beach Murtha Cullina PLLC	10000-200	57.00
Total				57.00

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
295	10/15/25	Niagara Gazette Lockport Union Sun	10200-300	157.00
Total				157.00

Niag. Cnty Dev. Corp. - Micro RLF
Check Register
For the Period From Oct 1, 2025 to Oct 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2152	10/15/25	BeOK LLC	10004.400	2,688.65
2153	10/15/25	Falcon Aircraft Maintenance, LLC	10004.400	15,000.00
2154	10/15/25	Gerald Kunkle	10004.400	13,087.12
2155	10/15/25	Harmony Spa Head to Toe LLC	10004.400	8,289.31
2156	10/15/25	Release and Restore Therapy	10004.400	7,892.75
2157	10/15/25	Sheri-Lynn Senek	10004.400	18,000.00
2158	10/15/25	Timothy R. Woodean Chiropractic	10004.400	6,587.46
Total				71,545.29

6.2

Budget Variance Reports

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BUDGET VARIANCE REPORT AS OF October 31, 2025
UN-AUDITED STATEMENT FOR INTERNAL MANAGEMENT USE ONLY

	Current Month Actual	Current Month Budget	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Budget
<u>Operating Revenues</u>						
Project Administrative Fees	\$ 0.00	\$ 10,966.00	\$ 703,669.00	\$ 489,117.00	214,552.00	\$ 527,232.00
Project Application Fees	0.00	1,000.00	11,000.00	10,000.00	1,000.00	12,000.00
NEDF Origination Fees	0.00	0.00	6,250.00	0.00	6,250.00	0.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	41,666.70	41,666.70	0.00	50,000.00
Administratve Fees - Other	0.00	0.00	22,080.00	31,689.00	(9,609.00)	52,070.00
Interest Earnings	420.92	5,497.42	122,613.34	54,974.20	67,639.14	65,969.00
Miscellaneous Income	14,675.76	14,674.50	148,666.32	146,745.00	1,921.32	176,094.00
Distributions From Affiliates	0.00	0.00	0.00	0.00	0.00	100,000.00
Distribution from VIP MTF	0.00	0.00	0.00	0.00	0.00	100,000.00
Total Operating Revenues	19,263.35	36,304.59	1,055,945.36	774,191.90	281,753.46	1,083,365.00
<u>Operating Expenses</u>						
Salaries	50,538.42	49,384.59	327,922.82	362,153.66	(34,230.84)	428,000.00
Benefits	4,640.53	7,790.92	42,248.28	77,909.20	(35,660.92)	93,491.00
Retirement Benefits	4,926.33	4,926.33	49,263.30	49,263.30	0.00	59,116.00
Payroll Taxes	3,870.96	3,694.11	25,452.67	27,268.86	(1,816.19)	32,239.00
Unemployment Taxes	13.90	0.00	1,612.92	1,613.00	(0.08)	1,613.00
Consultants	2,500.00	2,500.00	25,000.00	25,000.00	0.00	30,000.00
Executive Director	9,674.33	9,674.33	97,792.82	96,743.30	1,049.52	116,092.00
Legal Services	29,166.67	6,666.67	119,830.83	66,666.70	53,164.13	80,000.00
Accounting Services	0.00	0.00	23,000.00	21,510.00	1,490.00	21,510.00
Accounting Services - NADC	0.00	0.00	1,600.00	1,500.00	100.00	1,500.00
Advertising & Promotion	0.00	0.00	76.00	0.00	76.00	0.00
Marketing	60.00	1,833.33	14,206.49	18,333.30	(4,126.81)	22,000.00
Sponsorships	0.00	83.33	250.00	833.30	(583.30)	1,000.00
Printing	0.00	83.33	472.18	833.30	(361.12)	1,000.00
Office Supplies	0.00	166.67	1,072.93	1,666.70	(593.77)	2,000.00
Postage	584.70	639.00	3,154.51	3,435.00	(280.49)	3,950.00
Telephone & Fax	140.27	127.50	1,244.15	1,275.00	(30.85)	1,530.00
Internet Service	186.99	197.42	2,256.11	1,974.20	281.91	2,369.00
Common Area Charges	906.33	906.33	9,063.30	9,063.30	0.00	10,876.00
Energy	1,262.47	1,150.00	15,639.28	13,403.00	2,236.28	16,100.00
Conference & Travel	(1,528.70)	1,000.00	6,330.76	10,000.00	(3,669.24)	12,000.00
Employee Training	2,500.00	500.00	5,000.00	5,000.00	0.00	6,000.00
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	6,462.00
Insurance Expense	1,847.47	1,824.42	18,474.70	18,244.20	230.50	21,893.00
Library & Membership	0.00	119.73	2,918.48	2,962.57	(44.09)	3,202.00
General Office	986.04	1,110.00	12,551.82	11,100.00	1,451.82	13,320.00
Repairs & Maintenance	894.50	1,132.25	10,277.34	11,322.50	(1,045.16)	13,587.00
Computer Support	0.00	500.00	0.00	5,000.00	(5,000.00)	6,000.00
Public Hearings	0.00	25.00	0.00	250.00	(250.00)	300.00
Furniture & Equipment Purchase	0.00	166.67	0.00	1,666.70	(1,666.70)	2,000.00
Other Expense	0.00	83.33	201.29	833.30	(632.01)	1,000.00
Total Operating Expenses	113,171.21	96,285.26	816,912.98	846,824.39	(29,911.41)	1,010,150.00
Net Operating Income/(Loss)	(93,907.86)	(59,980.67)	239,032.38	(72,632.49)	311,664.87	73,215.00
<u>Non-Operating Revenue & Expense</u>						
Grant Rev- City NF Initiative	0.00	0.00	1,104,000.00	1,609,206.75	(505,206.75)	2,145,609.00
Grant Sub-City NF Initiative	0.00	0.00	1,104,000.00	1,609,206.75	(505,206.75)	2,145,609.00
Net Non-Operating Income/(Loss)	0.00	0.00	0.00	0.00	0.00	0.00
Total Net Income/(Loss)	(\$ 93,907.86)	(\$ 59,980.67)	\$ 239,032.38	(\$ 72,632.49)	311,664.87	\$ 73,215.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet
October 31, 2025

ASSETS

Current Assets		
Cash - Checking	\$	30,309.40
Petty Cash		300.00
Certificates of Deposit		2,648,772.97
Mmkt Acct. - M&T Bank		248,016.48
Cash - First Response		66,708.31
Cash - City of N.F.		956.06
Cataract Tourism C/D		1,326,262.37
Mmkt Acct. - Cataract Tourism		437,918.05
Accts Rec - Public Hearings		2,475.19
Accounts Receivable Niag. Cnty		2,695.30
Accounts Rec. EDA - RLF		282,499.97
Due To/From Micro RLF		7,816.37
Due To/From VIP - MTF		507,875.31
Due From NCDL CDBG/HUD		7,500.06
Due To/Due From NADC		500.56
Due To/From MTF Operating		121,128.84
Prepaid Insurance		<u>6,326.95</u>
Total Current Assets		5,698,062.19
Other Assets		
Deferred Outflows		204,837.00
Investment in NIIA		<u>342,500.00</u>
Total Other Assets		547,337.00
Fixed Assets		
Furniture & Equipment		231,672.18
Furn & Fixtures - Fed purchase		5,861.08
Accum Dep. - Furn & Equip		(211,340.68)
Accum Dep. - F&F Fed Purch		<u>(5,861.08)</u>
Total Fixed Assets		20,331.50
Total Assets		<u><u>\$ 6,265,730.69</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities		
NYS Retirement W/H 414(H)	\$	1,443.51
Accrued Retirement		49,263.30
Deferred Rev. - NEDF		8,333.30
Deferred Rev. - First Repsonse		66,708.31
Def. Rev. - City of N.F.		1,765,136.48
Accounts Payable		17,038.32
Acct. Payable - Niag. County		<u>38,697.32</u>
Total Current Liabilities		1,946,620.54
Long-Term Liabilities		
Pension Liability		115,680.00
Deferred Inflows of Resources		<u>67,839.00</u>
Total Long-Term Liabilities		<u>183,519.00</u>
Total Liabilities		2,130,139.54
Net Assets		
Fund Balance - Operating Fund		3,896,558.77
Net Income		<u>239,032.38</u>
Total Net Assets		<u>4,135,591.15</u>
Total Liabilities & Net Assets		<u><u>\$ 6,265,730.69</u></u>

Unaudited - For Management Purposes Only

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

Vendor ID Vendor	Invoice #	Amount Due
CNIT County of Niagara .	Jul-Sep 2025	40.18
County County of Niagara	Sep 25 Elec	455.89
FCCoffee First Choice Coffee Service	720902 795881	85.09 95.23
ind Independent Health	Nov 2025	4,106.93
M&TBUS M&T Bank	Oct 2025	497.01
NATGRID National Grid	39004 10/25	712.47
PITBOW Pitney Bowes Global Financial	3321528170	275.85
ProJan Professional	2448	823.00
Report Total		<u>7,091.65</u>

