

## **REGULAR NCIDA/NCDC/NADC BOARD MEETING**

**DATE:** December 10, 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

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- 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 – November 12, 2025**
  - 6.0 Finance & Audit Committee Reports – J. Krempa**
    - 6.1 Agency Payables – November 30, 2025**
    - 6.2 Budget Variance Report – November 30, 2025**

**7.0 Unfinished Business**

**7.1 Precision Industrial LLC – *J. Geartz***

**7.1.1 Final Resolution**

**7.2 Allegheny Manufacturing LLC – *J. Geartz***

**7.2.1 Final Resolution**

**7.3 Americarb, Inc. – *J. Geartz***

**7.3.1 Final Resolution**

**7.4 Cataract Grant Extension– *M. Gabriele***

**7.4.1 Live-USA Incorporated**

**8.0 New Business**

**9.0 Agency Counsel – *M. Gabriele***

**10.0 Information Items**

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

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

**DATE: January 14, 2026**

**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:** 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

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### **1.0 Meeting Called to Order**

The regular meeting of the Niagara County Industrial Development Agency was called to order by 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	Excused
Mark Berube, Assistant Secretary	Excused
Ryan J. Mahoney, Member	Present
David J. Masse, Member	Present
William Fekete, Member	Present
Susan C. Langdon, Member	Present

### **3.0 Introduction of Guests**

Rob Creenan, Niagara Gazette  
Jim Fink, WBEN Radio  
Jonathan Epstein, Buffalo News  
Brian Balthasar, Precision Industrial  
Daniel Broodo, Americarb, Inc.  
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, Agency Counsel

**4.0 Pledge of Allegiance**

Mr. Geartz led the pledge of allegiance.

**5.0 Approval of Meeting Minutes**

**5.1 Regular NCIDA/NCDC/NADC – October 8, 2025**

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

**6.0 Finance & Audit Committee Reports**

**6.1 Agency Payables – October 31, 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 – October 31, 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. Mahoney seconded the motion. The motion passed.*

**7.0 Unfinished Business**

**7.1 Buffalo Transformer Services LLC**

Mr. Geartz stated that the Agency held a Public Hearing for Buffalo Transformer Services LLC on October 30, 2025 at Lockport City Hall. There were no comments given at the Public Hearing.

**7.1.1 Final Resolution**

*Mr. Krempa made a motion to approve the Final Resolution, Mr. Fekete 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 Precision Industrial LLC

Mr. Geartz stated that 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 three years, they expect to create five full time positions ranging from skilled work to engineering. This will strengthen Niagara County's manufacturing sector and contribute 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.

Mr. Balthasar stated that the company is moving from rented space in Rochester, NY. He added that this is a re-location and the new jobs created will be full-time employees. He said that they plan to update and improve the building they are moving into.

#### 8.1.1 Preliminary Resolution

***Mr. Krempa made a motion to approve the Preliminary Resolution, Mr. Masse seconded the motion. The Motion passed.***

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
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 November 24, 2025 at 2:00 p.m. at North Tonawanda City Hall.

***Mr. Krempa made a motion to approve the Public Hearing; Mr. Mahaney seconded the motion. The Motion passed.***

#### **8.2 Allegheny Manufacturing LLC**

Mr. Geartz stated that Allegheny Manufacturing LLC is a system design and manufacturing firm that works in the mining, cement and recycling industries. The company is based in Lockport, New York and will be moving into the formerly vacant Niagara Fiberboard facility on Van Buren Street.

The new facility will expand 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. The company plans to create 10 jobs within the next three years.

Mr. Krempa requested that a representative from the company be present prior to the Final Resolution being voted on next month.

##### **8.2.1 Preliminary Resolution**

***Mr. Fekete made a motion to approve the Preliminary Resolution, Mr. Mahaney 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.

#### **8.2.2 Authorize Public Hearing**

Mr. Onesi stated that the Public Hearing will be held November 25, 2025 at 2:00 p.m. at Lockport City Hall.

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

#### **8.3 Americarb, Inc.**

Mr. Geartz stated that Americarb, Inc. 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 in enhance 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. The project plans to create 40 jobs in the next three years.

Mr. Broodo stated that the company is starting out by restoring one building that has been used for storage. Along with this, they are expanding their heat treatment capacity along with adding new lines. The initial employment will be six professionals and eight operators. He added that this will be the corporate headquarters.



### 8.3.1 Preliminary Resolution

***Mr. Masse made a motion to approve the Preliminary Resolution, Mr. Fekete 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 Onesì	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.

### 8.3.2 Authorize Public Hearing

Mr. Onesì stated that the Public Hearing will be held November 26, 2025 at 2:00 p.m. at Niagara Falls City Hall.

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

## 8.4 VIP Park

Mr. Gabriele stated that the Agency owns four acres of land in the current VIP Park. Neo Fab Robotics Corp is requesting to purchase the land.

### 8.4.1 Sale of 4 Acres

***Ms. Langdon made a motion to approve the Resolution, Mr. Fekete 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.

## 8.5 Shared Services Agreement

Mr. Gabriele stated that Andrea Klyczek, the agency's Executive Director has recently been appointed by Niagara County to be the Commissioner of Economic Development. The Agency is requesting authorization for the Shared Services Agreement between Niagara County Industrial Development Agency and Niagara County.

### 8.5.1 Niagara County

***Mr. Krempa made a motion to approve the Resolution, Mr. Fekete 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.

## 8.6 Adopt 2026 Budgets

Mr. Dudley stated that the budgets had been sent to the Niagara County Legislature for the mandated 20 day review. Mr. Krempa stated that the Niagara County Industrial Development Agency budget has been reviewed and found to be in order.

