

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 17, 2026
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

Board of Directors:

___ **Jason Krempa**, Chairman
___ **Mark Berube**, First Vice Chairman
___ **William L. Ross**, Secretary
___ **Deanna Alterio Brennen**, Asst. 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
___ **Mark J. Gabriele**, Agency Counsel
___ **Elizabeth C. Hughes**, Agency Counsel

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- 1.0 Meeting Called to Order – *J.Krempa*
 - 2.0 Roll Call – *J. Lamoreaux*
 - 3.0 Introduction of Guests – *J.Krempa*
 - 4.0 Pledge of Allegiance – *J.Krempa*
 - 5.0 Approval of Meeting Minutes – *W. Ross*
 - 5.1 Regular NCIDA/NCDC/NADC – May 13, 2026
 - 6.0 Finance & Audit Committee Reports – *J.Krempa*
 - 6.1 Agency Payables – May 31, 2026
 - 6.2 Budget Variance Report – May 31, 2026

7.0 Unfinished Business

7.1 Bear Ridge Solar, LLC – *A.Klyczek*

7.1.1 Final Resolution

7.2 Macerich Niagara LLC – *J. Geartz*

7.2.1 Final Resolution

7.3 Fashion Outlets II LLC – *J. Geartz*

7.3.1 Final Resolution

7.4 Bridge Street Landing, LLC – *J. Geartz*

7.4.1 Final Resolution

8.0 New Business

8.1 T & J Canty LLC – *J. Geartz*

8.1.1 Preliminary Resolution

8.1.2 Authorize Public Hearing

8.2 Ventry Development and Rentals, Inc. – *J. Geartz*

8.2.1 Preliminary Resolution

8.2.2 Authorize Public Hearing

8.3 Candlelight Curated Inc. – *J. Geartz*

8.3.1 Preliminary Resolution

8.3.2 Authorize Public Hearing

9.0 Agency Counsel – *M. Gabriele*

10.0 Information Items

11.0 Any Other Matters the Board Wishes to Discuss

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: July 8, 2026

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment – *J. Krempa*

5.1

Meeting Minutes

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: May 13, 2026
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

1.0 Meeting Called to Order

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

2.0 Roll Call

Jason Krempa, Chairperson	Present
Mark Berube, First Vice Chairman	Present
William L. Ross, Secretary	Present
Deanna Alterio Brennen, Assistant Secretary	Present
Ryan J. Mahoney, Member	Present
David J. Masse, Member	Excused
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
Keith Silva, Cypress Creek Energy
William O'Leary, Cypress Creek Energy
Brianna Zhang, VisoneCo Site Development, LLC
Tom Celik, VisoneCo Site Development, LLC
Kevin M. Clyne, CRE, Cullen & Dykman LLP

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
Elizabeth Hughes, Agency Counsel

4.0 Pledge of Allegiance

Mr. Lamoreaux led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – March 18, 2026

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – March 31, 2026

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

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

6.2 Agency Payables – April 30, 2026

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

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

6.3 Budget Variance Report – March 31, 2026

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

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

6.4 Budget Variance Report – April 30, 2026

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

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

7.0 Unfinished Business

8.0 New Business

8.1 Bridge Street Landing, LLC

Mr. Geartz stated that Bridge Street Landing, LLC is requesting a 15-year PILOT, Sales Tax Abatement, and Mortgage Recording Tax Abatement. Following remediation and the installation of necessary public infrastructure, housing units will be built at 78 Bridge Street, North Tonawanda. The project will include a 4-story building with 114 market-rate units, 9 waterfront vacation rental units, and 2,000 sq ft of commercial space. Additionally, the project will construct a single story 10-unit garage building for tenant use. The residential space is approximately 130,000 sq. ft. and the units will be 1 and 2 bedrooms that range from 720 -1200 sq. ft. As part of the project, build out there will be a river walk, providing river front access to the public.

The project has already been accepted into the NYS DEC Brownfield program and Niagara County has submitted a grant application to assist with the installation of the infrastructure. The project will also deliver a public river walk to provide riverfront access to the public.

Representatives for the project discussed the significant remediation and infrastructure costs associated with the brownfield site, including environmental remediation, PFAS-related groundwater monitoring requirements, shoreline stabilization, utility relocation work, and increased construction costs due to inflation and interest rates. Representatives also explained that the project aligns with the City of North Tonawanda's momentum and downtown revitalization plans.

Ms. Klyczek added that the Agency has been in contact with the Mayor of the City of North Tonawanda regarding the benefits of this project. The company is taking extra steps to ensure the façade of the building fits the atmosphere of the waterfront. It was also important for people to have public access to the waterfront. The city is in support of this project.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF BRIDGE STREET LANDING LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF BRIDGE STREET LANDING 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 Final Resolution, Mr. Mahoney seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be scheduled on May 28, 2026 at 2:00 p.m. at the North Tonawanda City Hall.

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

8.2 Macerich Niagara LLC

Ms. Klyczek stated that Macerich Niagara LLC has requested a tax agreement in response to evolving consumer habits, declining foot traffic, rising operating costs, and the continued shift in consumer spending toward e-commerce. Collectively, these factors have created a challenging environment for shopping centers throughout the Northeast.

Representatives of Macerich Niagara LLC have worked collaboratively with the Town of Niagara to negotiate a tax stabilization agreement. The proposed annual host community agreement and annual tax payment are intended to provide greater financial predictability and long-term stability for both parties.

Mall occupancy has steadily declined since 2019, with more than one-third of existing leases scheduled to expire within the current year. In addition, the property’s assessed value has decreased by approximately \$82 million since 2010.

A representative for the company discussed the importance of maintaining occupancy levels, preserving approximately 800 jobs associated with the mall, and stabilizing operations during the current retail downturn. Board members also discussed the economic importance of the Fashion Outlets to Niagara County sales tax revenues and the surrounding community.

8.2.1 Preliminary Resolution

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

Mr. Fekete made a motion to approve the Final Resolution, Ms. Alterio Brennen seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

8.2.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be scheduled on June 2, 2026 at 2:00 p.m. at the Town of Niagara Town Hall.

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

8.3 Fashion Outlets II LLC

Mr. Krempa stated that Fashion Outlets II LLC was covered under the previous topic of Macerich Niagara LLC.

8.3.1 Preliminary Resolution

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

Mr. Fekete made a motion to approve the Final Resolution, Mr. Mahoney seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

8.3.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearing will be scheduled on June 2, 2026 at 2:30 p.m. at the Town of Niagara Town Hall.

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

8.4 Bear Ridge Solar, LLC

Ms. Klyczek stated that Bear Ridge Solar, LLC will be constructing a 100 MWac Utility Scale solar project to be built in the Towns of Cambria and Pendleton. The project will utilize 516 acres with a connection to National Grid’s Lockport-Mountain 115 kV Lines.

A joint letter from the Town of Cambria and the Town of Pendleton dated April 9, 2026 sent to the Niagara County Industrial Development Agency in support of the NCIDA entering into a tax agreement for the project. The towns made note that they do not support the project but recognize the value of entering into an agreement, which will provide tax certainty to all of the municipalities and request the NCIDA board consider the Bear Ridge Solar LLC project application. The project has already received its Article 8 siting permit from the Office of Renewable Energy Siting and Electric Transmission.

The proposed project will play a key role in advancing this market transformation and signify the responsiveness of the private sector to the State’s articulated goals for more renewable energy generation. Construction and operation of the facility will contribute to meeting New York State energy policy targets.

Representatives from Cypress Creek discussed the status of the project, including the completion of permitting, interconnection agreements, and power purchase agreements. The Board also reviewed correspondence submitted jointly by the Towns of Cambria and Pendleton requesting the Agency’s assistance with entering into a tax agreement for the project.