Adjusting Journal Entries

Estimated Oct 2025 Legal Fees	6,666.67
Estimated Oct 2025 Copier usage	200.00
Estimated Oct 2025 Telephone	30.00
Estimated Oct 2025 Niagara County Electric	400.00
Estimated Oct 2025 Niagara County Gas	150.00
Estimated Oct 2025 Consulting	<u>2,500.00</u>
	<u><u>17,038.32</u></u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

11/6/2025

Project Income - 2025 Lease/Lease Back and Bonds

Closed 2025	Project Type	Total Project Amount	IDA Project Amount	Admin. Fees	Application Fees	Amount Received to Date	Date Received	Balance Due	Date Closed
Amazon.com Services LLC	L/L Back			357,500		357,500	1/10/25	-	
9745 Rochester Road LLC (Brent Industries)	Additional Sales Tax Exemption			7,425		7,425	1/22/25	-	1/10/25
Duncan's Heating and Cooling Corp	Sales & Mtg Tax Only	1,300,000	1,300,000	7,200	1,000	8,200	2/19/25	-	1/8/25
Peak Development Partners, LLC	No assistance provided.			0	1,000	1,000	1/31/23	-	
Niacet Corporation 2023	No assistance provided.			0	1,000	1,000	3/14/23	-	
Shoaib & Sons LLC	L/L Back	2,550,000	1,500,000	25,500	1,000	26,500	3/6/25	-	3/3/25
MT Altimeter LLC	L/L Back	13,450,000	12,800,000	114,000	1,000	115,000	3/19/25	-	3/17/25
Rainbow Sweet Cravings, LLC	Sales Tax C	460,000	460,000	4,600	1,000	5,600	5/27/25	-	3/19/25
Niagaras Krispy Crunchy Fried Chicken, LLC	Sales Tax C	410,000	410,000	4,100	1,000	5,100	5/27/25	-	3/19/25
Niagara Club LLC	Sales Tax C	2,004,961	1,951,961	2,719	1,000	3,719	5/14/25	-	4/21/25
Vishay Dale Electronics, LLC	No assistance provided.			0	1,000	1,000	12/12/23	-	
3816 Forest Parkway Holdings, LLC fka MGA	L/L Back	11,027,000	8,900,000	89,000	1,000	90,000	6/16/25	-	3/19/25
Indian Ocean LLC (Phase II)	L/L Back	10,000,000	6,900,000	69,000	1,000	70,000	6/18/25	-	5/14/25
National Vacuum Environmental Services Corp	Sales Tax C	1,164,020	1,012,500	10,125	1,000	11,125	6/30/25	-	
Bogart-Sinatra Development, LLC	L/L Back	1,625,000	1,250,000	12,500	1,000	13,500	8/27/25	-	7/25/25
Cityscape Property Management Inc. - Division	No assistance provided.			0	1,000	1,000	9/20/23	-	
VPS Property Ventures, LLC	No assistance provided.			0	1,000	1,000	1/3/25	-	

TOTAL

703,669

Fees received in prior year -

Total fees received to date in 2025 703,669

Total 2025 Budgeted Fees 527,232

Balance of Budgeted Fees (176,437)

Projected 2025	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
Rock One Development - 614 River Road	Sales Tax C	1,985,720	79,712	7,971	1,000	1,000	7/25/25	7,971	8/31/26
TOTAL				<u>7,971</u>	<u>1,000</u>	<u>1,000</u>		<u>7,971</u>	<u>0</u>
TOTAL - Projected Income 2025				<u>711,640</u>	<u>1,000</u>	<u>1,000</u>		<u>7,971</u>	<u>703,669</u>

Projected 2026	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
Hotel Niagara Development, LLC	L/L Back	43,959,500	41,709,500	220,000	1,000	1,000	7/5/24	220,000	1/31/26
Live-USA Incorporated	L/L Back	16,000,000	10,500,000	102,500	1,000	1,000	7/3/24	102,500	1/31/26
Saint-Gobain Ceramics & Plastics Inc.	L/L Back	41,523,000		TBD	1,000	0		1,000	
235 River Road LLC	L/L Back	36,665,978	28,426,762	190,000	1,000	1,000	9/11/24	190,000	4/30/26
Voss Manufacturing, Inc.	L/L Back	4,731,000	2,700,000	27,000	1,000	1,000	1/3/25	27,000	2/28/26
Woodstream Landing LLC	L/L Back	14,295,000	13,795,000	118,750	1,000	1,000	9/4/25	118,750	10/31/26
* Buffalo Transformer Services, LLC	L/L Back	2,440,000	2,400,000		1,000	1,000	10/27/25	-	
TOTAL				<u>658,250</u>	<u>7,000</u>	<u>6,000</u>		<u>659,250</u>	<u>0</u>

* Pending Board Approval

Cataract Tourism Fund Grant Program

Grantee Name	Grant Awards	Outst'd g Awards	Approval Date	Disbursement Date	Disbursement Amount	Offer Expiration	Project Description
Niagara County Dept. of Economic Development	37,667	0	10/11/2017	1/23/2018	37,667.00		Feasibility study for Niagara Falls area multi-use facility.
Niagara Aquarium Foundation	88,147	0	2/14/2018	7/15/2019	88,147.00		Jellyfish exhibit and equipment.
The Tourism Research Entrepreneurship Center (TReC)	176,600	0	8/8/2018	6/2/2020	176,600.00		Buildout, audio/visual equipment and network connectivity hardware.
Niagara Aquarium Foundation	16,717	0	2/12/2020	10/21/2020	16,717.00		Renovations to second floor event room.
Niagara Aquarium Foundation	370,000	0	8/14/2019	2/9/2021	370,000.00		Interactive touch pools adjacent to main entrance of the Aquarium.
Red Star Builders, LLC (The Niagara Club)	64,403	0	7/10/2019	9/7/2021	64,403.00		Spot Coffee.
Niagara Falls Center for Tourism LLC	1,000,000	0	6/12/2019	7/7/2023	598,661.03		Construction of an indoor family entertainment center and outdoor improvements.
The Center for Kashmir, Inc.	573,000	300,000	6/14/2023	8/9/2023	273,000.00	3/1/2026	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	1/1/2024	185,250.00		Facade renovations.
Niagara Falls International Cuisine, Inc.	76,500	0	2/8/2023	1/1/2024	44,922.31		Dining area renovations.
TM Montante Development(Radio Niagara)	912,609	912,609	3/22/2023	To Be Disbursed	0.00	11/1/2025	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	6/30/2026	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	48,750	6/11/2025	To Be Disbursed	0.00	12/31/2025	Open a Niagaras Krispy Crunchy Fried Chicken restaurant in the Hyatt Hotel in dow
Hammer & Crown BC	33,000	33,000	3/22/2023	To Be Disbursed	0.00	12/31/2025	Kitchen buildout, bar and dining area remodeling.
To Date Sub-Total	5,326,643	1,744,359			3,149,367.34		

Cash on hand as of 10/31/2025	1,765,136.48
Less: Outstanding Awards	(1,744,359.00)
Available for awarding grants	20,777.48

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	274,547.08
Bank Fees	(43,26)
Grant Disbursements	(3,149,367.34)
Grant Fund Balance	1,765,136.48