### 8.6.1 Niagara County Industrial Development Agency

***Mr. Krempa made a motion to adopt the Niagara County Industrial Development Agency budget; Mr. Fekete 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 Onesì	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.

### 8.6.2 Niagara County Development Corporation

***Mr. Krempa made a motion to adopt the Niagara County Development Corporation budget; Ms. Langdon seconded the motion. The motion passed.***

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesì	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.

**8.6.3 Niagara Area Development Corporation**

***Mr. Krempa made a motion to adopt the Niagara Area Development Corporation budget; Mr. Mahoney seconded the motion. The motion passed.***

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesì	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.

**9.0 Agency Counsel**

There were no comments from Agency Counsel.

**10.0 Information Items**

**10.1 The 2026 Board meeting calendar was attached.**

**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

Mr. Krempa made a motion to adjourn; Mr. Fekete seconded the motion. The meeting adjourned at 9:23 p.m.

Respectfully Submitted:

Reviewed By:

Approved By:

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Julie Lamoreaux  
Recording Secretary

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Andrea Klyczek  
Executive Director

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William L. Ross  
Secretary

**6.1**

# **Agency Payables**

**Niagara County Industrial Devel. Agency**  
**Check Register**  
For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
11/4/25	11/4/25	NEW YORK STATE AND LOCAL	10001.100	1,443.51
30512	11/5/25	Amazon Capital Services	10001.100	218.76
30513	11/5/25	County of Niagara	10001.100	40.18
30514	11/5/25	County of Niagara	10001.100	455.89
30515	11/5/25	First Choice Coffee Services	10001.100	180.32
30516	11/5/25	THE HARTFORD	10001.100	315.95
30517	11/5/25	Independent Health	10001.100	4,106.93
30518	11/5/25	M&T Bank	10001.100	497.01
30519	11/5/25	National Grid	10001.100	712.47
30520	11/5/25	Pitney Bowes Global Financial Services	10001.100	275.85
30521	11/5/25	Professional Janitorial Services, Inc.	10001.100	823.00
11/13/25	11/13/25	PAYCHEX, INC.	10001.100	119.02
11/14/25	11/14/25	NYS DEFERRED COMPENSATION PLAN	10001.100	864.24
2017	11/17/25	Niagaras Krispy Crunchy Fried	10660.100	48,750.00
30522	11/19/25	360 PSG.com	10001.100	60.00
30523	11/19/25	Cintas Corporation LOC. 067P	10001.100	108.56
30525	11/19/25	Guardian	10001.100	281.90
30526	11/19/25	Harris Beach Murtha Cullina PLLC	10001.100	11,386.66
30527	11/19/25	Niagara Gazette Lockport Union Sun	10001.100	420.16
30528	11/19/25	STAPLES CONTRACT & COMMERCIAL	10001.100	16.86
30529	11/19/25	Twin City Glass	10001.100	400.00
30524	11/19/25	VOID CHECK	10001.100	
11/20/25	11/20/25	PAYCHEX, INC.	10001.100	134.00
11/26/25	11/26/25	PAYCHEX, INC.	10001.100	98.96
11/28/25	11/28/25	NYS DEFERRED COMPENSATION PLAN	10001.100	834.24
<b>Total</b>				<b>72,544.47</b>

**NCIDA VIP-MTF Operating**  
**Check Register**  
**For the Period From Nov 1, 2025 to Nov 30, 2025**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5087	11/5/25	Beau Enterprises, Inc.	10001.600	462.00
5088	11/5/25	H.W.BRYK & SONS, INC.	10001.600	870.00
5089	11/5/25	Cooper Electric	10001.600	82.02
5090	11/5/25	Frontier	10001.600	330.80
5091	11/5/25	National Grid	10001.600	590.83
5092	11/5/25	County of Niagara	10001.600	361.37
5093	11/5/25	Professional Janitorial Services, Inc.	10001.600	346.00
5094	11/17/25	CIR Electrical Construction Co.	10001.600	235.24
5095	11/17/25	Cooper Electric	10001.600	164.40
5096	11/17/25	DAVIS-ULMER Sprinkler Co.	10001.600	190.00
5097	11/17/25	Modern Disposal Services, Inc.	10001.600	214.50
5098	11/17/25	Town of Wheatfield	10001.600	68.80
<b>Total</b>				<b>3,915.96</b>



**NCIDA - MTF - Operating Fund**  
**Check Register**  
For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3301	11/5/25	Beau Enterprises, Inc.	10001.600	270.00
3302	11/5/25	National Fuel	10001.600	188.27
3303	11/5/25	National Grid	10001.600	935.27
3304	11/5/25	Niagara Falls Water Board	10001.600	746.38
3305	11/17/25	H.W. Bryk & Sons, Inc.	10001.600	850.00
3306	11/17/25	Harris Beach Murtha Cullina PLLC	10001.600	130.34
3307	11/17/25	National Grid	10001.600	145.84
3308	11/17/25	VERIZON	10001.600	140.03
<b>Total</b>				<b>3,406.13</b>

**Niagara Industrial Incubator Associates****Check Register****For the Period From Nov 1, 2025 to Nov 30, 2025**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1501	11/5/25	Gratwick Pest Control	10000.100	80.00
1502	11/5/25	National Grid	10000.100	204.94
1503	11/5/25	Niagara Falls Water Board	10000.100	1,153.21
1504	11/17/25	H.W. Bryk & Sons, Inc.	10000.100	290.00
<b>Total</b>				<b><u>1,728.15</u></b>