8.4.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF SOMERSET SOLAR, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF BEAR RIDGE SOLAR, LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Ms. Alterio Brennen 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>
Jason Krempa	x			
William L. Ross				x
Mark Berube	x			
Ryan Mahoney	x			
David J. Masse				x
William Fekete	x			
Susan C. Langdon	x			
Deanna Alterio Brennen	x			

The Resolution was thereupon duly adopted.

8.4.2 Authorize Public Hearing

Mr. Krempa stated that the Public Hearings will be scheduled as follows:

Cambria Town Hall – June 9, 2026 at 5:00 p.m.

Pendleton Town Hall – June 11, 2026 at 4:00 p.m.

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

8.5 NCDC Microenterprise Grant Approvals

Ms. Barone Stated that the IDA staff applied on behalf of the County for Microenterprise grant funds from the NYS Office of the Community Renewal. The application was approved recently for \$300,000. All grant application submitted are reviewed for eligibility and the grant funds will only be reimbursed to the applicant after they have proved sufficient receipts. The Agency held a NCDC Committee meeting on May 7, 2026. At that time, each one of these projects was reviewed by the Committee to recommend approval by the Board.

8.5.1 Buffalo Mini Collective, LLC dba Lewiston Mini Collective

Ms. Barone stated that Buffalo Mini Collective, LLC does business as Lewiston Mini Collective and is a pre-school and play space for children ages 2 to 5 located in the Village of Lewiston in 2025. The demand for Montessori-inspired learning has increased and they plan to double their physical space as well as the students per day. In addition, they will offer drop-in days and private events. They worked with SBDC to submit their application. They plan to hire 3 part-time, low-to-moderate income teacher aides. The business has requested \$25,000 in Microenterprise Grant Funds. This grant request was unanimously approved by the Committee for recommendation to the Board.

8.5.1 Buffalo Mini Collective, LLC dba Lewiston Mini Collective

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO Buffalo Mini Collective LLC.

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

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

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

The Resolution was thereupon duly adopted.

8.5.2 Sharon A. Perez Roman dba Hanabi Hobby

Ms. Barone stated that Sharon A. Perez Roman dba Hanabi Hobby is a specialty retail store that combines authentic anime collectibles with entertainment. They will be expanding from an online business to a physical storefront located in the Town of Niagara. SBDC assisted them in submitting their application. The owner qualifies as low-to-moderate income. The business has requested \$25,000 from the Microenterprise Grant program. This grant request was unanimously approved by the Committee for recommendation to the Board.

8.5.2 Sharon A. Perez Roman dba Hanabi Hobby

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO Sharon A. Perez roman dba Hanabi Hobby.

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

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

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

The Resolution was thereupon duly adopted.

8.5.3 The Lemon Room LLC

Ms. Barone stated that The Lemon Room LLC is a farm-to-glass cocktail bar with shareable appetizers operation in the Village of Wilson since 2024. They are adding an outdoor patio to expand seating and accommodate growing demand for outdoor dining and private events. They worked with SBDC to submit their application. They plan to hire 2 part-time, low-to-moderate income employees. The business is requesting a \$25,000 microenterprise grant. The grant request was unanimously approved by the Committee for recommendation to the Board.

8.5.3 The Lemon Room LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO The Lemon Room LLC.

Mr. Krempa made a motion to approve the Grant, Ms. Alterio Brennen seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

9.0 Agency Counsel

There were no updates at this time.

10.0 Information Items

There were no information items.

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 10, 2026

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Fekete made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:36 p.m.

Respectfully Submitted:

Reviewed By:

Approved By:

Julie Lamoreaux
Recording Secretary

Andrea Klyczek
Executive Director

Deanna Alterio Brennen
Assistant Secretary

6.1

Agency Payables

Niagara County Industrial Devel. Agency
Check Register
For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5/1/26	5/1/26	NYS DEFERRED COMPENSATION PLAN	10001.100	974.20
5/2/26	5/2/26	NEW YORK STATE AND LOCAL	10001.100	946.32
30654	5/5/26	Charter Communications	10001.100	130.00
30655	5/5/26	County of Niagara	10001.100	38.92
30656	5/5/26	First Choice Coffee Services	10001.100	69.16
30657	5/5/26	FedEx	10001.100	27.91
30658	5/5/26	THE HARTFORD	10001.100	313.06
30659	5/5/26	Independent Health Association Inc.	10001.100	4,366.89
30660	5/5/26	Jeremy Geartz	10001.100	178.86
30661	5/5/26	M&T Bank	10001.100	3,713.27
30662	5/5/26	National Grid	10001.100	652.86
30663	5/5/26	Pitney Bowes Global Financial Services	10001.100	275.85
30664	5/5/26	Professional Janitorial Services, Inc.	10001.100	823.00
30665	5/5/26	STAPLES CONTRACT & COMMERCIAL	10001.100	333.08
30666	5/12/26	Cintas Corporation LOC. 067P	10001.100	108.56
30667	5/12/26	County of Niagara	10001.100	428.62
30668	5/12/26	FedEx	10001.100	10.90
30669	5/12/26	Niag Cnty Dept of Economic Development	10001.100	527.19
30670	5/12/26	STAPLES CONTRACT & COMMERCIAL	10001.100	434.16
5/14/26	5/14/26	PAYCHEX, INC.	10001.100	121.57
5/15/26	5/15/26	NYS DEFERRED COMPENSATION PLAN	10001.100	1,019.20
30671	5/19/26	360 PSG.com	10001.100	60.00
30672	5/19/26	County of Niagara	10001.100	368.61
30673	5/19/26	Guardian	10001.100	281.90
30674	5/19/26	Harris Beach Murtha Cullina PLLC	10001.100	9,598.16
30675	5/19/26	Independent Health Association Inc.	10001.100	4,366.89
30676	5/19/26	Joseph Grenga	10001.100	37.08
30677	5/19/26	Andrea Klyczek	10001.100	569.06
30678	5/19/26	NIAGARA GAZETTE	10001.100	381.00
30679	5/19/26	STAPLES CONTRACT & COMMERCIAL	10001.100	39.99
5/20/26	5/20/26	PAYCHEX, INC.	10001.100	134.00
5/28/26	5/28/26	PAYCHEX, INC.	10001.100	101.07
30680	5/28/26	Amazon Capital Services	10001.100	294.83
30681	5/28/26	Charter Communications	10001.100	130.00

Niagara County Industrial Devel. Agency
Check Register
For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
30682	5/28/26	FedEx	10001.100	18.98
30683	5/28/26	Harris Beach Murtha Cullina PLLC	10001.100	1,050.00
30684	5/28/26	Niagara Gazette Lockport Union Sun	10001.100	772.06
30685	5/28/26	PITNEY BOWES	10001.100	106.21
30686	5/28/26	Professional Janitorial Services, Inc.	10001.100	823.00
5/29/26	5/29/26	NYS DEFERRED COMPENSATION PLAN	10001.100	855.35
Total				<u>35,481.77</u>

NCIDA VIP-MTF Operating
Check Register
For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5154	5/5/26	H.W.BRYK & SONS, INC.	10001.600	290.00
5155	5/5/26	Frontier	10001.600	352.78
5156	5/5/26	M&T Bank	10001.600	134.16
5157	5/5/26	National Grid	10001.600	546.98
5158	5/5/26	Professional Janitorial Services, Inc.	10001.600	346.00
5159	5/12/26	Modern Disposal Services, Inc.	10001.600	214.50
5160	5/12/26	Town of Wheatfield	10001.600	72.00
5161	5/19/26	Beau Enterprises, Inc.	10001.600	899.00
5162	5/19/26	County of Niagara	10001.600	269.47
5163	5/28/26	H.W.BRYK & SONS, INC.	10001.600	339.00
5164	5/28/26	Professional Janitorial Services, Inc.	10001.600	346.00
Total				<u>3,809.89</u>

