

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: June 11, 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
___ **Anne McCaffrey**, Second Vice Chairperson
___ **William L. Ross**, Secretary
___ **Mark Berube**, Assistant Secretary
___ **Ryan J. Mahoney**, Member
___ **David J. Masse**, Member
___ **William Fekete**, Member

Staff Members:

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

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- 1.0 Meeting Called to Order – 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 – May 14, 2025**
 - 6.0 Finance & Audit Committee Reports – J. Krempa**
 - 6.1 Agency Payables – May 31, 2025**
 - 6.2 Budget Variance Report – May 31, 2025**

7.0 Unfinished Business

7.1 Bogart-Sinatra Development LLC – *J. Grenga*

7.1.1 Final Resolution

7.2 Hotel Niagara Development, LLC – *M. Gabriel*

7.2.1 Inducement Extension

8.0 New Business

8.1 National Vacuum Environmental Services Corp. – *J. Grenga*

8.1.1 Final Resolution

8.2 Cataract Tourism Fund – *J. Grenga*

8.2.1 Niagaras Krispy Crunchy Fried Chicken LLC

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: July 9, 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: May 14, 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 Chairperson Onesi at 9:00 a.m.

2.0 Roll Call

Mark A. Onesi, Chairperson	Present
Jason Krempa, First Vice Chairman	Present
Anne E. McCaffrey, Second Vice Chairman	Excused
William L. Ross, Secretary	Present
Mark Berube, Assistant Secretary	Present
Ryan J. Mahoney, Member	Present
David J. Masse, Member	Present
William Fekete, Member	Present

3.0 Introduction of Guests

Jonathan Epstein, Buffalo News
Jim Fink, WBFO Radio
Robert Creenan, Niagara Gazette
Eric Bogart
Michael Sinatra

Staff Present

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

4.0 Pledge of Allegiance

Mr. Ross led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – April 9, 2025

Mr. Ross motioned to approve the meeting minutes; Mr. Mahoney seconded the motion. The motion passed.

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – April 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. Mahoney seconded the motion. The motion passed.

6.2 Budget Variance Report – April 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.

7.0 Unfinished Business

7.1 Greenpac Mill, LLC

7.1.1 Consent to Mortgage

Mr. Gabriele stated that Greenpac Mill, LLC is requesting to refinance their current mortgage. He added that there is no new benefit with this project.

Mr. Fekete made a motion to approve the refinance of the mortgage; Mr. Masse seconded the motion. The motion passed.

8.0 New Business

8.1 Bogart-Sinatra Development LLC

Mr. Grenga stated that Bogart-Sinatra Development LLC acquired 1212 Erie Avenue North Tonawanda, New York, 14120 in 2018 which has since served as a storage facility for commercial and individual use. The site currently includes 3 structures totaling 9200 square feet. During operation, this facility has provided flexible warehouse solutions and has become a resource for local users in need of warehousing, and workshop space. Currently there are 18 full time jobs operating, and with the expansions, an additional 13 jobs will be created. To meet growing demand, and support to other local businesses, Bogart-Sinatra seeks to expand the facilities by adding two new buildings totaling 1200 square feet. The new facilities will be dedicated to commercial warehousing and workshop space. In addition, the expansion will include

landscaping improvements to enhance the site's appearance and positively impact the surrounding area.

Mr. Bogart added that the company is looking to capitalize on more warehouse space for local businesses. There is high demand for this space and the company already has a list of potential renters. He went on to say that this will create 13 jobs locally.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF Bogart-Sinatra Development, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF Bogart-Sinatra Development, LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Berube made a motion to approve the Preliminary Resolution, 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 Onesi	x			
Jason Krempa			x	
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Onesi stated that the Public Hearing will be held June 3, 2025 at 2:00 p.m. at the North Tonawanda City Hall.

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

8.2 NCDC Microenterprise Grant Approvals

Ms. Barone stated that the Agency held a NCDC Loan/Grant Committee meeting on May 8, 2025. At that time, each one of these projects was reviewed by the Committee to recommend approval by the Board.

8.2.1 Prime Legacy Inc.

Ms. Barone stated that Prime Legacy Inc. is a family-owned photography business based in Lockport. They have been in business since 2017. They plan to diversify the company's offerings by expanding their portfolio to different types of photography; such as, real estate photography, fashion photography, and marketing photography for business. They also are expanding into educational opportunities for aspiring photographers venturing into printing services. They worked with SBDC to submit their application. The owners qualify as low-to-moderate income owners. The business is requesting a \$20,000 Microenterprise Grant. This grant request was unanimously approved by the Committee for recommendation to the Board.

8.2.1 Prime Legacy Inc.

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

Mr. Krempa made a motion to approve the Grant 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			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

8.2.2 Harmony Spa Head to Toe LLC

Ms. Barone stated that Harmony Spa Head to Toe LLC is opening a small, client-oriented salon on Lockport Road in Sanborn offering services such as, manicures, pedicures, waxing and facials in a relaxing one-on-one environment. They are planning a June opening and appointments will be four days a week with evening and Saturday hours to accommodate clients. SBDC assisted them in submitting their business plan and application. The owner qualifies as low-to-moderate income. The business has requested \$18,000 from the Microenterprise Grant Program. This

Grant Request was unanimously approved by the Committee for recommendation to the Board.

8.2.2 Harmony Spa Head to Toe LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO HARMONY SPA HEAD TO TOE LLC

Mr. Krempa made a motion to approve the Grant 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 Onesì	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

8.2.3 Sheri-Lynn Senek dba Senek Farms Cider Co.

Ms. Barone stated that Sheri-Lynn Senek d/b/a Senek Farms Cider Co. is opening a cider house in Ransomville this summer. They have been selling cider for over a decade at farmers markets. The business has now invested in a cider house and installed the pressing equipment to make their own cider and to offer custom press services for other farms. During peak pressing seasons they will create at least 2 part-time cider-maker positions. In year 2 they plan to increase year-round cider sales with an on-site retail space. They worked with SBDC to submit their business plan and application. The owner qualifies as low-to-moderate income. The business has requested \$18,000 in Microenterprise Grant funds. This Grant Request was unanimously approved by the Committee for recommendation to the Board.

8.2.3 Sheri-Lynn Senek dba Senek Farms Cider Co.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO SHERI-LYNN SENEK D/B/A SENEK FARMS CIDER CO.

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

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

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

The Resolution was thereupon duly adopted.