**NIAG ECONOMIC DEV FUND****Check Register****For the Period From Nov 1, 2025 to Nov 30, 2025**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1370	11/5/25	M&T Bank	10000-200	20.00
<b>Total</b>				<b>20.00</b>

**NCDC - CDBG/HUD - RLF****Check Register****For the Period From Nov 1, 2025 to Nov 30, 2025**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
296	11/17/25	Niagara Gazette Lockport Union Sun	10200-300	139.00
<b>Total</b>				<b>139.00</b>

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

For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1368	11/5/25	M&T Bank	10001.100	20.00
<b>Total</b>				<b>20.00</b>

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

For the Period From Nov 1, 2025 to Nov 30, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2159	11/5/25	SUNY Niagara	10004.400	1,500.00
2160	11/17/25	Gerald Kunkle	10004.400	6,224.27
2161	11/17/25	Niagara County Industrial	10004.400	60,000.00
<b>Total</b>				<u><u>67,724.27</u></u>

**6.2**

# **Budget Variance Reports**

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**BUDGET VARIANCE REPORT AS OF November 30, 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
<b><u>Operating Revenues</u></b>						
Project Administrative Fees	\$ 0.00	\$ 33,926.00	\$ 703,669.00	\$ 523,043.00	180,626.00	\$ 527,232.00
Project Application Fees	3,000.00	1,000.00	15,000.00	11,000.00	4,000.00	12,000.00
NEDF Origination Fees	0.00	0.00	6,250.00	0.00	6,250.00	0.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	45,833.37	45,833.37	0.00	50,000.00
Microenterprise Admin Fees	60,000.00	0.00	60,000.00	0.00	60,000.00	0.00
Administrative Fees - Other	975.00	0.00	23,055.00	31,689.00	(8,634.00)	52,070.00
Interest Earnings	408.02	5,497.42	123,021.36	60,471.62	62,549.74	65,969.00
Miscellaneous Income	15,955.76	14,674.50	164,622.08	161,419.50	3,202.58	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
<b>Total Operating Revenues</b>	<b>84,505.45</b>	<b>59,264.59</b>	<b>1,141,450.81</b>	<b>833,456.49</b>	<b>307,994.32</b>	<b>1,083,365.00</b>
<b><u>Operating Expenses</u></b>						
Salaries	33,692.28	32,923.06	361,615.10	395,076.72	(33,461.62)	428,000.00
Benefits	5,102.73	7,790.92	47,351.01	85,700.12	(38,349.11)	93,491.00
Retirement Benefits	4,926.33	4,926.33	54,189.63	54,189.63	0.00	59,116.00
Payroll Taxes	2,611.26	2,485.08	28,063.93	29,753.94	(1,690.01)	32,239.00
Unemployment Taxes	0.00	0.00	1,612.92	1,613.00	(0.08)	1,613.00
Consultants	2,500.00	2,500.00	27,570.00	27,500.00	70.00	30,000.00
Executive Director	9,674.33	9,674.33	107,467.15	106,417.63	1,049.52	116,092.00
Legal Services	6,008.67	6,666.67	125,559.49	73,333.37	52,226.12	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	14,266.49	20,166.63	(5,900.14)	22,000.00
Sponsorships	0.00	83.33	250.00	916.63	(666.63)	1,000.00
Printing	0.00	83.33	472.18	916.63	(444.45)	1,000.00
Office Supplies	42.10	166.67	1,115.03	1,833.37	(718.34)	2,000.00
Postage	(387.44)	202.00	2,767.07	3,637.00	(869.93)	3,950.00
Telephone & Fax	170.87	127.50	1,415.02	1,402.50	12.52	1,530.00
Internet Service	474.75	197.42	2,730.86	2,171.62	559.24	2,369.00
Common Area Charges	906.33	906.33	9,969.63	9,969.63	0.00	10,876.00
Energy	1,420.01	1,227.00	17,112.35	14,630.00	2,482.35	16,100.00
Conference & Travel	1,164.75	1,000.00	7,578.11	11,000.00	(3,421.89)	12,000.00
Employee Training	0.00	500.00	5,000.00	5,500.00	(500.00)	6,000.00
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	6,462.00
Insurance Expense	1,847.49	1,824.42	20,322.19	20,068.62	253.57	21,893.00
Library & Membership	239.88	119.73	3,158.36	3,082.30	76.06	3,202.00
General Office	839.70	1,110.00	13,391.52	12,210.00	1,181.52	13,320.00
Repairs & Maintenance	931.70	1,132.25	11,317.60	12,454.75	(1,137.15)	13,587.00
Computer Support	0.00	500.00	0.00	5,500.00	(5,500.00)	6,000.00
Public Hearings	0.00	25.00	0.00	275.00	(275.00)	300.00
Furniture & Equipment Purchase	400.00	166.67	400.00	1,833.37	(1,433.37)	2,000.00
Other Expense	0.00	83.33	201.29	916.63	(715.34)	1,000.00
<b>Total Operating Expenses</b>	<b>72,625.74</b>	<b>78,254.70</b>	<b>889,572.93</b>	<b>925,079.09</b>	<b>(35,506.16)</b>	<b>1,010,150.00</b>
<b>Net Operating Income/(Loss)</b>	<b>11,879.71</b>	<b>(18,990.11)</b>	<b>251,877.88</b>	<b>(91,622.60)</b>	<b>343,500.48</b>	<b>73,215.00</b>
<b><u>Non-Operating Revenue &amp; Expense</u></b>						
Grant Rev- City NF Initiative	48,750.00	0.00	1,152,750.00	1,609,206.75	(456,456.75)	2,145,609.00
Grant Sub-City NF Initiative	48,750.00	0.00	1,152,750.00	1,609,206.75	(456,456.75)	2,145,609.00
<b>Net Non-Operating Income/(Loss)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Net Income/(Loss)</b>	<b>\$ 11,879.71</b>	<b>(\$ 18,990.11)</b>	<b>\$ 251,877.88</b>	<b>(\$ 91,622.60)</b>	<b>343,500.48</b>	<b>\$ 73,215.00</b>



# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet  
November 30, 2025

## ASSETS

<b>Current Assets</b>		
Cash - Checking	\$ 42,310.79	
Petty Cash	300.00	
Certificates of Deposit	2,648,772.97	
Mmkt Acct. - M&T Bank	248,424.50	
Cash - First Response	66,724.76	
Cash - City of N.F.	2,212.17	
Cataract Tourism C/D	1,326,262.37	
Mmkt Acct. - Cataract Tourism	388,567.20	
Accts Rec - Public Hearings	3,145.19	
Accounts rec. - Fees/Var.	2,175.76	
Accounts Rec. EDA - RLF	295,833.30	
Due To/From Micro RLF	8,649.70	
Due To/From VIP - MTF	507,001.42	
Due From NCDC CDBG/HUD	8,333.40	
Due To/Due From NADC	500.56	
Due To/From MTF Operating	121,128.84	
Prepaid Insurance	5,198.10	
Total Current Assets		5,675,541.03
<b>Other Assets</b>		
Deferred Outflows	204,837.00	
Investment in NIIA	342,500.00	
Total Other Assets		547,337.00
<b>Fixed Assets</b>		
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	(5,861.08)	
Total Fixed Assets		20,331.50
Total Assets		<u>\$ 6,243,209.53</u>

## LIABILITIES AND NET ASSETS

<b>Current Liabilities</b>		
NYS Retirement W/H 414(H)	\$ 962.34	
Accrued Retirement	54,189.63	
Deferred Rev. - NEDF	4,166.63	
Deferred Rev. - First Repsonse	66,724.76	
Def. Rev. - City of N.F.	1,717,041.74	
Accounts Payable	19,797.13	
Acct. Payable - Niag. County	48,371.65	
Total Current Liabilities		1,911,253.88
<b>Long-Term Liabilities</b>		
Pension Liability	115,680.00	
Deferred Inflows of Resources	67,839.00	
Total Long-Term Liabilities		183,519.00
Total Liabilities		2,094,772.88
<b>Net Assets</b>		
Fund Balance - Operating Fund	3,896,558.77	
Net Income	251,877.88	
Total Net Assets		4,148,436.65
Total Liabilities & Net Assets		<u>\$ 6,243,209.53</u>

Unaudited - For Management Purposes Only

**Niagara County Industrial  
Development Agency  
Aged Payables  
As of November 30, 2025**

<b>Vendor ID Vendor</b>	<b>Invoice #</b>	<b>Amount Due</b>
ama Amazon Capital Services	16TL-L1JF-W1HQ	280.68
char Charter Communications	Nov 2025	130.00
County County of Niagara	Oct 2025 Gas Oct 25 Elec	84.67 518.39
ind Independent Health	Dec 2025	4,916.20
JEREMY Jeremy Geartz	9/5/25-11/14/25	623.98
M&TBUS M&T Bank	Nov 2025	1,195.69
NATGRID National Grid	39004 11/25	570.01
ProJan Professional	2507	823.00
SICHER H.SICHERMAN & CO,	#1 2025	70.00
STAPLES STAPLES CONTRACT & COMMERCIAL	7007532673	25.24
zuli Alex Zulia	10/1/25-10/30/25	82.60
Report Total		<u>9,320.46</u>

**Adjusting Journal Entries**

Estimated Nov 2025 Legal Fees	6,666.67
Estimated Oct-Nov 2025 Copier usage	400.00
Estimated Oct-Nov 2025 Telephone	60.00
Estimated Nov 2025 Niagara County Electric	450.00
Estimated Nov 2025 Niagara County Gas	400.00
Estimated Nov 2025 Consulting	2,500.00
	<u>19,797.13</u>

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

12/3/2025

## 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 Corj 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>	0
TOTAL - Projected Income 2025				<u>711,640</u>	<u>1,000</u>	<u>1,000</u>		<u>7,971</u>	703,669

Projected 2026	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
Hotel Niagara Development, LLC	L/L Back	43,959,500	41,709,500	220,000	1,000	1,000	7/5/24	220,000	1/31/26
Live-USA Incorporated	L/L Back	16,000,000	10,500,000	102,500	1,000	1,000	7/3/24	102,500	1/31/26
Saint-Gobain Ceramics & Plastics Inc.	L/L Back	41,523,000		TBD	1,000	0		1,000	
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	24,000	1,000	1,000	10/27/25	24,000	11/30/26
* Precision Industrial, LLC	L/L Back	1,277,000	1,277,000	12,770	1,000	1,000	11/12/25	12,770	
* Allegheny Manufacturing, LLC	L/L Back	1,336,000	1,336,000	13,360	1,000	1,000	11/6/25	13,360	
* Americarb, Inc.	L/L Back	29,000,000	24,000,000	240,000	1,000	1,000	11/12/25	240,000	
TOTAL				<u>948,380</u>	<u>10,000</u>	<u>9,000</u>		<u>949,380</u>	0