NCIDA - MTF - Operating Fund
Check Register
For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3348	5/5/26	National Fuel	10001.600	655.32
3349	5/5/26	Niagara Falls Water Board	10001.600	531.12
3351	5/5/26	National Grid	10001.600	591.41
3352	5/5/26	National Grid	10001.600	488.77
3350	5/5/26	Void Check	10001.600	
3353	5/12/26	Void Check	10001.600	
3354	5/12/26	National Grid	10001.600	147.82
3355	5/19/26	Beau Enterprises, Inc.	10001.600	779.00
3356	5/19/26	VERIZON	10001.600	139.61
Total				<u>3,333.05</u>

Niagara Industrial Incubator Associates**Check Register**

For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1538	5/5/26	Gratwick Pest Control	10000.100	80.00
1539	5/5/26	National Grid	10000.100	382.70
1540	5/5/26	Niagara Falls Water Board	10000.100	1,815.20
1541	5/19/26	H.W. Bryk & Sons, Inc.	10000.100	604.00
Total				<u>2,881.90</u>

NIAG ECONOMIC DEV FUND**Check Register**

For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1379	5/19/26	H. Sicherman & Company, Inc.	10000-200	<u>5,616.50</u>
Total				<u><u>5,616.50</u></u>

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

For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1372	5/5/26	Lumsden & McCormick, LLP	10001.100	1,770.23
1373	5/19/26	H. Sichernan & Company, Inc.	10001.100	2,960.00
Total				4,730.23

NCDC - CDBG/HUD - RLF
Check Register
For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
300	5/5/26	Lumsden & McCormick, LLP	10200-300	1,637.93
301	5/5/26	M&T Bank	10200-300	20.00
302	5/19/26	H. Sicherman & Company, Inc.	10200-300	6,358.00
Total				<u><u>8,015.93</u></u>

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

For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2165	5/5/26	Lumsden & McCormick, LLP	10004.400	391.84
Total				391.84

6.2

Budget Variance Reports

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BUDGET VARIANCE REPORT AS OF May 31, 2026
UN-AUDITED STATEMENT FOR INTERNAL MANAGEMENT USE ONLY

	Current Month Actual	Current Month Budget	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Budget
<u>Operating Revenues</u>						
Project Administrative Fees	\$ 118,750.00	\$ 10,512.00	\$ 1,066,110.00	\$ 410,686.00	655,424.00	\$ 589,316.00
Project Application Fees	3,000.00	1,000.00	6,000.00	5,000.00	1,000.00	12,000.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	20,833.35	20,833.35	0.00	50,000.00
Administrative Fees - Other	0.00	0.00	10,277.06	0.00	10,277.06	37,087.00
Interest Earnings	425.84	3,678.33	22,106.88	18,391.65	3,715.23	44,140.00
Miscellaneous Income	14,936.53	14,822.92	221,652.67	74,114.60	147,538.07	177,875.00
Distributions From Affiliates	0.00	0.00	0.00	0.00	0.00	150,000.00
Distribution from VIP MTF	0.00	0.00	0.00	0.00	0.00	150,000.00
Total Operating Revenues	141,279.04	34,179.92	1,346,979.96	529,025.60	817,954.36	1,210,418.00
<u>Operating Expenses</u>						
Salaries	35,137.68	34,703.06	183,012.46	190,866.83	(7,854.37)	451,140.00
Benefits	5,481.18	7,619.17	26,754.74	38,095.85	(11,341.11)	91,430.00
Retirement Benefits	5,245.59	5,245.58	26,227.95	26,227.90	0.05	62,947.00
Payroll Taxes	2,734.70	2,550.55	14,142.37	14,312.36	(169.99)	33,759.00
Unemployment Taxes	83.57	0.00	1,763.59	1,638.00	125.59	1,638.00
Consultants	2,500.00	2,500.00	12,500.00	12,500.00	0.00	30,000.00
Executive Director	8,864.17	8,864.17	44,320.85	44,320.85	0.00	106,370.00
Legal Services	8,383.34	7,333.33	21,850.83	36,666.65	(14,815.82)	88,000.00
Accounting Services	0.00	0.00	24,300.00	24,180.00	120.00	24,180.00
Accounting Services - NADC	0.00	0.00	1,700.00	1,820.00	(120.00)	1,820.00
Advertising & Promotion	0.00	8.33	0.00	41.65	(41.65)	100.00
Marketing	60.00	2,183.33	4,899.50	10,916.65	(6,017.15)	26,200.00
Sponsorships	0.00	83.33	0.00	416.65	(416.65)	1,000.00
Printing	0.00	83.33	605.68	416.65	189.03	1,000.00
Office Supplies	36.39	166.67	625.97	833.35	(207.38)	2,000.00
Postage	136.09	378.00	1,674.28	2,178.00	(503.72)	4,454.00
Telephone & Fax	147.60	145.17	655.09	725.85	(70.76)	1,742.00
Internet Service	186.99	227.33	977.42	1,136.65	(159.23)	2,728.00
Common Area Charges	908.25	908.25	4,541.25	4,541.25	0.00	10,899.00
Energy	1,429.56	1,440.00	10,903.76	9,675.00	1,228.76	21,220.00
Conference & Travel	564.27	1,250.00	5,291.22	6,250.00	(958.78)	15,000.00
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	2,354.33	2,049.08	11,771.65	10,245.40	1,526.25	24,589.00
Library & Membership	381.00	325.25	2,301.00	1,626.25	674.75	3,903.00
General Office	3,020.25	1,154.33	7,774.34	5,771.65	2,002.69	13,852.00
Repairs & Maintenance	1,003.06	1,155.08	5,473.16	5,775.40	(302.24)	13,861.00
Computer Support	0.00	500.00	0.00	2,500.00	(2,500.00)	6,000.00
Public Hearings	0.00	25.00	0.01	125.00	(124.99)	300.00
Furniture & Equipment Purchase	75.99	166.67	416.91	833.35	(416.44)	2,000.00
Other Expense	0.00	83.33	0.00	416.65	(416.65)	1,000.00
Total Operating Expenses	78,734.01	81,648.34	414,484.03	457,553.84	(43,069.81)	1,055,594.00
Net Operating Income/(Loss)	62,545.03	(47,468.42)	932,495.93	71,471.76	861,024.17	154,824.00
<u>Non-Operating Revenue & Expense</u>						
Grant Rev- City NF Initiative	0.00	0.00	513,583.00	300,000.00	213,583.00	1,395,609.00
Grant Sub-City NF Initiative	0.00	0.00	513,583.00	300,000.00	213,583.00	1,395,609.00
Net Non-Operating Income/(Loss)	0.00	0.00	0.00	0.00	0.00	0.00
Total Net Income/(Loss)	\$ 62,545.03	(\$ 47,468.42)	\$ 932,495.93	\$ 71,471.76	861,024.17	\$ 154,824.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet
May 31, 2026

ASSETS

Current Assets	
Cash - Checking	\$ 707,161.43
Petty Cash	300.00
Certificates of Deposit	2,691,964.86
Mmkt Acct. - M&T Bank	250,914.27
Cash - First Response	66,808.90
Cash - City of N.F.	2,677.87
Cataract Tourism C/D	1,000,000.00
Mmkt Acct. - Cataract Tourism	225,994.70
Accts Rec - Public Hearings	2,731.71
Accounts rec. - Fees/Var.	350,000.00
Accounts Rec. EDA - RLF	375,833.28
Due To/From Micro RLF	13,649.68
Due To/From VIP - MTF	336,814.31
Due From NCDC CDBG/HUD	13,333.44
Due To/Due From NADC	500.56
Due To/From MTF Operating	141,670.32
Prepaid Insurance	<u>19,229.11</u>
 Total Current Assets	 6,199,584.44
 Other Assets	
Deferred Outflows	179,158.00
Investment in NIIA	<u>342,500.00</u>
 Total Other Assets	 521,658.00
 Fixed Assets	
Furniture & Equipment	231,672.18
Furn & Fixtures - Fed purchase	5,861.08
Accum Dep. - Furn & Equip	(214,165.75)
Accum Dep. - F&F Fed Purch	<u>(5,861.08)</u>
 Total Fixed Assets	 17,506.43
 Total Assets	 <u>\$ 6,738,748.87</u>