8.3 NCDC Loan Approval

8.3.1 Bairco, Inc.

Ms. Klyczek stated that the NCDC Loan Committee held a meeting May 8, 2025. Bairco, Inc. requested a \$100,000 loan through that Loan Fund. Matt Brooks started Bairco, Inc. in April 2022 with the purpose of building a filtration manufacturing and distribution company. His company has since expanded into Wheatfield in 2024. He will be using the money to purchase equipment and inventory for his growing business. This will also allow him to hire another employee and expand his manufacturing. The request was unanimously approved by the Committee.

Mr. Krempa made a motion to approve the NCDC Loan, 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			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

8.4 Paving Lot Repair and Resurfacing RFP

Ms. Klyczek stated that Agency Staff issued an RFP for the parking lot repair and resurfacing at Niagara County Industrial Development Agency and Niagara Industrial Incubator Associates. The Agency did receive one response for each of the entities from Baughman Magic Seal Inc.

8.4.1 NCIDA – 6311 Inducon Corporate Drive

Ms. Klyczek stated that the RFP received for Niagara County Industrial Development Agency at 6311 Inducon Corporate Drive is quoted at \$128,000. This includes the paving, repair, and striping of the parking lot.

Mr. Krempa made a motion to approve the RFP, 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			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

8.4.2 NIIA – 2055 Niagara Falls Boulevard

Ms. Klyczek stated that the RFP received for Niagara Industrial Incubator Associates at 2045 & 2055 Niagara Falls Boulevard is quoted at \$57,000. This includes the paving, repair, and striping of the parking lot.

Mr. Krempa made a motion to approve the RFP, 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			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

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 the Board wished to discuss.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: June 11, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Onesi made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:19 a.m.

Respectfully Submitted:

Reviewed By:

Approved By:

Julie Lamoreaux
Administrative Assistant

Andrea Klyczek
Executive Director

William L. Ross
Secretary

6.1

Agency Payables

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5/1/25	5/1/25	PAYCHEX, INC.	10001.100	72.89
30372	5/1/25	THE HARTFORD	10001.100	272.67
30373	5/1/25	Professional Janitorial Services, Inc.	10001.100	823.00
5/2/25	5/2/25	NYS DEFERRED COMPENSATION PLAN	10001.100	1,037.00
30374	5/8/25	County of Niagara	10001.100	40.17
30375	5/8/25	Construction Exchange of Buffalo & WNY	10001.100	250.00
30376	5/8/25	FedEx	10001.100	9.28
30377	5/8/25	Jeremy Geartz	10001.100	370.86
30378	5/8/25	Joseph Grenga	10001.100	179.55
30379	5/8/25	M&T Bank	10001.100	333.80
30380	5/8/25	National Grid	10001.100	487.46
30381	5/8/25	NIAGARA USA CHAMBER	10001.100	1,215.00
30382	5/8/25	Pitney Bowes Global Financial Services	10001.100	275.85
30383	5/13/25	360 PSG.com	10001.100	60.00
30384	5/13/25	Buffalo Business First	10001.100	3,150.00
30385	5/13/25	Cintas Corporation LOC. 067P	10001.100	162.84
30386	5/13/25	First Choice Coffee Services	10001.100	69.16
30387	5/13/25	LAMAR COMPANIES	10001.100	1,450.00
30388	5/13/25	NIAGARA GAZETTE	10001.100	381.00
30389	5/13/25	PURCHASE POWER	10001.100	300.00
30390	5/13/25	STAPLES CONTRACT & COMMERCIAL	10001.100	52.90
30397	5/14/25	Charter Communications	10001.100	130.00
30398	5/14/25	FedEx	10001.100	12.10
30399	5/14/25	Gabriele & Berrigan, P.C.	10001.100	20,879.40
30400	5/14/25	Niagara Gazette Lockport Union Sun	10001.100	137.60
5/15/25	5/15/25	PAYCHEX, INC.	10001.100	64.90
5/16/25	5/16/25	NYS DEFERRED COMPENSATION PLAN	10001.100	950.00
30391	5/20/25	Amazon Capital Services	10001.100	87.07
30392	5/20/25	County of Niagara	10001.100	904.87
30393	5/20/25	FedEx	10001.100	8.71
30394	5/20/25	Guardian	10001.100	233.69
30395	5/20/25	Harris Beach Murtha Cullina PLLC	10001.100	10,105.36
30396	5/20/25	Independent Health	10001.100	2,413.35
5/20/25	5/20/25	PAYCHEX, INC.	10001.100	128.00

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5/29/25	5/29/25	PAYCHEX, INC.	10001.100	64.90
5/30/25	5/30/25	NYS DEFERRED COMPENSATION PLAN	10001.100	950.00
5/31/25	5/31/25	NEW YORK STATE AND LOCAL	10001.100	1,131.96
Total				49,195.34

NCIDA VIP-MTF Operating**Check Register**

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5021	5/1/25	Professional Janitorial Services, Inc.	10001.600	346.00
5022	5/8/25	Frontier	10001.600	327.78
5023	5/8/25	National Grid	10001.600	414.60
5031	5/9/25	Amazon Capital Services	10001.600	51.98
5032	5/9/25	Cooper Electric	10001.600	45.06
5033	5/9/25	Grove Roofing Services, Inc.	10001.600	639.69
5024	5/13/25	Amazon Capital Services	10001.600	108.78
5025	5/13/25	Beau Enterprises, Inc.	10001.600	318.00
5026	5/13/25	Modern Disposal Services, Inc.	10001.600	214.50
5027	5/13/25	Town of Wheatfield	10001.600	64.50
5028	5/20/25	Amazon Capital Services	10001.600	51.98
5029	5/20/25	Beau Enterprises, Inc.	10001.600	575.00
5030	5/20/25	County of Niagara	10001.600	553.35
Total				3,711.22

NCIDA - MTF - Operating Fund
Check Register

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3246	5/8/25	National Fuel	10001.600	618.57
3247	5/8/25	National Grid	10001.600	847.78
3248	5/13/25	Beau Enterprises, Inc.	10001.600	186.00
3249	5/13/25	National Grid	10001.600	135.06
3250	5/13/25	VERIZON	10001.600	133.50
3251	5/20/25	Beau Enterprises, Inc.	10001.600	590.00
3252	5/20/25	Harris Beach Murtha Cullina PLLC	10001.600	577.22
Total				3,088.13