7.1

**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

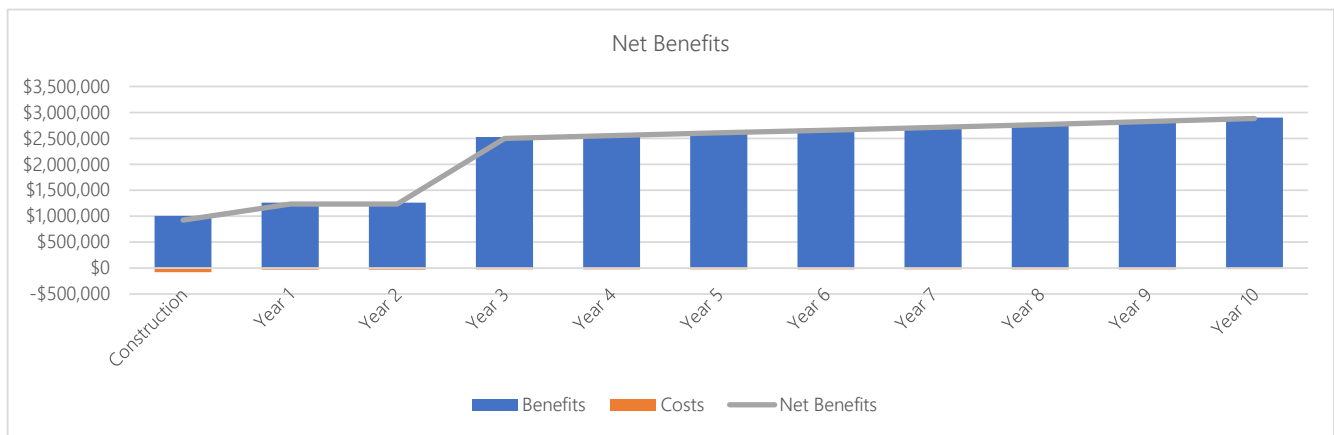
Project Total Investment

\$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

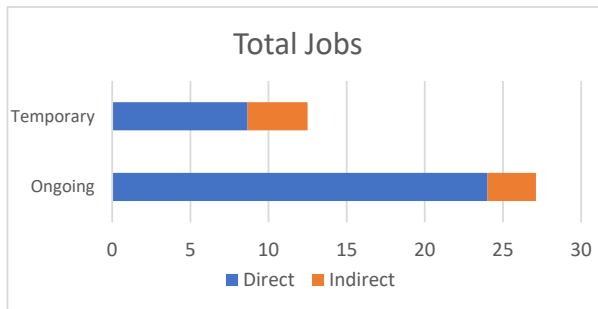
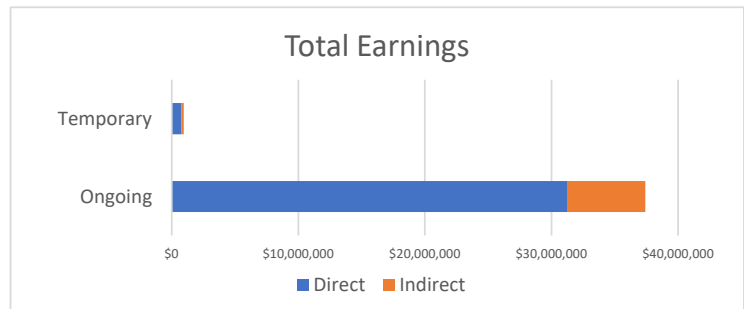


Figure 3



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

© Copyright 2023 MRB Engineering, Architecture and Surveying, D.P.C.

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

Buffalo Transformer Services LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at

Lockport City Hall, One Locks Plaza, Lockport, NY 14094

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

Hearing Officer: Welcome. This public hearing is now open; it is Thursday, October 30, 2025 at 2:00 p.m. My name is Andrea Klyczek, I am the Executive Director of the Niagara County Industrial Development Agency, and 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 Buffalo Transformer Services.

Notice of this hearing appeared in The Lockport Sun & Journal on October 10, 2025.

Purpose: **Purpose of Hearing.**

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

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

Hearing Officer: The project aims to purchase the land and building at 10 Simonds St, Lockport, NY. 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.

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 Thursday, November 6, 2025. 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 2:07 p.m. Thank you.

SIGN IN SHEET PUBLIC HEARING

regarding:

**Buffalo Transformer Services LLC/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

October 30, 2025 – 2:00 p.m.
Lockport City Hall

[illegible]

8.1

Precision

Industrial LLC

PROJECT SUMMARY
Precision Industrial, LLC



Applicant:	Precision Industrial, LLC	
Project Location:	59 – 61 Felton Street, North Tonawanda NY, 14120	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Precision Industrial LLC is a precision CNC milling and machine shop specializing in components for the medical, aerospace, defense and electronics industries. Over the next 3 years, they expect to create 5 full time positions ranging from skilled work to engineering, strengthening Niagara County's manufacturing sector and contributing to the region as a whole. The company's move will breathe new life into the previously vacant 59 – 61 Felton Street facility by performing necessary renovations, and represents a growing potential in the County's advanced manufacturing sector.	
Project Costs:	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Other TOTAL	\$ 1,116,000 \$ 140,000 \$ 25,000 \$ 12,000 \$ 1,277,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 5 Estimated Annual Payroll for New Jobs: \$325,000 Skills: Skilled labor, Engineering, Administrative	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, Job creation,	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date October 24, 2025
Project Title Precision Industrial LLC
Project Location 59 Felton Street, North Tonawanda NY 14094

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

Economic Impacts

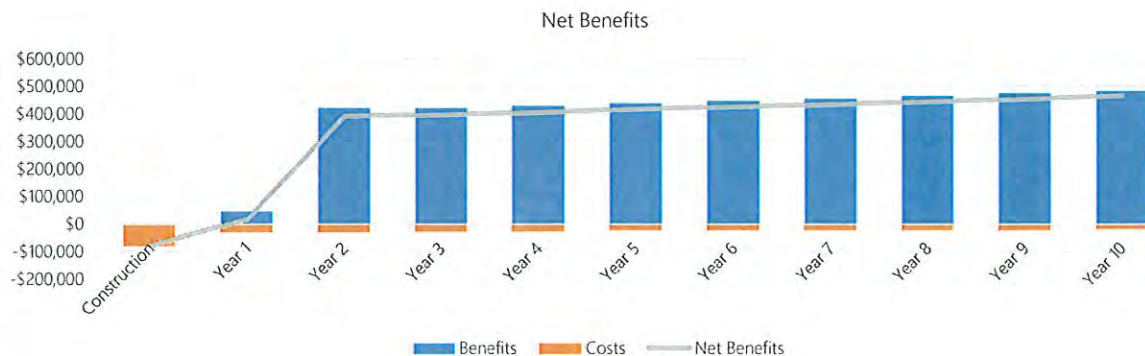
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
\$1,277,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0
Local Spend	\$1,021,600	\$0	\$1,021,600

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	5	2	7
Earnings	\$5,132,108	\$1,164,405	\$6,296,512

Figure 1



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

Figure 2

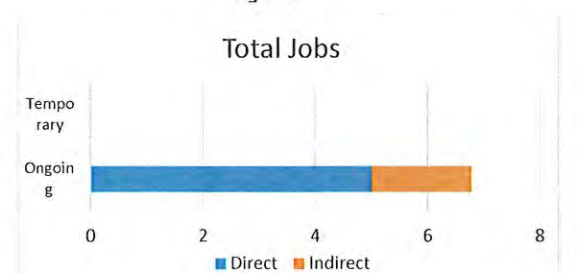


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$317,059	\$275,341
Sales Tax Exemption	\$70,000	\$70,000
Local Sales Tax Exemption	\$35,000	\$35,000
State Sales Tax Exemption	\$35,000	\$35,000
Mortgage Recording Tax Exemption	\$8,370	\$8,370
Local Mortgage Recording Tax Exemption	\$2,790	\$2,790
State Mortgage Recording Tax Exemption	\$5,580	\$5,580
Total Costs	\$395,429	\$353,711

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$5,962,709	\$5,024,590
To Private Individuals	\$6,296,512	\$5,311,173
Temporary Payroll	\$0	\$0
Ongoing Payroll	\$6,296,512	\$5,311,173
Other Payments to Private Individuals	\$0	\$0
To the Public	(\$333,803)	(\$286,583)
Increase in Property Tax Revenue	(\$377,879)	(\$323,761)
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$44,076	\$37,178
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$327,419	\$276,181
To the Public	\$327,419	\$276,181
Temporary Income Tax Revenue	\$0	\$0
Ongoing Income Tax Revenue	\$283,343	\$239,003
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$44,076	\$37,178
Total Benefits to State & Region	\$6,290,128	\$5,300,771

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$5,024,590	\$313,131	16:1
State	\$276,181	\$40,580	7:1
Grand Total	\$5,300,771	\$353,711	15:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$16,588
City/Town/Village	\$67,871
School District	\$32,933

*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) \$875,000

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

Precision Industrial LLC

(Applicant Name)

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

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

<http://niagaracountybusiness.com>

Updated May 2025

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: Precision Industrial LLC

Mailing Address: 46 Commercial Street

City/Town/Village & Zip code: Webster, NY 14580

Phone: (716) 545-7146

Website: https://balthasarindustries.com/

Fed Id. No.: _____

Contact Person and Title: Brian Balthasar, President

Email: brian@balthasarindustries.com

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

Brian Balthasar, 100%

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

Form of Entity

☐

Corporation

Date of Incorporation: _____

State of Incorporation: _____

☐

Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____

☒

Limited Liability Company/Partnership (number of members ¹ _____)

Date of organization: 9/19/2025

State of Organization: New York

☐

Sole Proprietorship

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

Applicant's Counsel

Company Name: Pheterson Spatorico

Contact Person, and Title: Tim Sardone

Mailing Address: 145 Culver Road, Suite 100

City/Town/Village & Zip code: Rochester, NY 14620

Email: tsardone@psnlawgroup.com

Phone: (585) 734-4738

Fax No.: _____

II. PROJECT INFORMATION

A) Project Address: 59 Felton St, North Tonawanda, NY 14120

Tax Map Number (SBL) 181.08-2-14
(Section/Block/Lot)