\* 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	3/1/2026	Construction of an indoor family entertainment center and outdoor improvements.
The Center for Kashmir, Inc.	573,000	300,000	6/14/2023	8/9/2023	273,000.00		Renovations to vacant church for a museum of art and culture for Kashmir.
Savarino Companies, LLC	155,000	0	4/14/2021	4/26/2023	155,000.00		Rehabilitation of 4,000 square feet of commercial/retail storefront space.
Niagara Aquarium Foundation	900,000	0	2/9/2022	3/6/2025	900,000.00		Renovations to the Niagara Gorge Discovery Center for expanded programming.
Burger Factory Niagara Falls, Inc.	35,000	0	2/8/2023	1/2/2024	35,000.00		Sea turtle exhibit.
Niagara Falls International Cuisine, Inc.	185,250	0	2/8/2023	1/1/2024	185,250.00		Facade renovations.
TM Montante Development(Radio Niagara)	76,500	0	2/8/2023	1/1/2024	44,922.31		Dining area renovations.
Live-USA Incorporated	0	0	3/22/2023	Removed 11/1/2025	0.00		Renovations for restaurant, bar, game space, bowling lounge and boutique hotel.
Niagara Falls Urban Renewal Agency	450,000	450,000	8/14/2024	To Be Disbursed	0.00	6/30/2026	Renovation of restaurant, bar and music entertainment venue.
Niagaras Krispy Crunchy Fried Chicken, LLC	204,000	0	10/9/2024	1/29/2025	204,000.00		Acquisition of properties along Main Street in Niagara Falls.
Hammer & Crown BC	48,750	0	6/11/2025	11/17/2025	48,750.00		Open a Niagaras Krispy Crunchy Fried Chicken restaurant in the Hyatt Hotel in downtown Niagara Falls.
	33,000	33,000	3/22/2023	To Be Disbursed	0.00	12/31/2025	Kitchen buildout, bar and dining area remodeling.
<b>To Date Sub-Total</b>	<b>4,414,034</b>	<b>783,000</b>			<b>3,198,117.34</b>		

Cash on hand as of 11/30/2025

1,717,041.74

Less: Outstanding Awards

(783,000.00)

Available for awarding grants

934,041.74

**Grant Fund Balance**

Grant Funding from NYS 11/22/2016  
Grant Funding from NYS 10/16/2017  
Grant Funding from NYS 10/12/2018

1,600,000.00  
1,440,000.00  
1,600,000.00

Bank Interest  
Bank Fees

275,202.34  
(43,26)

**Grant Disbursements**

(3,198,117.34)

**Grant Fund Balance**

1,717,041.74

**7.1**

**Precision**

**Industrial LLC**

**PROJECT SUMMARY**  
**Precision Industrial, LLC**



<b>Applicant:</b>	<b>Precision Industrial, LLC</b>	
<b>Project Location:</b>	59 – 61 Felton Street, North Tonawanda NY, 14120	
<b>Assistance:</b>	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>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.</p> <p>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.</p>	
<b>Project Costs:</b>	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Other <b>TOTAL</b>	\$ 1,116,000 \$ 140,000 \$ 25,000 \$ 12,000 <hr/> <b>\$ 1,277,000</b>
<b>Employment:</b>	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	
<b>Evaluative Criteria:</b>	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



## Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

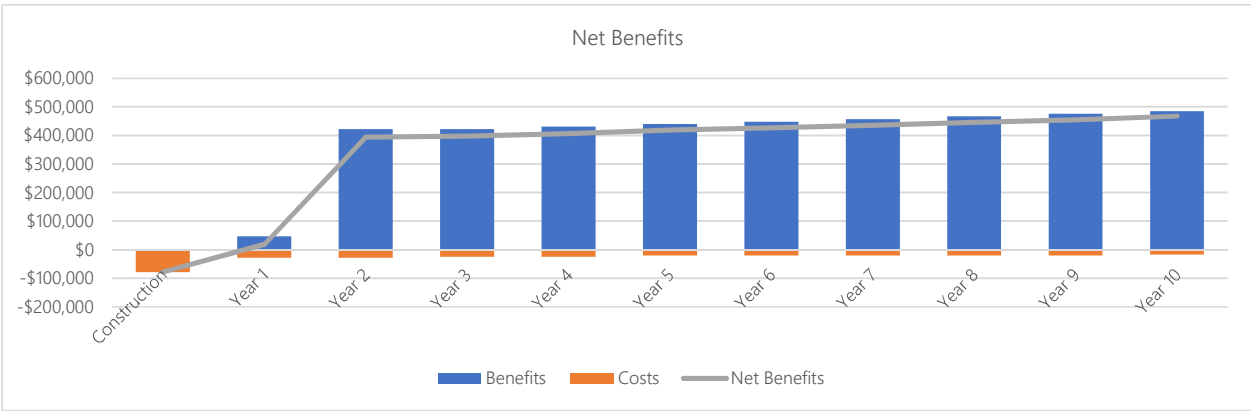
Project Total Investment  
\$1,277,000

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

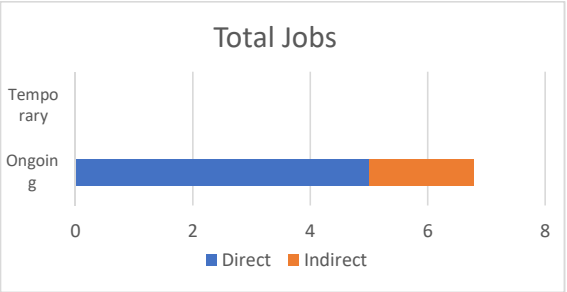
Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	5	2	7
Earnings	\$5,132,108	\$1,164,405	\$6,296,512