Niagara Industrial Incubator Associates
Check Register

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1471	5/8/25	National Grid	10000.100	360.98
1472	5/20/25	Harris Beach Murtha Cullina PLLC	10000.100	688.94
Total				<u><u>1,049.92</u></u>

NCDC - CDBG/HUD - RLF**Check Register**

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
290	5/8/25	M&T Bank	10200-300	20.00
Total				<u>20.00</u>

NIAG ECONOMIC DEV FUND

Check Register

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1365	5/20/25	Harris Beach Murtha Cullina PLLC	10000-200	484.12
Total				484.12

6.2

Budget Variance Reports

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

BUDGET VARIANCE REPORT AS OF May 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	\$ 2,719.00	\$ 8,998.00	\$ 523,044.00	\$ 348,101.00	174,943.00	\$ 527,232.00
Project Application Fees	3,000.00	1,000.00	8,000.00	5,000.00	3,000.00	12,000.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	20,833.35	20,833.35	0.00	50,000.00
Administratve Fees - Other	0.00	0.00	22,080.00	10,563.00	11,517.00	52,070.00
Interest Earnings	386.32	5,497.42	71,822.11	27,487.10	44,335.01	65,969.00
Miscellaneous Income	14,675.76	14,674.50	73,378.80	73,372.50	6.30	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	24,947.75	34,336.59	719,158.26	485,356.95	233,801.31	1,083,365.00
<u>Operating Expenses</u>						
Salaries	43,615.35	49,384.59	149,538.35	181,076.83	(31,538.48)	428,000.00
Benefits	3,354.90	7,790.92	17,635.66	38,954.60	(21,318.94)	93,491.00
Retirement Benefits	4,926.33	4,926.33	24,631.65	24,631.65	0.00	59,116.00
Payroll Taxes	3,377.25	3,694.11	11,665.32	13,634.43	(1,969.11)	32,239.00
Unemployment Taxes	86.60	0.00	1,344.10	1,613.00	(268.90)	1,613.00
Consultants	2,500.00	2,500.00	12,500.00	12,500.00	0.00	30,000.00
Executive Director	9,674.33	9,674.33	48,371.65	48,371.65	0.00	116,092.00
Legal Services	30,696.07	6,666.67	67,274.67	33,333.35	33,941.32	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	2,866.01	1,833.33	11,431.01	9,166.65	2,264.36	22,000.00
Sponsorships	250.00	83.33	250.00	416.65	(166.65)	1,000.00
Printing	0.00	83.33	219.02	416.65	(197.63)	1,000.00
Office Supplies	25.89	166.67	666.41	833.35	(166.94)	2,000.00
Postage	320.81	198.00	1,767.69	1,759.00	8.69	3,950.00
Telephone & Fax	139.62	127.50	646.83	637.50	9.33	1,530.00
Internet Service	185.99	197.42	1,139.48	987.10	152.38	2,369.00
Common Area Charges	906.33	906.33	4,531.65	4,531.65	0.00	10,876.00
Energy	1,082.04	1,127.00	8,792.50	7,473.00	1,319.50	16,100.00
Conference & Travel	107.02	1,000.00	4,191.86	5,000.00	(808.14)	12,000.00
Employee Training	0.00	500.00	0.00	2,500.00	(2,500.00)	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	9,237.35	9,122.10	115.25	21,893.00
Library & Membership	381.00	119.73	2,679.48	2,363.92	315.56	3,202.00
General Office	2,693.96	1,110.00	5,611.53	5,550.00	61.53	13,320.00
Repairs & Maintenance	916.92	1,132.25	4,945.98	5,661.25	(715.27)	13,587.00
Computer Support	0.00	500.00	0.00	2,500.00	(2,500.00)	6,000.00
Public Hearings	0.00	25.00	0.00	125.00	(125.00)	300.00
Furniture & Equipment Purchase	0.00	166.67	0.00	833.35	(833.35)	2,000.00
Other Expense	0.00	83.33	186.29	416.65	(230.36)	1,000.00
Total Operating Expenses	109,953.89	95,821.26	413,934.48	437,419.33	(23,484.85)	1,010,150.00
Net Operating Income/<Loss>	(85,006.14)	(61,484.67)	305,223.78	47,937.62	257,286.16	73,215.00
<u>Non-Operating Revenue & Expense</u>						
Grant Rev- City NF Initiative	0.00	0.00	1,104,000.00	536,402.25	567,597.75	2,145,609.00
Grant Sub-City NF Initiative	0.00	0.00	1,104,000.00	536,402.25	567,597.75	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>	(\$ 85,006.14)	(\$ 61,484.67)	\$ 305,223.78	\$ 47,937.62	257,286.16	\$ 73,215.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet

May 31, 2025

ASSETS

Current Assets		
Cash - Checking	\$	217,997.87
Petty Cash		300.00
Certificates of Deposit		2,600,000.00
Mmkt Acct. - M&T Bank		227,632.22
Cash - First Response		66,584.72
Cash - City of N.F.		954.29
Cataract Tourism C/D		1,400,000.00
Mmkt Acct. - Cataract Tourism		334,863.12
Accts Rec - Public Hearings		2,628.18
Accounts Rec. EDA - RLF		215,833.32
Due To/From Micro RLF		3,649.72
Due To/From VIP - MTF		531,496.22
Due From NCDC CDBG/HUD		3,333.36
Due To/Due From NADC		500.56
Due To/From MTF Operating		121,128.84
Prepaid Insurance		<u>14,275.86</u>
Total Current Assets		5,741,178.28
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>\$ 6,308,846.78</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Accrued Retirement	\$	24,631.65
Deferred Rev. - NEDF		29,166.65
Deferred Rev. - First Repsonse		66,584.72
Def. Rev. - City of N.F.		1,735,817.41
Accounts Payable		18,973.15
Acct. Payable - Niag. County		<u>48,371.65</u>
Total Current Liabilities		1,923,545.23
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		2,107,064.23
Net Assets		
Fund Balance - Operating Fund		3,896,558.77
Net Income		<u>305,223.78</u>
Total Net Assets		<u>4,201,782.55</u>
Total Liabilities & Net Assets		<u><u>\$ 6,308,846.78</u></u>