SWIS Number 291200

Located in City of North Tonawanda

Located in Town of N/A

Located in Village of N/A

School District of North Tonawanda

B) Current Assessment of Property:

Land \$33,300.00

Total \$590,000.00

C) Present legal owner of the site BGT Precision Gear Corp

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

Sale

D) Describe the project:

Relocation of exisiting manufacturing company following rennovations to
the building

1. Project site (land)

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

37,760 sq ft

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

Vacant

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
37760 sq ft size built in 1955
-
3. Does the project consist of the construction of a new building or buildings?
If yes, indicate number and size (in square feet) of new buildings.
No
-
4. Does the project consist of additions and/or renovations to existing buildings? If yes,
indicate nature of expansion and/or renovation.
Yes, renovations to repair, update, and modernize existing building
-
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.
Unknown
-
6. Will onsite childcare be provided at the project facility?
No
-
7. List principal items/categories of equipment to be acquired as part of the project.
CNC machinery, CNC tooling, industrial shelving & storage
-
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: Brian Balthasar, President Name/Title: _____
 Address: _____ Address: _____
 Phone: (716) 545-7146 Phone: _____
 Email: brian@balthasarindustries.com Email: _____

III. SOURCES & USES OF FUNDS

- A) Estimated Project Costs:

Property Acquisition	\$	1,100,000
Construction (Improvements)	\$	140,000
Equipment Purchases/Fixtures/Furnishings	\$	25,000
Soft costs (i.e. engineering, architectural)	\$	
Other (describe) Trucking and Cost to move	\$	12,000
TOTAL USES OF FUNDS	\$	1,277,000

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

Bank Financing	\$	1,116,000
Equity	\$	161,000
Grants/Tax Credits	\$	
Taxable or Tax Exempt Bond	\$	
Other	\$	
TOTAL SOURCES OF FUNDS	\$	1,277,000

- 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: 15 Years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 5,600

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 2,000

Estimated duration of Sales Tax exemption: 2 Years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 8,370

C.) Financial Assistance Determination:

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



Yes



No

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

V. EMPLOYMENT PLAN

	# of Retained Jobs	Retained Jobs Average Annual Salary	# of Created Jobs (3 yrs after project completion)	Created Jobs Average Annual Salary
Full Time			5	\$ 65,000
Part time	3	\$ 24,000		
TOTAL FTEs		\$ 0		

Annual Salary Range of Jobs to be Created: \$ 50,000 to \$ 75,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Skilled labor, Engineering
Administrative

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

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

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

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

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

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

STATE OF NEW YORK)
COUNTY OF) ss.:

Brian Balthasar, being first duly sworn, deposes and says:

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



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this ____ day of _____, 20__.

(Notary Public)

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

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

HOLD HARMLESS AGREEMENT

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

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



(Applicant Signature)

By: Brian Baethge

Name: Brian Baethge

Title: President

(Notary Public)

Sworn to before me this ____ day

[stamp]

of _____, 20__

Real Property Tax Benefits (Detailed):

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

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$140,000	\$610,000	10.703696	16.465569	24.517832

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	20%	\$ 1,306	\$ 2,009	\$ 2,991	\$ 6,306	\$ 35,229	\$ 28,923
2	20%	\$ 1,306	\$ 2,009	\$ 2,991	\$ 6,306	\$ 35,229	\$ 28,923
3	30%	\$ 1,959	\$ 3,013	\$ 4,487	\$ 9,459	\$ 35,229	\$ 25,770
4	30%	\$ 1,959	\$ 3,013	\$ 4,487	\$ 9,459	\$ 35,229	\$ 25,770
5	40%	\$ 2,612	\$ 4,018	\$ 5,982	\$ 12,612	\$ 35,229	\$ 22,617
6	40%	\$ 2,612	\$ 4,018	\$ 5,982	\$ 12,612	\$ 35,229	\$ 22,617
7	40%	\$ 2,612	\$ 4,018	\$ 5,982	\$ 12,612	\$ 35,229	\$ 22,617
8	40%	\$ 2,612	\$ 4,018	\$ 5,982	\$ 12,612	\$ 35,229	\$ 22,617
9	40%	\$ 2,612	\$ 4,018	\$ 5,982	\$ 12,612	\$ 35,229	\$ 22,617
10	50%	\$ 3,265	\$ 5,022	\$ 7,478	\$ 15,765	\$ 35,229	\$ 19,464
11	50%	\$ 3,265	\$ 5,022	\$ 7,478	\$ 15,765	\$ 35,229	\$ 19,464
12	50%	\$ 3,265	\$ 5,022	\$ 7,478	\$ 15,765	\$ 35,229	\$ 19,464
13	50%	\$ 3,265	\$ 5,022	\$ 7,478	\$ 15,765	\$ 35,229	\$ 19,464
14	50%	\$ 3,265	\$ 5,022	\$ 7,478	\$ 15,765	\$ 35,229	\$ 19,464
15	50%	\$ 3,265	\$ 5,022	\$ 7,478	\$ 15,765	\$ 35,229	\$ 19,464
TOTAL		\$ 39,176	\$ 60,264	\$ 89,735	\$ 189,175	\$ 528,432	\$ 339,257

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

617.20
Appendix B
Short Environmental Assessment Form

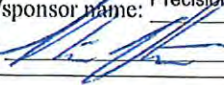
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: Manufacturing Relocation							
Project Location (describe, and attach a location map): 59 Felton St, North Tonawanda, NY 14120							
Brief Description of Proposed Action: Moving of manufacturing business into existing building following light renovations to the building							
Name of Applicant or Sponsor: Precision Industrial LLC		Telephone: 716-545-7146 E-Mail: brian@balthasarindustries.com					
Address: 25 Rutter St							
City/PO: Rochester		State: NY	Zip Code: 14606				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action?		2 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?		2 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Precision Industrial LLC	Date: 10/24/2025	
Signature: 		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____ Name of Lead Agency	
_____ Date	
_____ Print or Type Name of Responsible Officer in Lead Agency	
_____ Title of Responsible Officer	
_____ Signature of Preparer (if different from Responsible Officer)	

PRINT

8.2

**Allegheny
Manufacturing LLC**

PROJECT SUMMARY
Allegheny Manufacturing, LLC



Applicant:	Allegheny Manufacturing, LLC	
Project Location:	116, 130, 140 Van Buren Street	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Allegheny Manufacturing is a system design and manufacturing firm that works in the mining, cement and recycling industries. Based in Lockport, New York, Allegheny Manufacturing will be moving into the formerly vacant Niagara Fiberboard facility on Van Buren Street. The new facility will expand the Allegheny Manufacturing and renovations will allow for the creation of a new specialty machine shop, dealing with graphite materials and products. The new facility will create 15 new skilled positions, expanding on the company's services and efficiency.	
Project Costs:	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 860,000 \$ 200,000 \$ 216,000 \$ 20,000 \$ 40,000 \$ 1,336,000
Employment:	Current jobs in Niagara County: 15 New Jobs in Niagara County within 3 years: 10 Estimated Annual Payroll for New Jobs: \$1,448,980 Skills: Production, Engineer, Management, Production Tech, Quality Control, Machinists	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, In region Purchasing, Job Creation	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date October 31, 2025
Project Title Allegheny Manufacturing LLC
Project Location 116, 130, 140 Van Buren Street, Lockport NY 14094

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

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

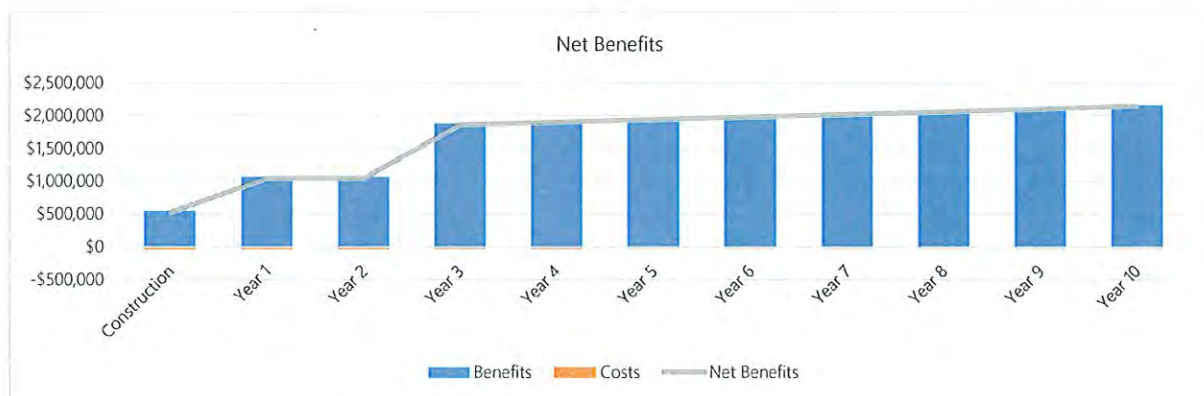
Project Total Investment

\$1,336,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	5	2	7
Earnings	\$408,200	\$111,723	\$519,923
Local Spend	\$1,068,800	\$385,050	\$1,453,850

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	26	9	35
Earnings	\$22,921,507	\$5,200,575	\$28,122,081

Figure 1



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

Figure 2

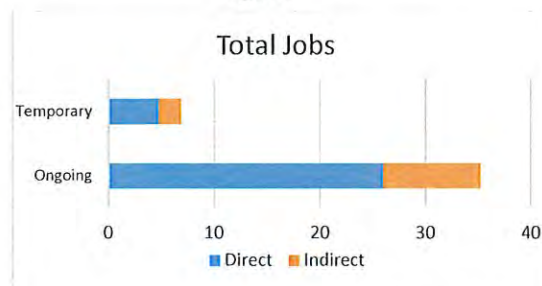


Figure 3



© Copyright 2023 MRB Engineering, Architecture and Surveying, D.P.C.