LIABILITIES AND NET ASSETS

Current Liabilities	
NYS Retirement W/H 414(H)	\$ 1,653.15
Accrued Retirement	26,227.95
Deferred Rev. - NEDF	29,166.65
Deferred Rev. - First Repsonse	66,808.90
Def. Rev. - City of N.F.	1,228,672.57
Accounts Payable	14,052.76
Acct. Payable - Niag. County	<u>44,320.85</u>
 Total Current Liabilities	 1,410,902.83
 Long-Term Liabilities	
Pension Liability	159,094.00
Deferred Inflows of Resources	<u>5,836.00</u>
 Total Long-Term Liabilities	 <u>164,930.00</u>
 Total Liabilities	 1,575,832.83
 Net Assets	
Fund Balance - Operating Fund	4,230,420.11
Net Income	<u>932,495.93</u>
 Total Net Assets	 <u>5,162,916.04</u>
 Total Liabilities & Net Assets	 <u>\$ 6,738,748.87</u>

**Niagara County Industrial
Development Agency
Aged Payables
As of May 31, 2026**

Vendor ID Vendor	Invoice #	Amount Due
cin Cintas Corporation #782	May 2026	108.56
County County of Niagara	May 2026 Gas	246.62
JEREMY Jeremy Geartz	5/5/26-5/26/26	484.80
M&TBUS M&T Bank	May 2026	1,946.50
NATGRID National Grid	39004 5/26	782.94
Report Total		<u>3,569.42</u>

Adjusting Journal Entries

Estimated May 2026 Legal Fees	7,333.34
Estimated May 2026 Copier usage	190.00
Estimated Apr-May 2026 Telephone	60.00
Estimated May 2026 Niagara County Electric	400.00
Estimated Apr 2026 Consulting	2,500.00
	<u>14,052.76</u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

6/10/2026

**Project Income - 2026
Lease/Lease Back and Bonds**

Closed 2026	Project Type	Total Project Amount	IDA Project Amount	Admin. Fees	Application Fees	Amount Received to Date	Date Received	Balance Due	Date Closed
Amazon.com Services LLC	L/L Back			357,500		357,500	1/12/26	-	
Precision Industrial, LLC	L/L Back	1,277,000	1,265,000	7,500	1,000	8,500	2/25/26	-	2/9/26
235 River Road LLC	L/L Back	36,665,978	28,426,762	250,000	1,000	101,000	4/16/26	150,000	4/8/26
Hotel Niagara Development, LLC	L/L Back	43,959,500	41,709,500	200,000	1,000	1,000	7/5/24	200,000	4/16/26
Live-USA Incorporated	L/L Back	16,000,000	10,500,000	92,000		92,000	4/20/26	-	
6292 Walmore LLC(Voss Manufacturing, Inc.)	L/L Back	4,731,000	2,700,000	27,000	1,000	28,000	4/16/26	-	4/8/26
Allegheny Manufacturing, LLC	L/L Back	1,336,000	416,000	13,360	1,000	14,360	4/20/26	-	
Woodstream Landing LLC	L/L Back	14,295,000	13,795,000	118,750	1,000	119,750	5/26/26	-	

TOTAL

1,066,110

Fees received in prior year -

Total fees received to date in 2026 1,066,110

Total 2026 Budgeted Fees 589,316

Balance of Budgeted Fees (476,794)

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
Saint-Gobain Ceramics & Plastics Inc.	L/L Back	41,523,000		TBD	1,000	0		1,000	
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
Buffalo Transformer Services, LLC	L/L Back	2,440,000	1,340,000	13,400	1,000	1,000	10/27/25	13,400	11/30/26
Americarb, Inc.	L/L Back	29,000,000	24,000,000	240,000	1,000	1,000	11/12/25	240,000	12/31/26
NEOFAB Robotics Corp	L/L Back	4,626,000	3,476,000		1,000	1,000	12/24/25	-	2/28/27
National Vacuum Environmental Services Corp	Sales Tax C	1,164,020			1,000	1,000	1/2/26	-	1/31/27
Somerset Solar, LLC		276,621,091			1,000	1,000	2/25/26	-	3/31/27
Bridge Street Landing, LLC	L/L Back	24,174,700	17,921,000		1,000	1,000	5/8/26	-	
Macerich Niagara, LLC	STA				1,000			1,000	
Fashion Outlets II LLC	STA				1,000			1,000	
Bear Ridge Solar, LLC	STA	220,624,371			1,000	1,000	5/8/26	-	
TOTAL				<u>261,371</u>	<u>11,000</u>	<u>8,000</u>		<u>264,371</u>	<u>0</u>

TOTAL - Projected Income 2026

1,327,481 11,000 8,000 264,371 1,066,110

Projected 2027	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
TOTAL				<u>0</u>	<u>0</u>	<u>0</u>		<u>0</u>	<u>0</u>

* Pending Board Approval
STA - Scheduled Tax Agreement
L/L Back - Lease/Lease Back

**Cataract Tourism Fund
Grant Program**

Grantee Name	Grant Awards	Outst'd'g Awards	Approval Date	Disbursement Date	Disbursement Amount	Offer Expiration	Project Description
Niagara County Dept. of Economic Development	37,667	0	10/11/2017	1/23/2018	37,667.00		Feasibility study for Niagara Falls area multi-use facility.
Niagara Aquarium Foundation	88,147	0	2/14/2018	7/15/2019	88,147.00		Jellyfish exhibit and equipment.
The Tourism Research Entrepreneurship Center (TReC)	176,600	0	8/8/2018	6/2/2020	176,600.00		Buildout, audio/visual equipment and network connectivity hardware.
Niagara Aquarium Foundation	16,717	0	2/12/2020	10/21/2020	16,717.00		Renovations to second floor event room.
Niagara Aquarium Foundation	370,000	0	8/14/2019	2/9/2021	370,000.00		Interactive touch pools adjacent to main entrance of the Aquarium.
Red Star Builders, LLC (The Niagara Club)	64,403	0	7/10/2019	9/7/2021	64,403.00		Spot Coffee.
Niagara Falls Center for Tourism LLC	1,000,000	0	6/12/2019	7/7/2023	598,661.03		Construction of an indoor family entertainment center and outdoor improvements.
The Center for Kashmir, Inc.	273,000	0	6/14/2023	8/9/2023	273,000.00		Renovations to vacant church for a museum of art and culture for kashmir.
Savarino Companies, LLC	155,000	0	4/14/2021	4/26/2023	155,000.00		Rehabilitation of 4,000 square feet of commercial/retail storefront space.
Niagara Aquarium Foundation	900,000	0	2/9/2022	3/6/2025	900,000.00		Renovations to the Niagara Gorge Discovery Center for expanded programming.
Niagara Aquarium Foundation	35,000	0	2/8/2023	1/2/2024	35,000.00		Sea turtle exhibit.
Burger Factory Niagara Falls, Inc.	185,250	0	2/8/2023	1/11/2024	185,250.00		Façade renovations.
Niagara Falls International Cuisine, Inc.	76,500	0	2/8/2023	1/11/2024	44,922.31		Dining area renovations.
TM Montante Development(Radio Niagara)	0	0	3/22/2023	Removed 11/1/2025	0.00		Renovations for restaurant, bar, game space, bowling lounge and boutique hotel.
Live-USA Incorporated	450,000	450,000	8/14/2024	To Be Disbursed	0.00	12/31/2027	Renovation of restaurant, bar and music entertainment venue.
Niagara Falls Urban Renewal Agency	204,000	0	10/9/2024	1/29/2025	204,000.00		Acquisition of properties along Main Street in Niagara Falls.
Niagaras Krispy Crunchy Fried Chicken, LLC	48,750	0	6/11/2025	11/17/2025	48,750.00		Open a Niagaras Krispy Crunchy Fried Chicken restaurant in the Hyatt Hotel in dow
Hammer & Crown BC	33,000	33,000	3/22/2023	To Be Disbursed	0.00	6/30/2026	Kitchen buildout, bar and dining area remodeling.
The Center for Kashmir, Inc. Phase II	727,000	213,417	3/18/2026	4/3/2026	513,583.00	12/31/2026	Renovations to vacant church for a museum of art and culture for kashmir.
To Date Sub-Total	4,841,034	696,417			3,711,700.34		
Cash on hand as of 5/31/2026	1,228,672.57						
Less: Outstanding Awards	(696,417.00)						
Available for awarding grants	532,255.57						
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	300,416.17						
Bank Fees	(43.26)						
Grant Disbursements	(3,711,700.34)						
Grant Fund Balance	1,228,672.57						