Unaudited - For Management Purposes Only

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

Vendor ID Vendor	Invoice #	Amount Due
DUDLEY MICHAEL S DUDLEY	1/6/25-5/28/25	107.02
harri Harris Beach Murtha Cullina PLLC	12522662	3,150.00
LAMAR C LAMAR COMPANIES	117104953	1,450.00
M&TBUS M&T Bank	May 2025	2,397.55
NATGRID National Grid	39004 5/25	582.04
ProJan Professional	2164	823.00
STAPLES STAPLES CONTRACT & COMMERCIAL	7005432352	136.87
Report Total		<u>8,646.48</u>
<u>Adjusting Journal Entries</u>		
Estimated May 2025 Legal Fees		6,666.67
Estimated Mar 2025 Copier usage		200.00
Estimated Apr 2025 Copier usage		200.00
Estimated May 2025 Copier usage		200.00
Estimated Apr-May 2025 Telephone		60.00
Estimated May 2025 Niagara County Electric		300.00
Estimated May 2025 Niagara County Gas		200.00
Estimated May 2025 Consulting		<u>2,500.00</u>
		<u><u>18,973.15</u></u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

6/5/2025

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	-	
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	-	
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	1,000	3/1/24	89,000	
Indian Ocean LLC (Phase II)	L/L Back	10,000,000	6,900,000	69,000	1,000	1,000	10/24/24	69,000	

TOTAL

681,044

Fees received in prior year -

Total fees received to date in 2025 681,044

Total 2025 Budgeted Fees 527,232

Balance of Budgeted Fees (153,812)

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
Cityscape Property Management Inc. - Division	L/L Back	1,122,000	970,000	9,700	1,000	1,000	9/20/23	9,700	11/9/25
Live-USA Incorporated	L/L Back	16,000,000	10,500,000	102,500	1,000	1,000	7/3/24	102,500	7/31/25
Hotel Niagara Development, LLC	L/L Back	43,959,500	41,709,500	220,000	1,000	1,000	7/5/24	220,000	7/31/25
235 River Road LLC	L/L Back	36,665,978	28,426,762	190,000	1,000	1,000	9/11/24	190,000	10/31/25
VPS Property Ventures, LLC	L/L Back	7,270,000	7,000,000	70,000	1,000	1,000	1/3/25	70,000	2/28/26
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
Saint-Gobain Ceramics & Plastics Inc.	L/L Back	41,523,000		TBD	1,000	0		1,000	
Bogart-Sinatra Development, LLC	L/L Back	1,625,000	1,250,000	12,500	1,000	1,000	5/13/25	12,500	

TOTAL

631,700 8,000 7,000

632,700

0

TOTAL - Projected Income 2025

1,312,744 8,000 7,000

632,700

681,044

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
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TOTAL

0 0 0

0

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		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	1/11/2024	185,250.00		Facade renovations.
Niagara Falls International Cuisine, Inc.	76,500	0	2/8/2023	1/11/2024	44,922.31		Dining area renovations.
TM Montante Development(Radio Niagara)	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	12/31/2025	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.
To Date Sub-Total	5,244,893	1,662,609			3,149,367.34		
Cash on hand as of 5/31/2025	1,735,817.41						
Less: Outstanding Awards	(1,662,609.00)						
Available for awarding grants	73,208.41						
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	245,228.01						
Bank Fees	(43.26)						
Grant Disbursements	(3,149,367.34)						
Grant Fund Balance	1,735,817.41						

7.1

**Bogart-Sinatra
Development LLC**

PROJECT SUMMARY
Bogart-Sinatra Development LLC



Applicant:	Bogart-Sinatra Development, LLC	
Project Location:	1212 Erie Avenue North Tonawanda, NY 14120	
Assistance:	10 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Bogart-Sinatra Development LLC, acquired the property in 2018 which has since served as a storage facility for commercial and individual use. The site currently includes 3 structures totaling 9200 square feet. During operation, this facility has provided flexible warehouse solutions and has become a resource for local users in need of warehousing, and workshop space. Currently there are 18 full time jobs operating, and with the expansions an additional 13 jobs will be created.</p> <p>To meet growing demand, and support other local businesses, Bogart-Sinatra seeks to expand the facilities by adding two new buildings totaling 12000 square feet. The new facilities will be dedicated to commercial warehousing and workshop space. In addition, the expansion will include landscaping improvements to enhance the site's appearance and positively impact the surrounding area.</p>	
Project Costs:	Property Acquisition Construction/Improvements TOTAL	\$ 375,000 \$ 1,250,000 <hr/> \$ 1,625,000
Employment:	Current jobs in Niagara County: 18 New Jobs in Niagara County within 3 years: 13 Estimated Annual Payroll for New Jobs: \$870,000 Skills: Labor, foreman, manufacturing, design, administrative, operations, production, management	
Evaluative Criteria:	Regional Wealth Creation, Job creation and retention, in region purchases	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date April 21, 2025

Project Title 1212 Erie Avenue

Project Location 1212 Erie Ave, North Tonawanda, 14120



Economic Impacts

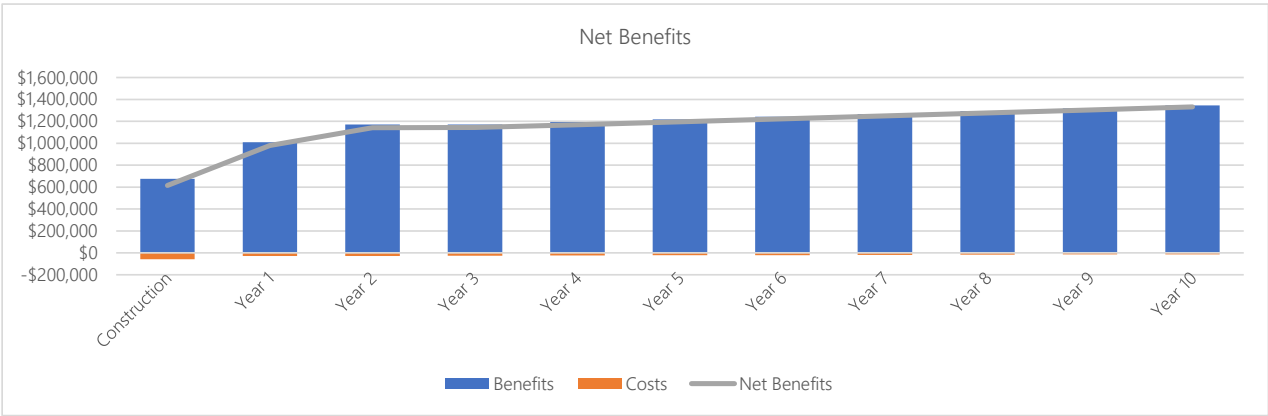
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment \$1,625,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	6	3	9
Earnings	\$500,991	\$135,691	\$636,683
Local Spend	\$1,300,000	\$467,118	\$1,767,118