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

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$290,758	\$252,500
Sales Tax Exemption	\$25,280	\$25,280
Local Sales Tax Exemption	\$12,640	\$12,640
State Sales Tax Exemption	\$12,640	\$12,640
Mortgage Recording Tax Exemption	\$6,000	\$6,000
Local Mortgage Recording Tax Exemption	\$2,000	\$2,000
State Mortgage Recording Tax Exemption	\$4,000	\$4,000
Total Costs	\$322,038	\$283,780

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$28,997,899	\$24,562,476
To Private Individuals	\$28,642,004	\$24,262,710
Temporary Payroll	\$519,923	\$519,923
Ongoing Payroll	\$28,122,081	\$23,742,787
Other Payments to Private Individuals	\$0	\$0
To the Public	\$355,895	\$299,766
Increase in Property Tax Revenue	\$155,401	\$129,927
Temporary Jobs - Sales Tax Revenue	\$3,639	\$3,639
Ongoing Jobs - Sales Tax Revenue	\$196,855	\$166,200
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,489,384	\$1,261,661
To the Public	\$1,489,384	\$1,261,661
Temporary Income Tax Revenue	\$23,397	\$23,397
Ongoing Income Tax Revenue	\$1,265,494	\$1,068,425
Temporary Jobs - Sales Tax Revenue	\$3,639	\$3,639
Ongoing Jobs - Sales Tax Revenue	\$196,855	\$166,200
Total Benefits to State & Region	\$30,487,284	\$25,824,137

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$24,562,476	\$267,140	92:1
State	\$1,261,661	\$16,640	76:1
Grand Total	\$25,824,137	\$283,780	91:1

*Discounted at 2%

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

Additional Revenues:

County	\$30,761
City/Town/Village	\$62,528
School District	\$100,550

*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) **\$316,000**

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

ALLEGHENY MANUFACTURING LLC

(Applicant Name)

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

Updated May 2025

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: ALLEGHENY MANUFACTURING LLC

Mailing Address: 5638 OLD SAUNDERS SETTLEMENT RD

City/Town/Village & Zip code: LOCKPORT NY 14094

Phone: (716) 433-2864

Website: www.alleghenymfg.com

Fed Id. No.: 81-3888895

Contact Person and Title: KRIS EDELSWARD, PRESIDENT AND CEO

Email: kris@alleghenymfg.com

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

KRIS EDELSWARD 100%

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

Form of Entity

☐

Corporation

Date of Incorporation: _____

State of Incorporation: _____

☐

Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____

☒

Limited Liability Company/Partnership (number of members _____)

Date of organization: OCTOBER 2016

State of Organization: NEW YORK

☐

Sole Proprietorship

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

Applicant's Counsel

Company Name: MICHAEL J DOWD ESQ

Contact Person, and Title: MIKE DOWD

Mailing Address: 200 N 1ST ST, PO BOX 1238

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

Email: mjdowd63@gmail.com

Phone: (716) 870-9223

Fax No.: _____

II. PROJECT INFORMATION

A) Project Address: 116, 130, 140 VAN BUREN LOCKPORT NY 14094

Tax Map Number (SBL) 109.06-3-56, 109.06-3-57.2, 109.06-3-57.1
(Section/Block/Lot)

SWIS Number 290900

Located in City of LOCKPORT

Located in Town of _____

Located in Village of _____

School District of City of Lockport

B) Current Assessment of Property:

Land \$68,800.00 (combined)

Total \$785,100.00 (combined)

C) Present legal owner of the site Niagara Fiberboard, Inc.

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

D) Describe the project:

Infrastructure upgrades to existing but vacant industrial building to house
expansion of Allegheny Manufacturing, LLC, an existing business located
in the Town of Lockport, and Haliburton Machine Services, LLC
a newly formed entity providing machining services.

1. Project site (land)

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

59000 SF

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

VACANT INDUSTRIAL

2. Indicate number, size (in square feet) and approximate age of existing buildings on site

1 AT 59000 SF

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.

RENOVATIONS AND ADDITIONS OF OFFICES, REST ROOMS, MAN AND OVERHEAD

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.

HALIBURTON MACHINE 20000SF, SPECIALTY MACHINE SHOP (GRAPHITE)

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

NO

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

MACHINE TOOLS: CNC MILLING MACHINES, CNC LATHES, CNC WATERJET,

CNC LASER CUTTING 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: CONNIE TODD, ACCOUNTING

Address: 5638 OLD SAUNDERS
LOCKPORT NY 14094

Phone: _____

Email: ctodd@alleghenymfg.com

Name/Title: KRIS EDELSWARD, PRESIDENT

Address: 5638 OLD SAUNDERS
LOCKPORT NY 14094

Phone: _____

Email: kris@alleghenymfg.com

III. SOURCES & USES OF FUNDS

A) Estimated Project Costs:

Property Acquisition	\$	860,000
Construction (Improvements)	\$	200,000
Equipment Purchases/Fixtures/Furnishings	\$	216,000
Soft costs (i.e. engineering, architectural)	\$	20,000
Other (describe) <u>LEGAL, CLOSING, PERMITS,</u>	\$	40,000
TOTAL USES OF FUNDS	\$	1,336,000

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

Bank Financing <u>MORTGAGE</u>	\$	800,000
Equity <u>INVESTMENT BY ALLEGHENY AND C</u>	\$	536,000
Grants/Tax Credits	\$	
Taxable or Tax Exempt Bond	\$	
Other	\$	
TOTAL SOURCES OF FUNDS	\$	1,336,000

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: 15 Years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ \$8000

Estimated value of Sales Tax exemption for fixtures and equipment: \$ \$17280

Estimated duration of Sales Tax exemption: 2 Years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ \$6000

C.) Financial Assistance Determination:

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



Yes



No

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

WE WILL BE OCCUPYING A VACANT BUILDING AND ADDING 10 NEW JOBS

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	15	\$ 55,000	10	\$ 56,760
Part time	1	\$ 15,000	1	\$ 15,000
TOTAL FTEs	15	\$ 0	10	

Annual Salary Range of Jobs to be Created: \$ 45,000 to \$ 72,800

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) RETAINED: 15 PRODUCTI

CREATED: 1 ENGINEER, 1 MANAGEMENT, 1 QUALITY CONTROL,

3 PRODUCTION TECH, 4 MACHINISTS.

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

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

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

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

- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in 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.

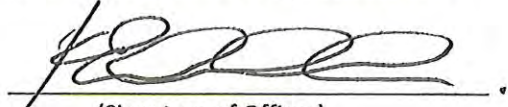
The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material 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 1) ss.:

KRIS EDELSWARD

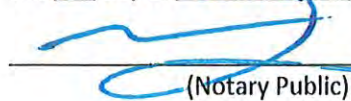
, being first duly sworn, deposes and says:

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


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury

this 31st day of October, 2021


(Notary Public)

MICHAEL J. DOWS
QUALIFIED NIAGARA CO
COMM EXPIRES 4/16/26

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: ALLEGHENY MANUFACTURING LLC

Name: KRIS EDELSWARD

Title: PRESIDENT AND CEO


(Notary Public)

Sworn to before me this 31st day

of October, 2025

MICHAEL J. DOWD
QUALIFIED NIAGARA CO
[stamp]
COM EXPIRES 4/16/26

Real Property Tax Benefits (Detailed):

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

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$200,000	\$1,000,000	5.126842	10.421379	16.758250