Figure 1



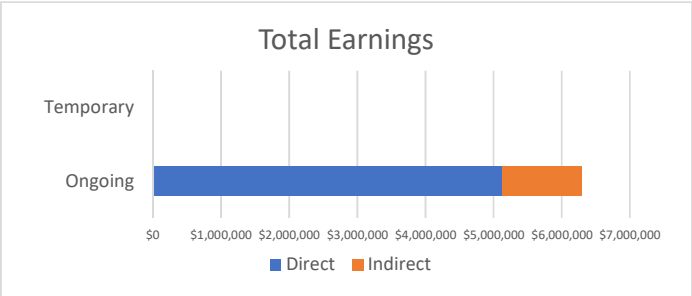
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



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Figure 3



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

## Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

### 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
<b>Total Costs</b>	<b>\$395,429</b>	<b>\$353,711</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$5,962,709</b>	<b>\$5,024,590</b>
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
<b>State Benefits</b>	<b>\$327,419</b>	<b>\$276,181</b>
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
<b>Total Benefits to State &amp; Region</b>	<b>\$6,290,128</b>	<b>\$5,300,771</b>

### Benefit to Cost Ratio

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

\*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



**Precision Industrial**

**PUBLIC HEARING SCRIPT**

Public Hearing to be held in the City of North Tonawanda

at North Tonawanda City Hall, 216 Payne Avenue, North Tonawanda, NY 14120

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

*Hearing Officer:* Welcome. This public hearing is now open; it is Monday, November 24, 2025 at 2:00 p.m. My name is Joseph Grenga, I am a Project Manager at the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.niagaracountybusiness.com](http://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 Precison Industrial LLC.

*Notice of this hearing appeared in The Niagara Gazette on November 14, 2025.*

**Purpose: Purpose of Hearing.**

*Hearing Officer:* We are here to hold the public hearing on Precision Industrial 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 Precision Industrial LLC. The project application and project summary are posted in the Agency's website at [niagaracountybusiness.com](http://niagaracountybusiness.com) and I have copies with me today.

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

*Hearing Officer:*        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.

**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 December 4, 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 2:03 p.m. Thank you.

## SIGN IN SHEET PUBLIC HEARING

regarding:

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

November 24, 2025 – 2:00 p.m.  
North Tonawanda City Hall

[illegible]

**7.2**

**Allegheny  
Manufacturing LLC**

**PROJECT SUMMARY**  
**Allegheny Manufacturing, LLC**



<b>Applicant:</b>	<b>Allegheny Manufacturing, LLC</b>	
<b>Project Location:</b>	116, 130, 140 Van Buren Street	
<b>Assistance:</b>	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>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.</p> <p>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.</p>	
<b>Project Costs:</b>	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other <b>TOTAL</b>	\$ 860,000 \$ 200,000 \$ 216,000 \$ 20,000 \$ 40,000 <hr/> <b>\$ 1,336,000</b>
<b>Employment:</b>	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	
<b>Evaluative Criteria:</b>	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



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

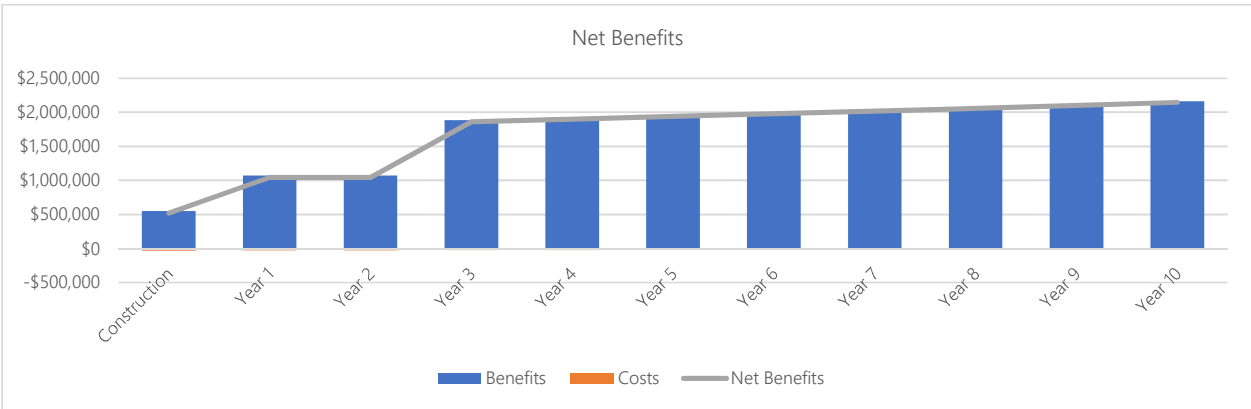
Project Total Investment  
\$1,336,000

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

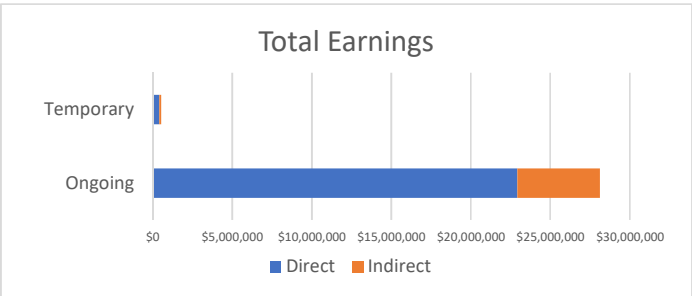
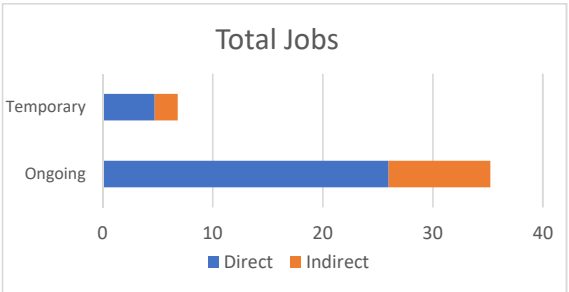
Figure 1