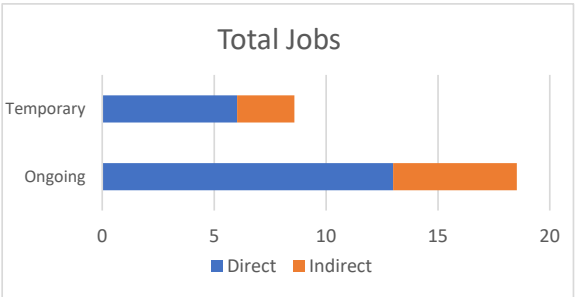
Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	13	6	19
Earnings	\$9,087,298	\$2,461,259	\$11,548,558

Figure 1



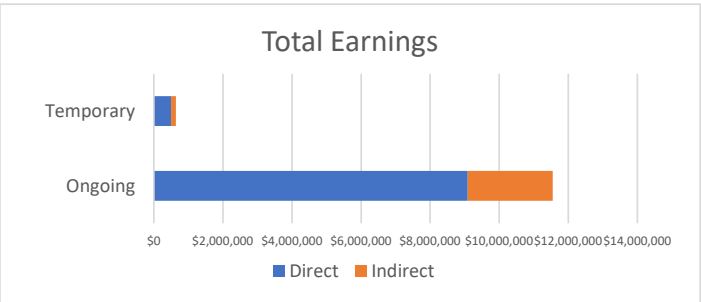
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

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	\$215,471	\$196,296
Sales Tax Exemption	\$50,000	\$50,000
Local Sales Tax Exemption	\$25,000	\$25,000
State Sales Tax Exemption	\$25,000	\$25,000
Mortgage Recording Tax Exemption	\$9,375	\$9,375
Local Mortgage Recording Tax Exemption	\$3,125	\$3,125
State Mortgage Recording Tax Exemption	\$6,250	\$6,250
Total Costs	\$274,846	\$255,671

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$12,265,669	\$11,039,024
To Private Individuals	\$12,185,240	\$10,968,886
Temporary Payroll	\$636,683	\$636,683
Ongoing Payroll	\$11,548,558	\$10,332,203
Other Payments to Private Individuals	\$0	\$0
To the Public	\$80,429	\$70,138
Increase in Property Tax Revenue	(\$4,867)	(\$6,644)
Temporary Jobs - Sales Tax Revenue	\$4,457	\$4,457
Ongoing Jobs - Sales Tax Revenue	\$80,840	\$72,325
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$633,632	\$570,382
To the Public	\$633,632	\$570,382
Temporary Income Tax Revenue	\$28,651	\$28,651
Ongoing Income Tax Revenue	\$519,685	\$464,949
Temporary Jobs - Sales Tax Revenue	\$4,457	\$4,457
Ongoing Jobs - Sales Tax Revenue	\$80,840	\$72,325
Total Benefits to State & Region	\$12,899,302	\$11,609,406

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$11,039,024	\$224,421	49:1
State	\$570,382	\$31,250	18:1
Grand Total	\$11,609,406	\$255,671	45:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$32,981
City/Town/Village	\$50,735
School District	\$75,546

*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) \$625,000

Additional Comments from IDA

0

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

Yes

Bogart-Sinatra Development LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held 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 Tuesday, June 3, 2025 at 2:00 p.m. My name is Andrea Klyczek, I am the Executive Director at the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at www.niagaracountybusiness.com.

Notification: Notice of Public Hearing.

Hearing Officer: Notice of this public hearing is hereby given that a public hearing pursuant to Article 18-A subdivision 2, Section 859-a of the New York General Municipal Law will be held by the Niagara County Industrial Development Agency (the "Agency"), in connect with Bogart-Sinatra Development LLC

Notice of this hearing appeared in The Niagara Gazette on May 16, 2025.

Purpose: Purpose of Hearing.

Hearing Officer: We are here to hold the public hearing on the (Bogart-Sinatra Development 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 Bogart-Sinatra Development LLC. 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: Bogart-Sinatra Development LLC, acquired 1212 Erie Avenue in North Tonawanda, NY in 2018. The property has served as a storage facility for commercial and individual use. The site currently includes 3 structures totaling 9200 square feet. During operation, this facility has proved flexible warehouse solutions and has become a resource for local users in need of warehousing, and workshop space. To meet growing demand, and support to other local businesses, Bogart-Sinatra seeks to expand the facilities by adding two new buildings totaling 1200 square feet. The new facilities will be dedicated to commercial warehousing and workshop space. This project will create 13 jobs in three years.

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 June 5, 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.

Scott Franasiak Not only am I a taxpayer of Niagara County, I am also a small business owner. These comments are in light of someone who is pro-business and wanting to reduce taxes in general. However, I strongly oppose any abatement of the taxes associated with this project. It would squarely put this landlord in a competitive advantage over other landlords who have storage facilities. We’re not talking about abatements to someone who wants to start a factory and create jobs. We’re talking about giving tax benefits to someone who wants to build a storage facility and the jobs are going to be created by those businesses that are renting or leasing the space and as such, it should be those businesses who actually get the tax benefits. The ones who are directly creating the jobs, not a landlord who is creating a storage facility. Thank you very much.

Project Applicant

Due to the busiest time of year in the landscaping industry, we are not able to attend the public hearing. We respectfully ask that you read our statement into the record. We want to reiterate how important these types of projects are to small businesses and how crucial the tax breaks are to keeping these types of projects that we do viable. Thank you.

Adjournment:

Closing the hearing.

Hearing no other comments, I will now adjourn the meeting. It is now 2:06 p.m.
Thank you.