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	20%	\$ 1,025	\$ 2,084	\$ 3,352	\$ 6,461	\$ 32,306	\$ 25,845
2	20%	\$ 1,025	\$ 2,084	\$ 3,352	\$ 6,461	\$ 32,306	\$ 25,845
3	30%	\$ 1,538	\$ 3,126	\$ 5,027	\$ 9,692	\$ 32,306	\$ 22,615
4	30%	\$ 1,538	\$ 3,126	\$ 5,027	\$ 9,692	\$ 32,306	\$ 22,615
5	40%	\$ 2,051	\$ 4,169	\$ 6,703	\$ 12,923	\$ 32,306	\$ 19,384
6	40%	\$ 2,051	\$ 4,169	\$ 6,703	\$ 12,923	\$ 32,306	\$ 19,384
7	40%	\$ 2,051	\$ 4,169	\$ 6,703	\$ 12,923	\$ 32,306	\$ 19,384
8	40%	\$ 2,051	\$ 4,169	\$ 6,703	\$ 12,923	\$ 32,306	\$ 19,384
9	40%	\$ 2,051	\$ 4,169	\$ 6,703	\$ 12,923	\$ 32,306	\$ 19,384
10	50%	\$ 2,563	\$ 5,211	\$ 8,379	\$ 16,153	\$ 32,306	\$ 16,153
11	50%	\$ 2,563	\$ 5,211	\$ 8,379	\$ 16,153	\$ 32,306	\$ 16,153
12	50%	\$ 2,563	\$ 5,211	\$ 8,379	\$ 16,153	\$ 32,306	\$ 16,153
13	50%	\$ 2,563	\$ 5,211	\$ 8,379	\$ 16,153	\$ 32,306	\$ 16,153
14	50%	\$ 2,563	\$ 5,211	\$ 8,379	\$ 16,153	\$ 32,306	\$ 16,153
15	50%	\$ 2,563	\$ 5,211	\$ 8,379	\$ 16,153	\$ 32,306	\$ 16,153
TOTAL		\$ 30,761	\$ 62,528	\$ 100,550	\$ 193,839	\$ 484,597	\$ 290,758

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Land Acquisition and Facilities Upgrade/ 115, 130 & 140 Van Buren			
Project Location (describe, and attach a location map): 116, 130, 140 Van Buren Street, Lockport NY 14094			
Brief Description of Proposed Action: The applicant proposes to purchase a vacant industrial building and make infrastructure upgrades and improvements necessary to continue and expand its current business activities of designing, developing and manufacturing recycling equipment, stone crushing equipment and other materials processing systems. The applicant is also starting a new business, Haliburton Machine Services, LLC. which will provides specialized machining services in the graphite industry.			
Name of Applicant or Sponsor: Allegheny Manufacturing, LLC		Telephone: 716-433-2864 E-Mail: kris@alleghenymfg.com	
Address: 5638 OLD SAUNDERS SETTLEMENT RD			
City/PO: LOCKPORT		State: NEW YORK	Zip Code: 14094
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 governmental Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3.a. Total acreage of the site of the proposed action?		2.24 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?		2.24 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Allegheny Manufacturing LLC</u>		Date: <u>10 - 31 - 25</u>
Signature: <u>[Signature]</u>		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Niagara County Industrial Dev. Agency	11/7/25
Name of Lead Agency	Date
Andrea Klyczek	Executive Director
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Andrea Klyczek	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

8.3

Americarb, Inc.

PROJECT SUMMARY

Americarb



Applicant:	Hotel Niagara Development, LLC	
Project Location:	6100 Niagara Falls Blvd, Niagara Falls NY 14304	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Americarb is a Niagara Falls manufacturer and a leading global producer of Carbon, and Graphite advanced materials. In September of this year Americarb was awarded a contract from the Department of War, to develop a solution for converting woven rayon fabric into carbonized rayon phenolic (CRP). This is a crucial material used for insulating rocket nozzles in SRMs that are necessary for tactical missiles, hypersonic, and strategic programs. Americarb will provide a prototype process and will begin the production of CRP to enhance DoD's supply chain resilience for this material. To meet the demand of this contract, the company will purchase and make significant improvements to the property . This includes refurbishing the existing buildings, and the construction of a new 50,000 square foot building. The expansion will increase the company's production capacity drastically, as well as double their existing workforce from 40 to 80. Americarb is also working with ESD for incentives to make the project viable.	
Project Costs:	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 4,000,000 \$ 12,000,000 \$ 12,000,000 \$ 1,000,000 \$ 29,000,000
Employment:	Current jobs in Niagara County: 40 New Jobs in Niagara County within 3 years: 40 Estimated Annual Payroll for New Jobs: \$2,800,000 Skills: Management, Professional, Administrative, Production	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, Job creation, Research and Development Activities.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date November 3, 2025
Project Title Americarb
Project Location 6100 Niagara Falls Blvd, Niagara Falls NY 14304

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

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$29,000,000

Temporary (Construction)

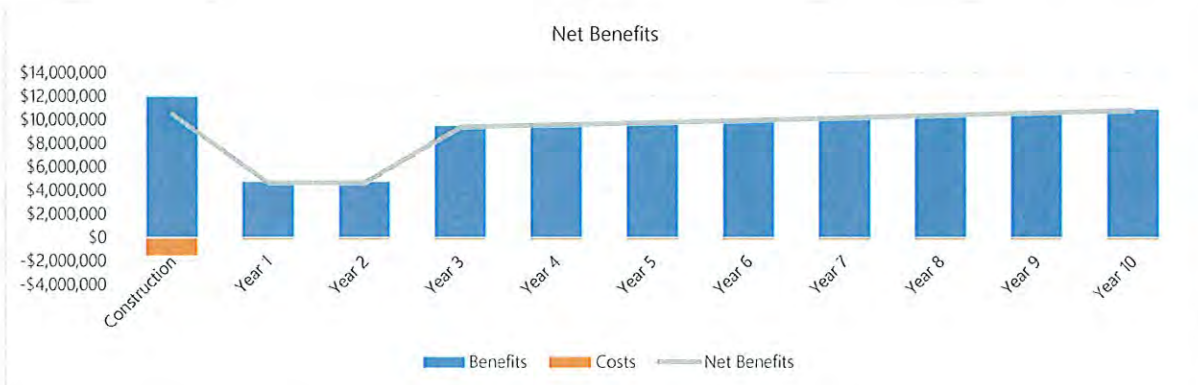
	Direct	Indirect	Total
Jobs	103	46	149
Earnings	\$8,860,629	\$2,425,128	\$11,285,757
Local Spend	\$23,200,000	\$8,358,115	\$31,558,115

Ongoing (Operations)

Aggregate over life of the PILOT

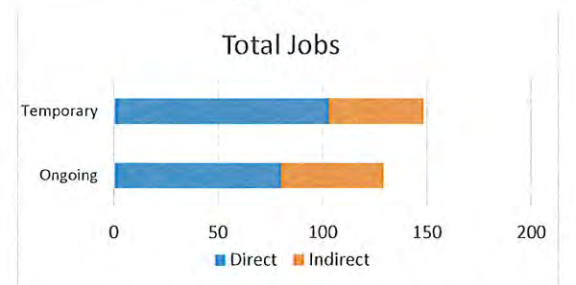
	Direct	Indirect	Total
Jobs	80	49	129
Earnings	\$87,809,857	\$52,511,980	\$140,321,836

Figure 1



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

Figure 2



© Copyright 2023 MRB Engineering, Architecture and Surveying, D.P.C.

Figure 3



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

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,700,770	\$1,462,324
Sales Tax Exemption	\$1,440,000	\$1,440,000
Local Sales Tax Exemption	\$720,000	\$720,000
State Sales Tax Exemption	\$720,000	\$720,000
Mortgage Recording Tax Exemption	\$30,000	\$30,000
Local Mortgage Recording Tax Exemption	\$10,000	\$10,000
State Mortgage Recording Tax Exemption	\$20,000	\$20,000
Total Costs	\$3,170,770	\$2,932,324

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$152,508,955	\$130,382,001
To Private Individuals	\$151,607,593	\$129,599,002
Temporary Payroll	\$11,285,757	\$11,285,757
Ongoing Payroll	\$140,321,836	\$118,313,245
Other Payments to Private Individuals	\$0	\$0
To the Public	\$901,362	\$783,000
Increase in Property Tax Revenue	(\$159,891)	(\$124,193)
Temporary Jobs - Sales Tax Revenue	\$79,000	\$79,000
Ongoing Jobs - Sales Tax Revenue	\$982,253	\$828,193
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$7,883,595	\$6,739,148
To the Public	\$7,883,595	\$6,739,148
Temporary Income Tax Revenue	\$507,859	\$507,859
Ongoing Income Tax Revenue	\$6,314,483	\$5,324,096
Temporary Jobs - Sales Tax Revenue	\$79,000	\$79,000
Ongoing Jobs - Sales Tax Revenue	\$982,253	\$828,193
Total Benefits to State & Region	\$160,392,550	\$137,121,149

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$130,382,001	\$2,192,324	59:1
State	\$6,739,148	\$740,000	9:1
Grand Total	\$137,121,149	\$2,932,324	47:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$154,012
City/Town/Village	\$580,759
School District	\$292,482

*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) **\$18,000,000**

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

Americarb, Inc.