7.1

Bear Ridge Solar, LLC

PROJECT SUMMARY
Bear Ridge Solar, LLC



Applicant:	Bear Ridge Solar, LLC	
Project Location:	Cambria/Pendleton (SBL's attached)	
Assistance:	20 Year Scheduled Tax Agreement (STA) Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Bear Ridge Solar LLC will be constructing a 100 MWac Utility Scale solar project to be built in the Towns of Cambria and Pendleton. The project will utilize 516 acres with a connection to National Grid's Lockport-Mountain 115 kV Lines.</p> <p>A joint letter from the Town of Cambria and the Town of Pendleton dated April 9, 2026 was sent to the Niagara County Industrial Development Agency in support of the NCIDA accepting the application from the Company. Both the town of Cambria and Pendleton have encouraged the NCIDA to also approve of the PILOT agreement. The Project has already received its Major Renewable Energy Facility Siting Permit pursuant to Section 94-c of the New York State Executive Law from the State of New York Office of Renewable Energy Siting and Electric Transmission (ORES).</p> <p>The proposed project will play a key role in advancing this market transformation and signify the responsiveness of the private sector to the State's articulated goals for more renewable energy generation. Construction and operation of the facility will contribute to meeting New York State energy policy targets.</p>	
Project Costs:	Construction/Improvements and FF&E	\$ 182,959,253
	Soft costs (i.e. engineering, architectural)	\$ 19,044,244
	Substation/interconnection costs	\$ 18,620,874
	TOTAL	\$ 220,624,371
Project Benefits:	Host Community Payment: (\$3,000 per mw)	\$ 6,778,966
	Tax Payment: (2,000 per mw)	\$ 4,519,310
	Total Revenue to Taxing Jurisdictions:	\$ 11,298,276
Employment:	Current jobs in Niagara County: 0 Construction Jobs: 182 FTE construction positions Permanent Jobs: 1 Estimated Annual Payroll for New Jobs: \$102,500 Skills: Construction, Operations & Maintenance	
Evaluative Criteria:	Energy Production – advances renewable energy, provides capacity for local demands.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator



Date: March 10, 2026
 Project Title: Bear Ridge Solar, LLC
 Project Location: Cambria/Pendleton

Economic Impacts

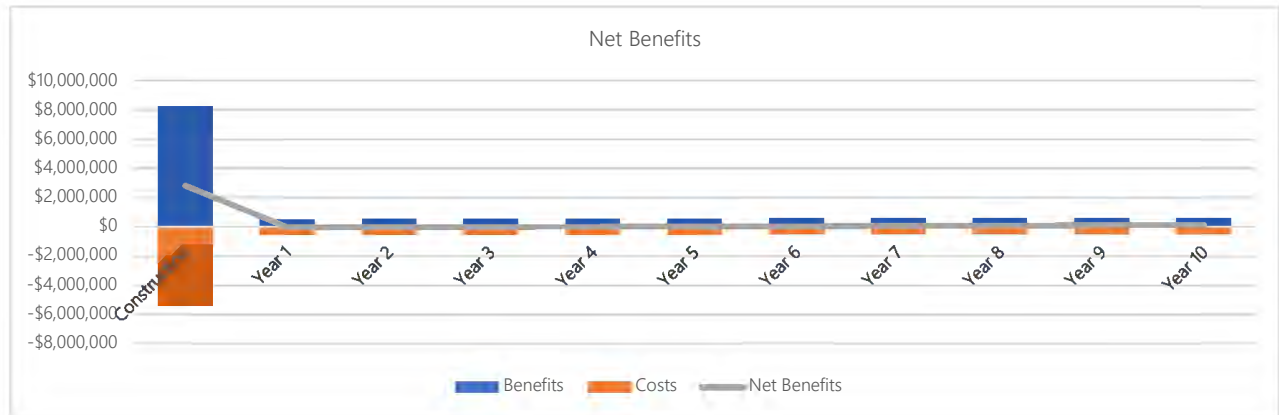
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$220,624,371

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	151	31	182
Earnings	\$6,087,243	\$1,667,308	\$7,754,551
Local Spend	\$176,499,497	\$5,739,871	\$182,239,368

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	1	1	2
Earnings	\$2,399,762	\$2,676,103	\$5,075,865

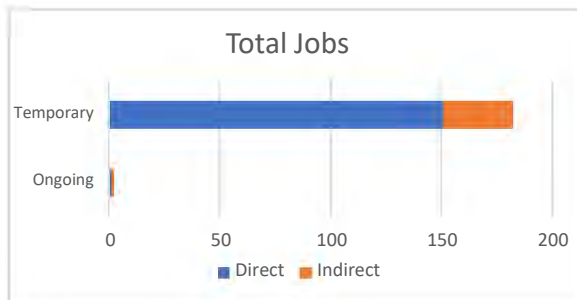
Figure 1



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	\$8,895,413	\$7,406,876
Sales Tax Exemption	\$4,000,000	\$4,000,000
Local Sales Tax Exemption	\$2,000,000	\$2,000,000
State Sales Tax Exemption	\$2,000,000	\$2,000,000
Mortgage Recording Tax Exemption	\$1,406,480	\$1,406,480
Local Mortgage Recording Tax Exemption	\$468,827	\$468,827
State Mortgage Recording Tax Exemption	\$937,654	\$937,654
Total Costs	\$14,301,893	\$12,813,356

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$21,931,159	\$19,207,590
To Private Individuals	\$12,830,416	\$11,852,861
Temporary Payroll	\$7,754,551	\$7,754,551
Ongoing Payroll	\$5,075,865	\$4,098,310
Other Payments to Private Individuals	\$0	\$0
To the Public	\$9,100,743	\$7,354,728
Increase in Property Tax Revenue	\$2,231,964	\$1,801,170
Temporary Jobs - Sales Tax Revenue	\$54,282	\$54,282
Ongoing Jobs - Sales Tax Revenue	\$35,531	\$28,688
Other Local Municipal Revenue	\$6,778,966	\$5,470,588
State Benefits	\$667,182	\$616,349
To the Public	\$667,182	\$616,349
Temporary Income Tax Revenue	\$348,955	\$348,955
Ongoing Income Tax Revenue	\$228,414	\$184,424
Temporary Jobs - Sales Tax Revenue	\$54,282	\$54,282
Ongoing Jobs - Sales Tax Revenue	\$35,531	\$28,688
Total Benefits to State & Region	\$22,598,341	\$19,823,938

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$19,207,590	\$9,875,702	2:1
State	\$616,349	\$2,937,654	:1
Grand Total	\$19,823,938	\$12,813,356	2:1

*Discounted at 2%

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

Additional Revenues:

County	\$1,069,158
City/Town/Village	\$7,021,854
School District	\$3,207,523

*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) \$50,000,000

Additional Comments from IDA

Additional revenue is the sum of payments to the taxing jurisdictions, including tax payments and community host agreement. Bear Ridge Solar, LLC intends to enter into an agreement with the County of Niagara to contribute money equal to the local sales tax savings estimated at approximately \$2,000,000

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

Bear Ridge Solar, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at the

Cambria Town Hall

4160 Upper Mountain Road, Sanborn, New York

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

Hearing Officer: Welcome. This public hearing is now open; it is Tuesday, June 9th at 5:00 p.m. My name is Andrea Klyczek, I am the Executive Director of 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 Bear Ridge Solar, LLC.