SIGN IN SHEET PUBLIC HEARING

regarding:

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

June 3, 2025 at 2:00 p.m.
North Tonawanda City Hall

[illegible]

7.2

**Hotel Niagara
Development, LLC**

PROJECT SUMMARY
Hotel Niagara Development, LLC



Applicant:	Hotel Niagara Development, LLC
Project Location:	201 Rainbow Boulevard, Niagara Falls, NY 14303
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement
Description:	<p>USA Niagara Development Corporation, a subsidiary of New York state acquired the property in 2016, issued an RFP for developers and selected the applicant as the preferred developer.</p> <p>Hotel Niagara Development, LLC will redevelop the Hotel into an upscale, full service hotel while maintaining its historic characteristics. When complete the hotel will include 160 guest rooms, a main ballroom and a second ballroom, full service restaurant, a lounge that will be open to the sidewalk, as well as an exterior patio. The hotel will also feature a roof-top lounge and a space for private meeting and dining facilities.</p> <p>The property is listed on the National Historic Register, therefore the construction scope will include restoration of the exterior, including a decorative terra cotta repair and/or replacement with original stone cleaned and polished and original decorative windows restored. The interior areas, including the lobby, restaurant, ballroom, mezzanine, and meeting rooms will all be restored with original colors. The guest rooms and basement barbershop will also be subject to original restoration.</p> <p>In addition to the restoration of the hotel, there will also be extensive mechanical upgrades needed. The HVAC, electrical, plumbing and sprinklers throughout the property all need replacing and or significant upgrading.</p>

Project Costs:	Construction/Improvements	\$ 34,000,000
	Furniture, Fixtures & Equipment	\$ 7,709,500
	Soft costs	\$ 550,000
	Other	\$ 1,700,000
	TOTAL	\$ 43,959,500
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 67 Estimated Annual Payroll for New Jobs: \$3,350,000 Skills: Management, Professional, Administrative, Production	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, Proximity/Support of Regional Tourism Attractions/Facilities, Generation of Local Revenues (i.e. Hotel Bed Taxes), Supports Local Business or Cluster, In region Purchase, Local Vendors, and Restoration of historically significant property.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date June 6, 2024

Project Title Hotel Niagara

Project Location 201 Rainbow, Niagara Falls NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

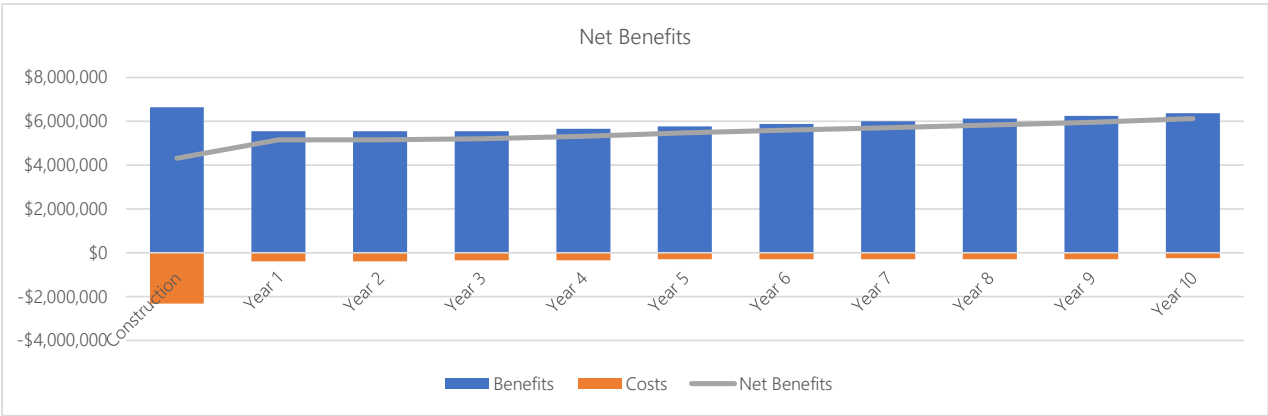
Project Total Investment

\$16,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	59	25	85
Earnings	\$4,932,835	\$1,336,039	\$6,268,874
Local Spend	\$12,800,000	\$4,599,311	\$17,399,311

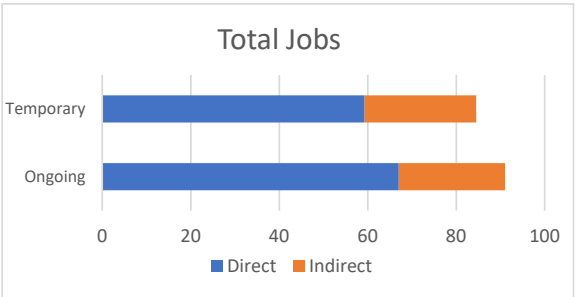
Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	67	24	91
Earnings	\$55,879,111	\$31,457,926	\$87,337,036

Figure 1



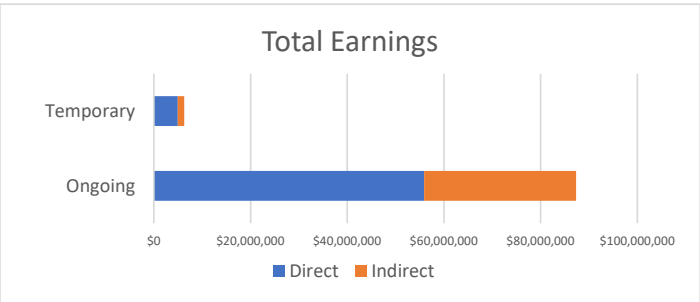
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



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Figure 3



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

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$4,382,474	\$3,805,830
Sales Tax Exemption	\$1,976,760	\$1,976,760
Local Sales Tax Exemption	\$988,380	\$988,380
State Sales Tax Exemption	\$988,380	\$988,380
Mortgage Recording Tax Exemption	\$348,000	\$348,000
Local Mortgage Recording Tax Exemption	\$116,000	\$116,000
State Mortgage Recording Tax Exemption	\$232,000	\$232,000
Total Costs	\$6,707,234	\$6,130,590

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$97,044,458	\$83,473,278
To Private Individuals	\$93,605,911	\$80,575,880
Temporary Payroll	\$6,268,874	\$6,268,874
Ongoing Payroll	\$87,337,036	\$74,307,006
Other Payments to Private Individuals	\$0	\$0
To the Public	\$3,438,548	\$2,897,398
Increase in Property Tax Revenue	\$2,783,306	\$2,333,367
Temporary Jobs - Sales Tax Revenue	\$43,882	\$43,882
Ongoing Jobs - Sales Tax Revenue	\$611,359	\$520,149
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$4,867,507	\$4,189,946
To the Public	\$4,867,507	\$4,189,946
Temporary Income Tax Revenue	\$282,099	\$282,099
Ongoing Income Tax Revenue	\$3,930,167	\$3,343,815
Temporary Jobs - Sales Tax Revenue	\$43,882	\$43,882
Ongoing Jobs - Sales Tax Revenue	\$611,359	\$520,149
Total Benefits to State & Region	\$101,911,966	\$87,663,224

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$83,473,278	\$4,910,210	17:1
State	\$4,189,946	\$1,220,380	3:1
Grand Total	\$87,663,224	\$6,130,590	14:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$412,860
City/Town/Village	\$1,689,223
School District	\$819,660

*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) \$24,709,500

Additional Comments from IDA

0

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

Yes

8.1

**National Vacuum
Environmental
Services Corp.**

PROJECT SUMMARY

National Vacuum Environmental Services Corp.