(Applicant Name)

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

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

<http://niagaracountybusiness.com>

Updated May 2025

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: Americarb, Inc.

Mailing Address: 6100 Niagara Falls Blvd

City/Town/Village & Zip code: Niagara Falls, NY 14304

Phone: (716) 283-6853

Website: www.americarb.com

Fed Id. No.: 30-0003946

Contact Person and Title: Greg Powers, COO

Email: gregp@americarb.com

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

Matt Reineke, Owner

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

Form of Entity

☒ **Corporation**

Date of Incorporation: May 2002

State of Incorporation: Ohio

☐ **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: Woods Oviatt Gilman LLP

Contact Person, and Title: Anthony Eugeni - Partner

Mailing Address: 50 Fountain Plaza, Suite 320

City/Town/Village & Zip code: Buffalo, New York 14202

Email: aeugeni@woodsoviatt.com

Phone: (716) 248-3212

Fax No.: (716) 248-3312

II. PROJECT INFORMATION

A) Project Address: 6100 Niagara Falls Blvd

Tax Map Number (SBL) 160.07-3-38.1

(Section/Block/Lot)

SWIS Number 291100

Located in City of Niagara Falls

Located in Town of _____

Located in Village of _____

School District of Niagara Falls

B) Current Assessment of Property:

Land \$133,500

Total \$732,375

C) Present legal owner of the site Store Capital

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

Will be purchased

D) Describe the project:

Purchase site from current owner, and add a 4th building for carbon and graphite material processing.

1. Project site (land)

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

7 acres

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

Industrial site for carbon and graphite processing

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
3 buildings, 30,000 - 50,000 sqft. 1 Building, 10,000 sqft.

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.
1 new building, 50,000 sqft

4. Does the project consist of additions and/or renovations to existing buildings? If yes,
indicate nature of expansion and/or renovation.
Yes, refurbish existing buildings.

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?
No

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

8. Has construction work on this project begun?
No

E) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

☐ Yes or ☒ No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

☐ Yes or ☒ No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

☐ Yes or ☒ No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

- F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

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

Name/Title: <u>Greg Powers / COO</u>	Name/Title: <u>Kris McMahon / HR</u>
Address: <u>6100 Niagara Falls, Blvd</u>	Address: <u>6100 Niagara Falls, Blvd</u>
<u>Niagara Falls, NY 14304</u>	<u>Niagara Falls, NY 14304</u>
Phone: <u>(716) 283-6853</u>	Phone: <u>(716) 283-6583</u>
Email: <u>gregp@americarb.com</u>	Email: <u>krism@americarb.com</u>

III. SOURCES & USES OF FUNDS

- A) Estimated Project Costs:

Property Acquisition	\$	4,000,000
Construction (Improvements)	\$	12,000,000
Equipment Purchases/Fixtures/Furnishings	\$	12,000,000
Soft costs (i.e. engineering, architectural)	\$	1,000,000
Other (describe)	\$	
TOTAL USES OF FUNDS	\$	29,000,000

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

Bank Financing	Burke and Herbert Bank	\$	4,000,000
Equity	TBD	\$	10,000,000
Grants/Tax Credits	TBD	\$	5,000,000
Taxable or Tax Exempt Bond		\$	
Other	Customer pre-paid deposit	\$	10,000,000
TOTAL SOURCES OF FUNDS		\$	29,000,000

- 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: 15 Years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 480,000

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 960,000

Estimated duration of Sales Tax exemption: 2 Years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 30,000

C.) Financial Assistance Determination:

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



Yes



No

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

V. EMPLOYMENT PLAN

	# of Retained Jobs	Retained Jobs Average Annual Salary	# of Created Jobs (3 yrs after project completion)	Created Jobs Average Annual Salary
Full Time	40	\$ 70,000	40	\$ 70,000
Part time		\$ 0		
TOTAL FTEs	40	\$ 70,000	40	\$ 70,000

Annual Salary Range of Jobs to be Created: \$ 42,000 to \$ 240,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Management, Engineering,
Production, Quality Control, Environmental

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

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

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

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

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

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

STATE OF NEW YORK
COUNTY OF Niagara

) ss.:

_____ being first duly sworn, deposes and says:

1. That I am the COO (Corporate Office) of Americarb, 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.

Gregory E. Power
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 30 day of Oct, 2025

(Notary Public)

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

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



HOLD HARMLESS AGREEMENT

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

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

Gregory E. Power
(Applicant Signature)

By: _____

Name: _____

Title: _____


(Notary Public)

Sworn to before me this 30 day

of Oct., 2025

[stamp]



Real Property Tax Benefits (Detailed):

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

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$2,500,000	\$6,500,000	10.267445	38.717288	19.498780

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	20%	\$ 5,134	\$ 19,359	\$ 9,749	\$ 34,242	\$ 171,209	\$ 136,967
2	20%	\$ 5,134	\$ 19,359	\$ 9,749	\$ 34,242	\$ 171,209	\$ 136,967
3	30%	\$ 7,701	\$ 29,038	\$ 14,624	\$ 51,363	\$ 171,209	\$ 119,846
4	30%	\$ 7,701	\$ 29,038	\$ 14,624	\$ 51,363	\$ 171,209	\$ 119,846
5	40%	\$ 10,267	\$ 38,717	\$ 19,499	\$ 68,484	\$ 171,209	\$ 102,725
6	40%	\$ 10,267	\$ 38,717	\$ 19,499	\$ 68,484	\$ 171,209	\$ 102,725
7	40%	\$ 10,267	\$ 38,717	\$ 19,499	\$ 68,484	\$ 171,209	\$ 102,725
8	40%	\$ 10,267	\$ 38,717	\$ 19,499	\$ 68,484	\$ 171,209	\$ 102,725
9	40%	\$ 10,267	\$ 38,717	\$ 19,499	\$ 68,484	\$ 171,209	\$ 102,725
10	50%	\$ 12,834	\$ 48,397	\$ 24,373	\$ 85,604	\$ 171,209	\$ 85,604
11	50%	\$ 12,834	\$ 48,397	\$ 24,373	\$ 85,604	\$ 171,209	\$ 85,604
12	50%	\$ 12,834	\$ 48,397	\$ 24,373	\$ 85,604	\$ 171,209	\$ 85,604
13	50%	\$ 12,834	\$ 48,397	\$ 24,373	\$ 85,604	\$ 171,209	\$ 85,604
14	50%	\$ 12,834	\$ 48,397	\$ 24,373	\$ 85,604	\$ 171,209	\$ 85,604
15	50%	\$ 12,834	\$ 48,397	\$ 24,373	\$ 85,604	\$ 171,209	\$ 85,604
TOTAL		\$ 154,012	\$ 580,759	\$ 292,482	\$ 1,027,253	\$ 2,568,132	\$ 1,540,879

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Americarb			
Name of Action or Project: Americarb Manufacturing Revitalization Project			
Project Location (describe, and attach a location map): 6100 Niagara Falls Blvd, Niagara Falls, NY 14304			
Brief Description of Proposed Action: Purchase current site from present owner, refurbish buildings, build 4th building to expand production for long term battery project.			
Name of Applicant or Sponsor: Matt Reineke		Telephone: 716-283-6853 E-Mail: mattr@americarb.com	
Address: 6100 Niagara Falls Blvd			
City/PO: Niagara Falls		State: NY	Zip Code: 14304
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 governmental Agency? If Yes, list agency(s) name and permit or approval: NYSDEC to upgrade current air permit		NO ☐	YES ☒
3.a. Total acreage of the site of the proposed action?		7 acres	
b. Total acreage to be physically disturbed?		4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Upgrade electric power transformer to 18 MW substation	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☐	YES ☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐ NO ☐ YES		

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

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Niagara County Industrial Dev. Agency</u> Name of Lead Agency <u>11/7/25</u> Date	
<u>Andrea Kluczek</u> Print or Type Name of Responsible Officer in Lead Agency <u>Executive Director</u> Title of Responsible Officer	
<u>Andrea Kluczek</u> Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from Responsible Officer)	

PRINT

8.4

VIP Park

RESOLUTION

(Sale of 4 acres in Vantage Industrial Park)

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 1, Sanborn, New York on the 12th day of November, 2025 at 9:00 a.m., local time.

PRESENT:

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

Resolution No. _____

RESOLUTION AUTHORIZING THE SALE OF 4.0 ACRES OF
REAL PROPERTY TO NEO FAB ROBOTICS CORP.

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, as amended (hereinafter collectively called the "Act"), the **NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, the Agency received a proposal from Neo Fab Robotics Corp. ("Company") to purchase approximately 4.0 acres of vacant land located in Vantage Industrial Park; and

WHEREAS, the Agency wishes to sell approximately 4.0 acres of vacant land located in Vantage Industrial Park for \$23,000.00 per acre to Company for itself or on behalf of an entity formed or to be formed.