Notice of this hearing appeared in The Niagara Gazette and Lockport Sun & Journal on May 28, 2026.

Purpose: **Purpose of Hearing.**

Hearing Officer: We are here to hold the public hearing on Bear Ridge Solar, 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 the Bear Ridge Solar, LLC. The project application and project summary are posted in the Agency's website at niagaracountybusiness.com and I have copies with me today. Please note the Company submitted an addendum to its application confirming it will primarily use the as of right NYS electricity generation sales tax exemption to exempt state and local taxes, and rely on the NCIDA exemption only for items not otherwise covered by the NYS exemption, resulting in a request for \$4,000,000 in NCIDA sales and use tax exemption benefits. In addition, the Company has indicated its intention to enter into an agreement with the County of Niagara to contribute money equal to all local sales tax savings estimated at approximately \$2,000,000. Also note, for the entire project, the real property tax abatement is estimated at \$8,895,413 under the cost benefit analysis. This abatement is significantly reduced by an additional approximately \$6,778,966 in host community agreement payments the Company will make to the Towns of Pendleton and Cambria.

Project Summary:

Description of Project and Contemplated Agency Benefits.

Hearing Officer:

Bear Ridge Solar LLC will be constructing a 100 MWac Utility Scale solar project (the "Facility") to be built in the Towns of Cambria and Pendleton. The project will utilize 516 acres with a connection to National Grid's Lockport-Mountain 115 kV Lines.

A joint letter from the Town of Cambria and the Town of Pendleton dated April 9, 2026 sent to the Niagara County Industrial Development Agency in support of the NCIDA accepting the application from the Company. Both the town of Cambria and Pendleton have encouraged the NCIDA to also approve of the PILOT agreement.

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the Company for qualifying portions of the project.

Without the Tax Agreement, under the New York State appraisal/tax formula, the Town of Cambria would receive \$682,105 over the twenty-year project life. In contrast, the Town of Cambria anticipates entering into a Host Community Agreement with the Company that in combination with the Tax Agreement, will provide the Town \$5,622,173 in total payments over the twenty-year project life.

The project has already received its Major Renewable Energy Facility Siting Permit pursuant to Section 94-c of the New York State Executive Law from the State of New York Office of Renewable Energy Siting and Electric Transmission (ORES).

The 94-C permitting process was created in 2020, to streamline permitting for large renewable energy projects, greater than 25MW.. Project approval was determined through this single state review process, administered by the Office of Renewable Energy Siting (ORES). ORES issued Bear Ridge Solar, LLC a Siting Permit on July 31, 2023.

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 10, 2026. There are no limitations on written statements or comments.

Public Comment:

Hearing officer gives the public opportunity to speak.

Hearing Officer:

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

Adjournment:

Closing the hearing.

Are there any comments? Hearing none, I will now adjourn the meeting. It is now 5:46 p.m. Thank you.

Bear Ridge Solar, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at the

Pendleton Town Hall

6570 Campbell Boulevard, Lockport, New York 14094

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

Hearing Officer: Welcome. This public hearing is now open; it is Thursday, June 11, 2026 at 4:00 p.m. My name is Andrea Klyczek, I am the Executive Director of 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 Bear Ridge Solar, LLC.

Notice of this hearing appeared in The Niagara Gazette and Lockport Sun & Journal on May 28, 2026.

Purpose: **Purpose of Hearing.**

Hearing Officer: We are here to hold the public hearing on Bear Ridge Solar, 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 the Bear Ridge Solar, LLC. The project application and project summary are posted in the Agency's website at niagaracountybusiness.com and I have copies with me today. Please note the Company submitted an addendum to its application confirming it will primarily use the as of right NYS electricity generation sales tax exemption to exempt state and local taxes, and rely on the NCIDA exemption only for items not otherwise covered by the NYS exemption, resulting in a request for \$4,000,000 in NCIDA sales and use tax exemption benefits. In addition, the Company has indicated its intention to enter into an agreement with the County of Niagara to contribute money equal to all local sales tax savings estimated at approximately \$2,000,000. Also note, for the entire project, the real property tax abatement is estimated at \$8,895,413 under the cost benefit analysis. This abatement is significantly reduced by an additional approximately \$6,778,966 in host community agreement payments the Company will make to the Towns of Pendleton and Cambria.

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

Hearing Officer: Bear Ridge Solar LLC will be constructing a 100 MWac Utility Scale solar project (the "Facility") to be built in the Towns of Cambria and Pendleton. The project will utilize 516 acres with a connection to National Grid's Lockport-Mountain 115 kV Lines.

A joint letter from the Town of Cambria and the Town of Pendleton dated April 9, 2026 sent to the Niagara County Industrial Development Agency in support of the NCIDA accepting the application from the Company. Both the town of Cambria and Pendleton have encouraged the NCIDA to also approve of the PILOT agreement.

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the Company for qualifying portions of the project. Without the Tax Agreement, under the New York State appraisal/tax formula, the Town of Pendleton would receive \$41,390 over the twenty-year project life. In contrast, the Town of Pendleton anticipates entering into a Host Community Agreement with Company that in combination with the Tax Agreement, will provide the Town \$1,399,680 in total payments over the twenty-year project life.

The project has already received its Major Renewable Energy Facility Siting Permit pursuant to Section 94-c of the New York State Executive Law from the State of New York Office of Renewable Energy Siting and Electric Transmission (ORES).

The 94-C permitting process was created in 2020, to streamline permitting for large renewable energy projects, greater than 25MW.. Project approval was determined through this single state review process, administered by the Office of Renewable Energy Siting (ORES). ORES issued Bear Ridge Solar, LLC a Siting Permit on July 31, 2023.

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 12, 2026. There are no limitations on written statements or comments.

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

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

Adjournment: **Closing the hearing.**

Are there any comments? Hearing none, I will now adjourn the meeting. It is now 4:59 p.m. . Thank you.

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR:

BEAR RIDGE SOLAR, LLC

(Town of Cambria)

HELD:

June 9, 2026

5:00 p.m.

LOCATION:

Cambria Town Hall

4160 Upper Mountain Road

Sanborn, New York

1 PRESENT:

2 ANDREA KLYCZEK,
3 Executive Director,
4 Niagara County Industrial Development Agency
5 Appearing as Hearing Officer.

6 Additional attendance noted on sign-in sheet.

7
8 MS. KLYCZEK: Good

9 evening, everybody. We're going to get started.

10 This public hearing is now open.

11 It's Tuesday June 9th at 5:00 p.m. My name is
12 Andrea Klyczek. I am the Executive Director of the
13 Niagara County Industrial Development Agency. I
14 have been designated by the Agency to be the hearing
15 officer to conduct this public hearing.