Applicant:	National Vacuum Environmental Services Corp.	
Project Location:	6389 Inducon Drive West Sanborn NY, 14132	
Assistance:	Sales Tax Exemption	
Description:	<p>National Vacuum Environmental Services Corp. is a locally owned and operated company that plays a needed role in our community by providing industrial cleaning and environmental contracting services. Their work is carried out using safe, efficient, and cost-effective methods. To maintain a competitive edge and meet growing demand, the company plans to expand its services by acquiring an additional vacuum truck and a combination sewer/flusher vacuum equipment. This fleet and machinery acquisition will not only enhance their service capabilities but also create new job opportunities for the company. Obtaining new and modern equipment is vital in the company's ability to remain competitive and efficient.</p>	
Project Costs:	<div>Construction/Improvements</div> <div>Furniture, Fixtures & Equipment</div> <div>Soft costs</div> <div>Other</div> <div>TOTAL</div>	<div>\$ 0</div> <div>\$ 1,164,020</div> <div>\$ 0</div> <div>\$ 0</div> <div>\$ 1,164,020</div>
Employment:	<p>Current jobs in Niagara County: 48 New Jobs in Niagara County within 3 years: 6 Estimated Annual Payroll for New Jobs: \$3,510,000 Skills: Labor, Operational, Professional, Hydrovac Operator</p>	
Evaluative Criteria:	Job Creation and retention, In region purchase	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date June 5, 2025
Project Title National Vacuum Environmental Services Corp
Project Location 6389 Inducon Drive Sanborn NY 14132

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

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

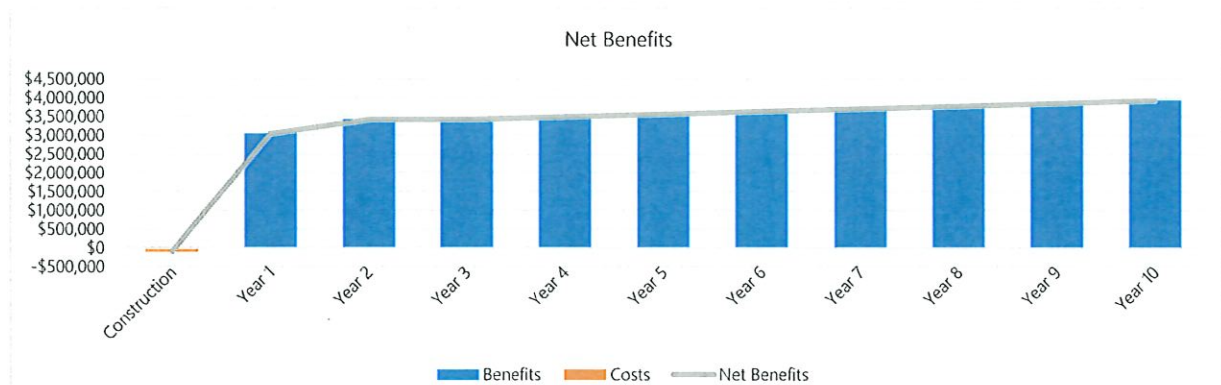
Project Total Investment

\$1,164,040

Temporary (Construction)				
	Direct	Indirect	Total	
Jobs	0	0	0	0
Earnings	\$0	\$0	\$0	\$0
Local Spend	\$931,232	\$0	\$931,232	

Ongoing (Operations)				
Aggregate over life of the PILOT				
	Direct	Indirect	Total	
Jobs	54	0	54	54
Earnings	\$33,928,820	\$0	\$33,928,820	

Figure 1



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

Figure 2

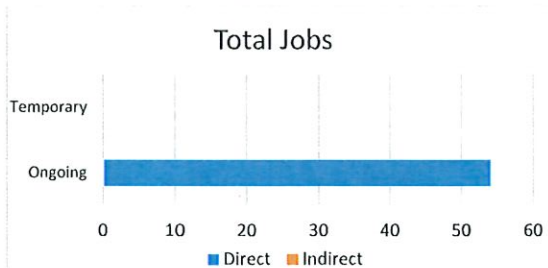


Figure 3



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

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$125,986	\$112,272
Sales Tax Exemption	\$93,123	\$93,123
Local Sales Tax Exemption	\$46,562	\$46,562
State Sales Tax Exemption	\$46,562	\$46,562
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$219,109	\$205,395

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$34,040,335	\$30,462,979
To Private Individuals	\$33,928,820	\$30,362,711
Temporary Payroll	\$0	\$0
Ongoing Payroll	\$33,928,820	\$30,362,711
Other Payments to Private Individuals	\$0	\$0
To the Public	\$111,516	\$100,267
Increase in Property Tax Revenue	(\$125,986)	(\$112,272)
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$237,502	\$212,539
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,764,299	\$1,578,861
To the Public	\$1,764,299	\$1,578,861
Temporary Income Tax Revenue	\$0	\$0
Ongoing Income Tax Revenue	\$1,526,797	\$1,366,322
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$237,502	\$212,539
Total Benefits to State & Region	\$35,804,634	\$32,041,840

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$30,462,979	\$158,833	192:1
State	\$1,578,861	\$46,562	34:1
Grand Total	\$32,041,840	\$205,395	156:1

*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) **\$1,164,040**

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

National Vacuum Environmental Services Corp.

(Applicant Name)

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

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

<http://niagaracountybusiness.com>

Updated April 2022

- I. 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.
- II. The Niagara County Industrial Development Agency has a one thousand dollar (\$1000.00) non-refundable application fee that must accompany the application submission.
- III. At the time of the project closing, project applicant is required to pay certain costs associated with the project. The applicant shall be responsible for the payment of an Agency fee in the amount of one percent (1.00%) of the total value of the project, together with 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.
- IV. One (1) original signed copy of the Application and Environmental Assessment form should be submitted with the Application for Assistance.

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: National Vacuum Environmental Services Corp.