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

Figure 2

Figure 3



## Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

### 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
<b>Total Costs</b>	<b>\$322,038</b>	<b>\$283,780</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$28,997,899</b>	<b>\$24,562,476</b>
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
<b>State Benefits</b>	<b>\$1,489,384</b>	<b>\$1,261,661</b>
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
<b>Total Benefits to State &amp; Region</b>	<b>\$30,487,284</b>	<b>\$25,824,137</b>

### Benefit to Cost Ratio

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

\*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

**Allegheny Manufacturing, LLC**

**PUBLIC HEARING SCRIPT**

Public Hearing to be held at the 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 Tuesday, November 25, 2025 at 2:00 p.m. My name is Alex Zulia, I am a Project Manager at the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.niagaracountybusiness.com](http://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 Allegheny Manufacturing LLC.

*Notice of this hearing appeared in the Lockport Sun & Journal on November 14, 2025.*

**Purpose: Purpose of Hearing.**

*Hearing Officer:* We are here to hold the public hearing on Allegheny Manufacturing 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 Allegheny Manufacturing LLC. The project application and project summary are posted in the Agency's website at [niagaracountybusiness.com](http://niagaracountybusiness.com) and I have copies with me today.



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

*Hearing Officer:*      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.

**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 December 4, 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 2:03 p.m. Thank you.

# SIGN IN SHEET PUBLIC HEARING

regarding:

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

November 25, 2025 – 2:00 p.m.  
Lockport City Hall

[illegible]

**7.3**

**Americarb, Inc.**

## PROJECT SUMMARY

### Americarb



<b>Applicant:</b>	<b>Americarb</b>	
<b>Project Location:</b>	6100 Niagara Falls Blvd, Niagara Falls NY 14304	
<b>Assistance:</b>	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>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.</p> <p>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.</p>	
<b>Project Costs:</b>	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other <b>TOTAL</b>	\$ 4,000,000 \$ 12,000,000 \$ 12,000,000 \$ 1,000,000 <hr/> <b>\$ 29,000,000</b>
<b>Employment:</b>	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	
<b>Evaluative Criteria:</b>	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



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

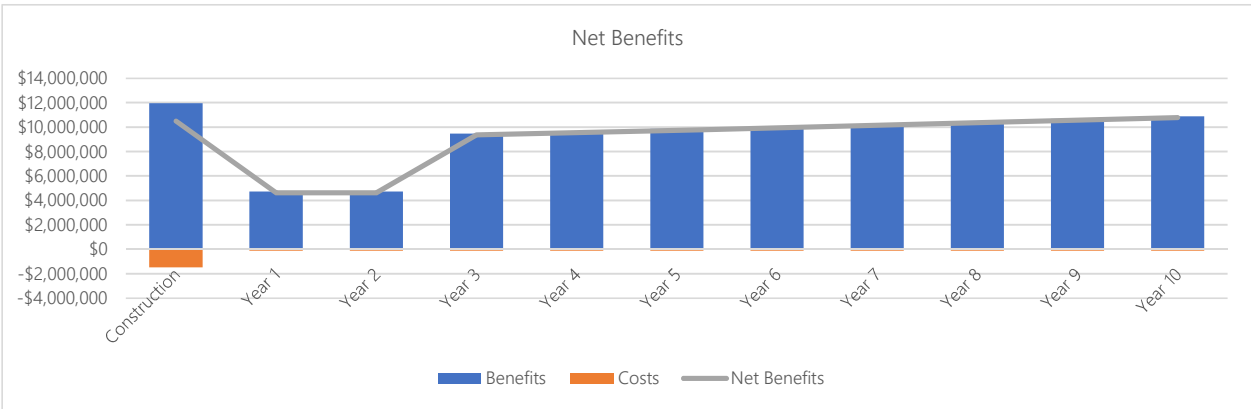
Project Total Investment  
\$29,000,000

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

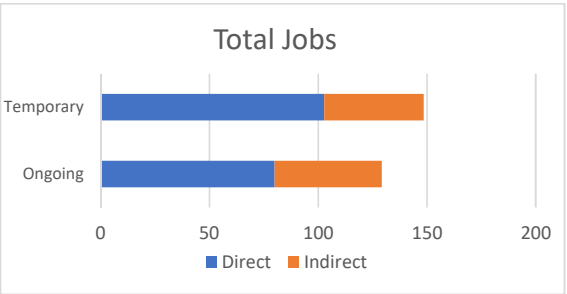
Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	80	49	129
Earnings	\$87,809,857	\$52,511,980	\$140,321,836