16 This public hearing is being
17 live-streamed and made accessible on the Agency's
18 website at www.niagaracountybusiness.com.

19 Notice of this public hearing is
20 hereby given that a public hearing pursuant to
21 Article 18-A Subdivision 2 Section 859-a of the New
22 York General Municipal Law will be held by the
23 Niagara County Industrial Development Agency in

1 connection with Bear Ridge Solar, LLC.

2 Notice of this hearing appeared in
3 The Niagara Gazette and Lockport Sun & Journal on
4 May 28, 2026.

5 We are here to hold the public
6 hearing on Bear Ridge Solar, LLC and/or individuals
7 or affiliates, subsidiaries or entities formed, or
8 to be formed, on its behalf. The transcript of this
9 hearing will be reviewed and considered by the
10 Agency in determination of this project.

11 The purpose of this hearing is to
12 solicit comments, both written and oral, for the
13 Bear Ridge Solar, LLC project. The project
14 application and project summary are posted on
15 the Agency's website at niagaracountybusiness.com,
16 and I have copies with me today.

17 Please note, the company submitted
18 an addendum to its application confirming it will
19 primarily use the as-of-right New York State
20 electricity generation sales tax exemption to the
21 extent state and local taxes -- to exempt state and
22 local taxes, and rely on the NCIDA exemption only
23 for items not otherwise covered, with local sales

1 tax savings estimated at approximately two million
2 dollars.

3 Also note, for the entire project
4 the real property tax abatement is estimated
5 at \$8,895,413 under the cost-benefit analysis.
6 This abatement is significantly reduced by an
7 additional approximately \$6,778,966 in host
8 community agreement payments the company will make
9 to the towns of Pendleton and Cambria.

10 Bear Ridge Solar, LLC will be
11 constructing a 100 megawatt utility-scale solar
12 project to be built in the towns of Cambria and
13 Pendleton. The project will utilize 516 acres, with
14 a connection to National Grid's Lockport -- National
15 Grid's Lockport Mountain 115 kV lines.

16 A joint letter from the Town of
17 Cambria and Pendleton dated April 9, 2026 was sent
18 to the Niagara County Industrial Development Agency
19 in support of accepting the application from the
20 company. Both the Town of Cambria and Pendleton
21 have requested the NCIDA to engage in the PILOT
22 agreement. The Agency -- (break in audio feed.)

23 Without the tax agreement, under

1 the New York State appraisal tax formula, the Town
2 of Cambria would receive \$682,105 over the 20-year
3 project life. In contrast, the Town of Cambria
4 anticipates entering into a host community agreement
5 with the company that, in combination --
6 (break in audio) -- Cambria \$5,622,173 in total
7 payments over the 20-year project life.

8 The project has already received
9 its major renewable energy facility siting permit
10 pursuant to Section 94-c of the New York State
11 Executive Law from the State of New York of
12 Energy -- excuse me, the State of New York Office of
13 Renewable Energy Siting and Electric Transmission,
14 ORES. The 94-c permitting process was created in
15 2020 to streamline permitting for large renewable
16 energy projects greater than 25 megawatts. Project
17 approval was determined through the single state
18 review process administered by the Office of
19 Renewable Energy Siting, ORES. ORES issued Bear
20 Ridge Solar, LLC a siting permit on July 31, 2023.

21 All those in attendance are
22 required to register by signing the sign-in sheet at
23 the front of the room. You will not be permitted to

1 speak unless you have registered. Everyone who has
2 registered will be given an opportunity to make
3 statements and/or comments on the project.

4 If you have a written statement or
5 comment to submit for the record, you may leave it
6 at this public hearing, submit it to the Agency's
7 website, or deliver it to the Agency at 6311
8 Inducon Corporate Drive, Sanborn, New York 14132.
9 The comment period closes on June 10, 2026. There
10 are no limits on written statements or comments.

11 If anyone is interested in making
12 a statement, please raise your hand -- (break in
13 audio) -- please identify -- speakers keep
14 statements and/or comments to three minutes.

15 Does anyone want to make a
16 comment?

17 Yes.

18 **MR. MONGIELO:** Dave Mongiello.

19 I live in Lockport, New York. I'm part of
20 wakeupny.net. (Inaudible)

21 These IDA scams is totally
22 screwing over the people, because IDAs are created
23 to create jobs, not patronage political jobs for

1 politicians. So the IDA is run by the county
2 attorneys and the county officials and local
3 officials in office.

4 And first, for this project to
5 even be approved through the Cambria Zoning Law --
6 they said that solar was beneficial for the community,
7 okay? Your local officials said that. It's in your
8 zoning law.

9 And I talked to your town
10 attorney, I think it was the end of last year. The
11 zoning law, it says beneficial; oh, no, it isn't.
12 He totally lied to me. So there's multiple clauses.

13 And I found out that the county
14 attorneys that have supported the politicians to put
15 this wording in your zoning laws to approve these
16 solar projects to begin with.

17 So now these county attorneys get
18 paid by laundering money through the IDAs. Because
19 in order to get the IDA, you've got to pay this
20 certain group of attorneys, and they pay off the
21 politicians in a big ongoing circle. That's how it
22 works. It's wrong.

23 And it's illegal to give IDAs to a

1 project that doesn't employ any people, right? Your
2 job is political. That's why you have that job,
3 correct?

4 MS. KLYCZEK: I'm sorry --

5 MR. MONGIELO: You're part of
6 the political system.

7 MS. KLYCZEK: I just --

8 MR. MONGIELO: This is a
9 sham, everybody. This whole thing is a total sham.
10 I'm sorry. I'm not going to give
11 you an opportunity to answer me. It's a total joke.
12 Please join my website, wakeupny.net.

13 I'm Dave Mongiello. I run Mongiello's over there on
14 Transit Road. This stuff just annoys me.

15 MS. KLYCZEK: Mr. Mongiello,
16 did you sign in?

17 MR. MONGIELO: As we get --
18 I have freedom of speech. So don't give me that
19 bullshit that I have to sign up to speak. Yeah, I'm
20 going to swear, because it is bullshit. Because I'm
21 sick of you people lying to the people. Sick of it.

22 First Amendment right. This is a
23 public office. We have a right for free speech.

1 You cannot regulate for what people have to say,
2 understand? You cannot do it.

3 We're starting a Niagara County
4 Grand Jury Association back up again, the Niagara
5 County Grand Jury. Scalia said that the Grand Jury
6 serves as a buffer between the people and the
7 government.

8 The Grand Jury of Niagara County
9 can actually investigate public offices and put
10 these people in jail. But nobody knows that. You
11 have to learn that. It's right in the New York
12 State Constitution.

13 Sorry. This stuff gets me really
14 emotional. But that's it.

15 **MS. KLYCZEK:** Thank you for
16 your comment.

17 Does anybody else have a comment?

18 **MS. BAUGHMAN:** I have a
19 question. You said that it would be -- without this
20 PILOT program --

21 **MS. KLYCZEK:** I just want to
22 be really -- I'm sorry. I can't answer questions.
23 This is just to gather comments to provide to the

1 IDA Board for consideration. I don't want you to
2 think I'm being disrespectful. I just -- I can't.

3 **MS. BAUGHMAN:** I just don't
4 understand how you're saying it's five million if
5 we -- if you approve this, but it's only six hundred
6 thousand if you don't approve it. But it's -- they
7 may possibly make an agreement with the Town of
8 Cambria, but you're telling me that it's not
9 contingent. There's no contingency in the IDA that
10 if they don't make an agreement with the Town of
11 Cambria, we're not going to get this money and
12 stuff.