Mailing Address: 6389 Inducon Drive West

City/Town/Village & Zip code: Sanborn, NY 14132

Phone: (716) 773-1167

Website: www.nationalvacuum.com

Fed Id. No.: 16-1527719

Contact Person, and Title: Thomas E. McInerney, Executive Vice President

Email: tmcinerney@nationalvacuum.com

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

John Gary Kozlowski

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

Form of Entity



Corporation

Date of Incorporation: May 27, 1997

State of Incorporation: New York



Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____



Limited Liability Company/Partnership (number of members _____)

Date of organization: _____

State of Organization: _____



Sole Proprietorship

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

Applicant's Counsel

Company Name: Bengart & DeMarco, LLP

Contact Person, and Title: Steve Bengart

Mailing Address: 2655 Sheridan Drive

City/Town/Village & Zip code: Tonawanda, NY 14150

Email: sbengart@bengartdemarcolaw.com

Phone: (716) 838-4600

Fax No.: _____

II. PROJECT INFORMATION

A) Project Address: 6389 Inducon Corporate Drive Sanborn NY, 14132

Tax Map Number (SBL) 147.00-1-111
(Section/Block/Lot)

SWIS Number 294000

Located in City of _____

Located in Town of Wheatfield

Located in Village of _____

School District of _____

B) Current Assessment of Property:

Land \$43,000

Total \$423,000

C) Present legal owner of the site J & S Niagara Leasing Corp

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

D) Describe the project:

Niagara Vacuum Environmental Services Corp seeks to maintain its competitive approach

by expanding its operations with the purchase of a new vacuum truck and combination

sewer/flusher vacuum truck, as well as expand personnel to operate both machines.

1. Project site (land)

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

N/A

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

N/A

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
20,000 square feet. Building completed in 2019

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.
No

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. List principal items/categories of equipment to be acquired as part of the project.
Vacuum truck, combination sewer/flusher vacuum truck

7. 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.

III. SOURCES & USES OF FUNDS

A) Estimated Project Costs:

Property Acquisition	\$
Construction (Improvements)	\$
Equipment Purchases/Fixtures/Furnishings	\$ 1,164,040
Soft costs (i.e. engineering, architectural)	\$
Other (describe)	\$
TOTAL USES OF FUNDS	\$ 1,164,040

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

Bank Financing	\$ 1,164,040
Equity	\$
Grants/Tax Credits	\$
Taxable or Tax Exempt Bond	\$
Other	\$
TOTAL SOURCES OF FUNDS	\$ 1,164,040

C) Identify each state and federal grant/credit:

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

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: N/A

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ N/A

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 93,123

Estimated duration of Sales Tax exemption: _____

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ N/A

C.) Financial Assistance Determination:

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

☐

Yes

or

☒

No

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

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	48	\$60,000	6	\$60,000
Part time				
TOTAL FTEs		\$ 2,880,000		\$ 360,000

Annual Salary Range of Jobs to be Created: \$ 41,000 to \$ 115,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) _____

Labor, operator

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.:

Niagara

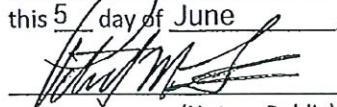
, being first duly sworn, deposes and says:

1. That I am the Vice President National Vacuum Environmental Services Corp. (Corporate Office) of _____ (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 5 day of June, 2021.


(Notary Public)

PATRICK M. FOOTE
Notary Public State of New York
Qualified in Erie County
My Commission Expires June 19, 2026

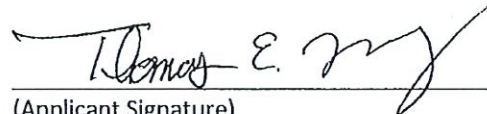
This Application should be submitted to the Niagara County Industrial Development Agency, 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132.

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


HOLD HARMLESS AGREEMENT

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

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


(Applicant Signature)

By: _____
Name: Thomas E. McInerney
Title: Executive VP


(Notary Public)

Sworn to before me this 5th day
of June, 2025

PATRICK M. FOOTE
Notary Public State of New York
Qualified in Erie County
My Commission Expires June 19, 2026
[stamp]

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: Purchase of Vacuum Truck and Combination Sewer Flusher/Vacuum Truck							
Project Location (describe, and attach a location map): 6389 Inducon Drive West, Sanborn, NY 14132							
Brief Description of Proposed Action: Purchase of Vacuum Truck and Combination Sewer Flusher/Vacuum Truck for environmental cleaning usage							
Name of Applicant or Sponsor: National Vacuum Environmental Services Corp.		Telephone: (716) 773-1167 E-Mail: tmcinerney@nationalvacuum.com					
Address: 6389 Inducon Drive West							
City/PO: Sanborn		State: NY	Zip Code: 14132				
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;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

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

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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Thomas E. McInerney, National Vacuum Environmental Serv</u> Date: <u>June 5, 2025</u> 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<div style="display: flex; justify-content: space-between;"> <div> <u>Niagara County Industrial Development Agency</u> Name of Lead Agency </div> <div> <u>5/</u> Date </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <u>Andrea Klyczek</u> Print or Type Name of Responsible Officer in Lead Agency </div> <div> <u>Executive Director</u> Title of Responsible Officer </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <u>Andrea Klyczek</u> Signature of Responsible Officer in Lead Agency </div> <div> _____ Signature of Preparer (if different from Responsible Officer) </div> </div>	

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8.2

**Cataract Tourism
Fund**

Cataract Fund Project Summary

Applicant: Niagaras Krispy Crunchy Fried Chicken LLC

Project Location: 310 Rainbow Blvd.

Total Project Cost: \$325,000

Project Description: To address a critical need within our vibrant tourism landscape, the Hyatt in downtown Niagara Falls is actively pursuing a partnership to bring Church's Chicken to our district. Currently, a limited number of accessible and affordable dining options often leads visitors to leave the downtown area in search of meals, resulting in a measurable loss of potential revenue for our local municipalities.

Introducing a nationally recognized brand like Church's Chicken offers a compelling solution. It provides families traveling to Niagara Falls with a much-needed, high-quality, and affordable dining choice, directly improving their overall visitor experience. More importantly, offering such a desirable option within the downtown core will encourage visitors to extend their stay, explore more of our local attractions, and ultimately contribute significantly more to our local economy through increased spending. This collaboration is a strategic investment in the sustained growth and vitality of downtown Niagara Falls.

Fund Amount Requested: \$48,750

Other Sources of Funds: Owner's Equity(\$100,000), Bank Financing (\$151,250)

Employment: Presently: 0 Full time; 0 part-time. 17 new jobs will be created within 3 years

Estimated Project Completion Date: June 2025