Figure 1



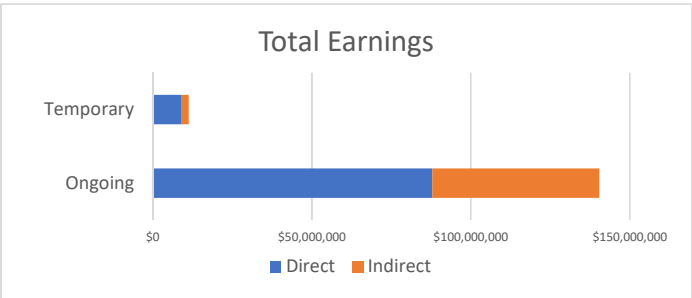
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

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



Cost-Benefit Analysis Tool powered by MRB Group

### 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
<b>Total Costs</b>	<b>\$3,170,770</b>	<b>\$2,932,324</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$152,508,955</b>	<b>\$130,382,001</b>
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
<b>State Benefits</b>	<b>\$7,883,595</b>	<b>\$6,739,148</b>
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
<b>Total Benefits to State &amp; Region</b>	<b>\$160,392,550</b>	<b>\$137,121,149</b>

### Benefit to Cost Ratio

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

\*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

**Americarb, Inc.**

**PUBLIC HEARING SCRIPT**

Public Hearing to be held at

Niagara Falls City Hall

November 26, 2025

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

*Hearing Officer:* Welcome. This public hearing is now open; it is Wednesday, November 26, 2025 at 2:00 p.m. My name is Alex Zulia, I am a Project Manager at the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.niagaracountybusiness.com](http://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 Americarb, Inc.

*Notice of this hearing appeared in The Niagara Gazette on November 14, 2025.*

**Purpose: Purpose of Hearing.**

*Hearing Officer:* We are here to hold the public hearing on Americarb, Inc. 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 Americarb, Inc. The project application and project summary are posted in the Agency's website at [niagaracountybusiness.com](http://niagaracountybusiness.com) and I have copies with me today.

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

*Hearing Officer:*      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.

**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 December 4, 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 2:03 p.m. Thank you.



# SIGN IN SHEET PUBLIC HEARING

regarding:

**Americarb, Inc. and/or Individual(s) or Affiliate(s), Subsidiary(ies),  
or Entity(ies) formed or to be formed on its behalf**

November 26, 2025 – 2:00 p.m.  
Niagara Falls City Hall

[illegible]

# **7.4**

## **Cataract Grant**

## Cataract Fund Project Summary

**Applicant:** Live-USA

**Project Location:** 472 Main Street, Niagara Falls, NY 14301

**Project Name:** Live-USA

**Project Description:** Live-USA Incorporated plans to renovate the vacant 80 room Howard Johnson located on approximately 2 acres at 472 Main Street in Niagara Falls. The total project cost will be \$16 million. With \$2.8 million going towards the music venue, and \$1.5 million going to the restaurant and bar. The hotel will be a unique property that is to include a celebrity-endorsed restaurant and bar, and an indoor music amphitheater with live music regularly scheduled. The company plans to create an immersive “Rock & Roll” experience, complete with genre and artist-specific floors, containing an ultra-size bed and personalized recording studio with instruments and microphone. Guests will have VIP access to daily concerts and live events.

Through outreach to the Travel Trade market, they will be able to bring in tour operator groups for overnight accommodations, as well as with conferences and events. They will target the leisure market for overnight accommodations in drive-time markets such as Cleveland and Columbus OH, Pittsburgh and Erie PA, Rochester and Syracuse NY. They would target the local market (including Southern Ontario) and encourage locals to be “Tourists in their own backyards”. These staycations could add to the economic impact by targeting off-season and midweek, which is not typically filled by leisure tourists.

**Total Project Cost:** \$16,000.000

**Fund Amount Requested:** \$450,000 (2.8%)

**Other Sources of Funds:** Empire State Development, Bank Financing, and Equity

**Employment:** Existing - 1  
Creating- 52

**Estimated Project Completion Date:** June 2025

## RESOLUTION

### *(Live-USA Incorporated Cataract Grant)*

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 10<sup>th</sup> day of December, 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 AN EXTENSION OF GRANT  
EXPIRATION DATE TO DECEMBER 31, 2026, ALL RELATING  
TO THE GRANT ACCEPTANCE AGREEMENT WITH LIVE-  
USA INCORPORATED.

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, on or about May 17, 2024, Live-USA Incorporated ("Grantee") submitted an application to the Grant Fund requesting further funding for the renovation of the vacant hotel to include a music venue, restaurant, bar and other related immersive attractions for visitors; and

WHEREAS, the Advisory Committee recommended to the Agency Board the approval of a \$450,000.00 reimbursement grant to Company;

WHEREAS, the Agency approved a grant to the Company in an amount up to \$450,000.00 relating to the renovation of the vacant hotel site relating to the construction of a music venue, restaurant, bar and other related immersive attractions for visitors, and where a Grant Agreement was prepared and executed to reflect the terms of this grant; and.

WHEREAS, the grant is currently set to expire on June 30, 2026; and

WHEREAS, the Company has requested that the Grant Agreement's expiration date be extended to December 31, 2027; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby consents to the extension of the expiration date for the Grant Agreement to December 31, 2027.

Section 2. The Chairman, Vice Chairman, Treasurer, Assistant Treasurer, Secretary, Assistant Secretary and the Executive Director are each individually authorized to execute and deliver any and all other documents reasonably required to implement this resolution 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.

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:

	<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 Resolution was thereupon duly adopted.

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

I, the undersigned (Assistant) Secretary of Niagara County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on December 10, 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 10th day of December, 2025.

[SEAL]

---

(Assistant) Secretary