NOW, THEREFORE, the Niagara County Industrial Development Agency hereby resolves as follows:

Section 1. The Agency hereby consents to sell approximately 4.0 acres of vacant land located in Vantage Industrial Park for \$23,000.00 per acre to Company.

Section 2. The Chairperson, Vice Chairperson, Treasurer, Assistant Treasurer, Secretary, Assistant Secretary and the Executive Director are each individually authorized to execute and deliver the Documents and any and all other documents reasonably required to effectuate the above contemplated sale, all in form and content acceptable to the Agency and its counsel.

Section 3. This resolution shall take effect immediately.

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 Resolutions were 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 November 12, 2025 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 Issuer 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 12th day of November, 2025.

[SEAL]

(Assistant) Secretary

8.5

**Shared Services
Agreement**

RESOLUTION

(Administrative Services Agreement for Executive Director)

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 12th day of November, 2025 at 9:00 a.m., local time.

The meeting was called to order by the Chairperson 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	Finance Manager
Susan Barone	Grants & Operations Manager
Jeremy Geartz	Project Manager
Julie Lamoreaux	Administrative & Human Resource Officer
Mark Gabriele, Esq.	Agency Counsel

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

Resolution No. _____

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO ENTER INTO AN ADMINISTRATIVE SERVICES AGREEMENT WITH THE COUNTY OF NIAGARA FOR THE SERVICES OF ANDREA KLYCZEK TO SERVE AS EXECUTIVE DIRECTOR OF THE AGENCY.

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, the Agency and the County of Niagara, New York (the "County") are currently parties to an Administrative Services Agreement relating to sharing of services of Andrea Klyczek as Executive Director of the Agency and Niagara County's Deputy Commissioner of Economic Development; and

WHEREAS, the parties believe that the shared relationship is beneficial in the operation of both entities; and

WHEREAS, the Agency and the County wish to continue a have such a relationship, and believe it beneficial to enter into an updated administrative agreement whereby Andrea Klyczek would act in the joint role of Niagara County Commissioner of Economic Development and the Agency's Executive Director; and

WHEREAS, an administrative services agreement would be entered into between the parties that would require that the Agency to pay one-half (1/2) of Andrea Klyczak's compensation package with the County; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

1. The Agency hereby agrees to enter into an administrative services agreement with the County of Niagara for the services of Andrea Klyczek.
2. The Agency authorizes the Chairperson to negotiate the terms of an administrative services agreement and such other documents as may be reasonably required to effectuate this understanding.

3. The Chairperson and/or Vice Chairperson are each individually authorized to execute and deliver an administrative services agreement and any or all other documents reasonably required in connection therewith all in form and content acceptable to the Agency and its counsel, together with any amendments or modifications thereto provided, however, that such modifications do not materially alter the risk to the Agency.

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

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

The Resolutions were 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 November 12, 2025 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 12th day of November, 2025.

[SEAL]

(Assistant) Secretary

8.6

Adopt 2026 Budgets

***NIAGARA COUNTY
INDUSTRIAL DEVELOPMENT
AGENCY***

APPROVED 2026 BUDGET

***TO BE
ADOPTED***

November 12, 2025

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

INCOME & EXPENSE

Operating Fund Forecasted Actual Income and Expense 2025

Operating Fund 2026 Budget

	<u>2025 Budget</u>	<u>Forecasted 2025 Actual</u>	<u>2026 Budget</u>
Revenue			
NCIDA Project Fee Income	\$ 539,232	\$ 723,640	\$ 601,316
NEDF RLF Administrative Fees	50,000	50,000	50,000
NEDF Origination fees	-	6,250	-
Distribution From VIP MTF	100,000	-	150,000
Distribution From Niagara Industrial Incubator Associates	100,000	-	150,000
Distribution From Niagara Industrial Suites MTF	-	-	-
Other Administrative Fees	52,070	39,711	37,087
Interest	65,969	167,659	44,140
Miscellaneous Income	176,094	178,018	177,875
Total Operating Revenue	<u>1,083,365</u>	<u>1,165,278</u>	<u>1,210,418</u>
 <u>Nonoperating Revenues</u>			
Grant Revenue - Cataract Tourism Fund	<u>2,145,609</u>	<u>1,452,750</u>	<u>1,395,609</u>
Total Nonoperating Revenues	<u>2,145,609</u>	<u>1,452,750</u>	<u>1,395,609</u>
 Expenses			
Personnel	614,459	534,578	640,914
Operating Expenses	96,827	99,665	107,348
Equipment & Furnishings	2,000	2,000	2,000
Marketing & Development	35,000	34,318	42,200
Contractual Services	255,402	288,492	256,670
Total Operating Expenses	<u>1,003,688</u>	<u>959,053</u>	<u>1,049,132</u>
 <u>Nonoperating Expenses</u>			
Grant to Subrecipient - Cataract Tourism Fund	<u>2,145,609</u>	<u>1,452,750</u>	<u>1,395,609</u>
Total Nonoperating Expenses	<u>2,145,609</u>	<u>1,452,750</u>	<u>1,395,609</u>
 Net Income(Loss)	\$ <u>79,677</u>	\$ <u>206,225</u>	\$ <u>161,286</u>
 Depreciation Expense(Non Cash)	<u>6,462</u>	<u>6,462</u>	<u>6,462</u>
 Net Income(Loss) (After Depreciation)	\$ <u><u>73,215</u></u>	\$ <u><u>199,763</u></u>	\$ <u><u>154,824</u></u>

***NIAGARA COUNTY DEVELOPMENT
CORPORATION***

APPROVED 2026 BUDGET

***TO BE
ADOPTED***

November 12, 2025

NIAGARA COUNTY DEVELOPMENT CORPORATION
INCOME & EXPENSE
Operating Fund Forecasted Actual Income and Expense 2025
Operating Fund 2026 Budget

	<u>2025 Budget</u>	<u>Forecasted 2025 Actual</u>	<u>2026 Budget</u>
Revenues and other support			
Interest from loans	\$ 18,902	\$ 26,659	\$ 17,541
Application and commitment fees	-	1,250	-
Grant Income	<u>735,000</u>	<u>527,182</u>	<u>1,212,000</u>
Total revenues and other support	<u>753,902</u>	<u>555,091</u>	<u>1,229,541</u>
 Operating expenses			
Professional fees	63,800	119,300	89,000
Office supplies and other	-	1,214	100
Grant to Subrecipient	727,000	334,230	1,164,000
Transfer to NCIDA	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>
Total Operating Expenses	<u>940,800</u>	<u>604,744</u>	<u>1,403,100</u>
 Income (loss) from operations	(186,898)	(49,653)	(173,559)
 Interest income	<u>41,676</u>	<u>95,424</u>	<u>59,448</u>
 Net Income(Loss)	<u><u>\$ (145,222)</u></u>	<u><u>\$ 45,771</u></u>	<u><u>\$ (114,111)</u></u>

***NIAGARA AREA DEVELOPMENT
CORPORATION***

APPROVED 2026 BUDGET

***TO BE
ADOPTED***

November 12, 2025

NIAGARA AREA DEVELOPMENT CORPORATION
INCOME & EXPENSE
Operating Fund Forecasted Actual Income and Expense 2025
Operating Fund 2026 Budget

	<u>2025 Budget</u>	<u>Forecasted 2025 Actual</u>	<u>2026 Budget</u>
Revenue			
Project Fee Income	\$ 1,000	\$ -	\$ 1,000
Interest	-	-	-
Total Operating Revenue	<u>1,000</u>	<u>-</u>	<u>1,000</u>
 Expenses			
Other Operating Expenses	1,000	-	1,000
Total Operating Expenses	<u>1,000</u>	<u>-</u>	<u>1,000</u>
 Nonoperating Expenses			
Other Nonoperating Expenses	-	-	-
Total Nonoperating Expenses	<u>-</u>	<u>-</u>	<u>-</u>
 Net Income(Loss)	 <u><u>\$ -</u></u>	 <u><u>\$ -</u></u>	 <u><u>\$ -</u></u>

10.1

**2026 Board Meeting
Calendar**

NCIDA BOARD MEETING DATES FOR 2026

2nd Wednesday of the Month
(All Meetings begin at 9 a.m.)

January 14, 2026

February 11, 2026

****March 18, 2026****
(3rd Wednesday)

April 8, 2026

May 13, 2026

June 10, 2026

July 8, 2026

August 12, 2026

September 9, 2026

October 14, 2026

****November 18, 2026****
(3rd Wednesday)

December 9, 2026

A Finance and Audit Committee Meeting is held prior to all Board Meetings at 8:45 a.m.

All Board Members are welcome to attend this meeting as well.

2026 NCIDA Governance Committee Meetings

**Governance Committee Meetings are held at least once a year;
Additional meetings as needed.**