13 I mean, that's what I want to
14 know. I want to know what -- how are we guaranteed
15 that we're going to get money?

16 I mean, you're giving away our tax
17 dollars. You're giving away money. I mean, we pay
18 some of the highest taxes in New York State right
19 here in Niagara County. The Town of Cambria, we pay
20 some of the highest taxes in New York State, and
21 we're giving away our tax dollars to solar companies.
22 I'm very confused about this.

23 And I -- and you said when you

1 read your statement, well, depending on if they make
2 an agreement with the Town of Cambria and go into
3 this agreement, then we'll get five million, but if
4 they don't, we're only getting six hundred thousand.
5 Where -- who's making that determination? Where is
6 that determination coming from? Are they getting
7 the money regardless?

8 Is it true what he just said, it's
9 all just a political sham anyways and they're going
10 to get the money regardless, and there's no point in
11 us even sitting here? That's my question I guess.

12 You're saying you can't answer.

13 MS. KLYCZEK: Did you sign in?

14 MS. BAUGHMAN: Yes. Roseanne
15 Baughman, 4500 Lower Mountain Road, Lockport, New
16 York 14094. I was the third one.

17 MS. KLYCZEK: Thank you.

18 (Unidentified speaker.)

19 MS. KLYCZEK: I'm sorry,
20 sir. You can speak again after --

21 (Cross-talk.)

22 MS. KLYCZEK: Does anybody
23 else -- does anybody else have a -- does anybody

1 else -- would anybody else like to make a comment?

2 You're more than welcome to speak
3 all night long, but you've need to let other people
4 have a turn.

5 **MS. KLYCZEK:** Please state
6 your name.

7 **MS. STAROWITZ:** My name is
8 Barbie Starowitz. I live on Bank Street Road in
9 Elba.

10 We have solar currently going up
11 in back of my house presently. And I just want to
12 advise the public here at the public hearing that
13 you guys have to look out for yourselves, like for a
14 business.

15 In your fact sheet that was here
16 in the project summary, in the description it says
17 that it was approved by the ORES. Anybody who's on
18 Facebook, if you want to look up Alexandria Fosulo,
19 she has been following the ORES. She's trying to
20 even communicate with them. There's no communication.

21 As far as oversight, there's
22 supposed to be an environmental monitor on our land
23 daily for inspection. There is none. You have

1 problems, you have to look out for the future.

2 Now, with the PILOT program, have
3 the town officials looked at the other townships to
4 look at the positive and the negative when negotiating
5 for you guys? It's a done deal, but you have to
6 negotiate properly. Like are there line items for
7 the solar panels? What's going to happen afterwards?

8 You can have a decommissioning
9 clause. Now, if you look in detail at the
10 decommissioning clause, we were promised in writing
11 that the land would be as good as, or better than,
12 when they started. But yet, the decommissioning
13 clause says that they only have to cut off those
14 metal posts 48 inches below the surface, and they're
15 leaving everything.

16 Now, when we grow peas on our
17 property and it goes to my next generation, how can
18 we grow peas again when there's metal and wires and
19 other items left in the ground? So that has to be
20 part of what you're looking at.

21 Now, also with your roads, we have
22 trucks, construction trucks are coming (break in
23 audio) loads of stones (break in audio) right near

1 our property, a brand-new road. And all the heavy
2 trucks ruined the brand-new road. Has it been
3 repaired? No.

4 So you have to be looking at your
5 future, how this thing -- if you're negotiating with
6 a PILOT program, where exactly is their experience
7 doing solar? It's an easy concept. But they'll
8 tell you, we'll hire here first. But what they do
9 is they bring in their people from area to area. So
10 you guys have to look at that, or water contamination,
11 or even code enforcement.

12 In the Township of Elba they made
13 the solar people pay for the code enforcement
14 officer to go and make sure that all the codes are
15 up to snuff for what your town codes are to make
16 sure they're in compliance. Oversight, or even
17 when -- (break in audio).

18 **UNIDENTIFIED SPEAKER:** I just
19 wanted to touch on the comments that -- that she
20 made about the fire trucks, because it was brought
21 to our Board from the fire department that the heavy
22 trucks that we have can't get in there to fight a
23 fire because of the small road and it being wet, and

1 they've very heavy.

2 So there is a concern that Cambria
3 would have to pay for a smaller vehicle to get back
4 there and fight a fire. And I don't think that we
5 should have to cover that cost by any means at all.
6 It's not coming from Bear Ridge, our taxes should
7 not have to pay. We have enough to pay for. We
8 don't have to pay for a fire truck that is going to
9 fight fires for something that we don't want in our
10 backyard. Thank you.

11 **UNIDENTIFIED SPEAKER:** So is this
12 correct that they're only going to have one job at
13 the end of this? There's going to be one full-time
14 job for 20 years. I know when I got an IDA -- when
15 I dealt with the IDA when we built our hotel, I had
16 to fill out a form every year. You'd send it, and
17 I'd have to fill out all this stuff, and we have to
18 agree to so many jobs and so much -- one job for
19 this much money? Are you kidding me right now?

20 I had to fight and kill to get the
21 IDA one we got. And we have 40 employees. You're
22 giving one employee, one job, to Niagara County for
23 this much money. I can't even imagine. One job.

1 You guys, they need to guarantee
2 us more jobs. I mean, we've been opposed to it.
3 It's going to go through anyway. But they need to
4 give more before we give up tax dollars and give
5 them free stuff.

6 One person makes \$100,000. The
7 rest of us pay for it.

8 **MS. FISHER:** What exactly
9 is the job description of that one person?

10 **MS. KLYCZEK:** It's my
11 understanding that the job is going to be monitoring
12 the site. But I can seek clarification on that for
13 you.

14 I'm sorry. What did you say your
15 name was again?

16 **MS. FISHER:** Susan Fisher.

17 **MS. KLYCZEK:** Okay.

18 **MS. FISHER:** So that one
19 job is driving around?

20 **MS. KLYCZEK:** Does anybody
21 else have a comment?

22 **MR. RAID:** Don Raid. I
23 live on Cambria Wilson Road. As everybody in

1 Cambria knows, we keep getting reassessed every
2 year, our values keep going up. This year alone my
3 assessment went up 31,000, this year. It's been
4 going up quite a bit in the previous years.

5 Now, I don't believe they should
6 get any tax breaks. I mean, my school taxes alone,
7 if I've got it figured out right, I'm going to be
8 paying out \$700 a year more in school taxes because
9 they got a raise, too, the school board, this year.
10 They raised the tax levy. I'm saying \$700 more.
11 That's just me.

12 What about everybody else in this
13 room? It's ridiculous. And they're going to get a
14 break? Come on. Give us a break. Let them pay the
15 school taxes. That's all I have.

16 **MS. KLYCZEK:** Thank you, sir.

17 Next.

18 **JOSEPH MILLER:** Joseph Miller.

19 So I have a couple of concerns.

20 First of all, is the fire aspect
21 of it. Because I've gone through Niagara County's
22 Agricultural and Farmland Protection Plan, and I
23 think giving them this type of -- I consider it a

1 subsidy, in all honesty, it makes no sense that
2 they're not doing it just for the industrial zones
3 within Cambria, because we're supposed to be
4 preserving agricultural and farmland. That's
5 literally in the Niagara County Agricultural and
6 Farmland Protection Plan.

7 So I think they need to have a
8 real concern about having some type of protection
9 for fire. Because the main concern that we have is
10 we don't have a lot of volunteer firefighters coming
11 in.

12 This is even at that state level.
13 With Senator Ort they're trying to do this massive
14 campaign to get more people to come in and volunteer.

15 So if a fire was to actually
16 occur, we would only really be able to show up and
17 just do like a contain-and-control. And from there,
18 you'd have people in that local area that would just
19 have to evacuate. And then in that same process,
20 that fallout will then actually contaminate the
21 agricultural ground.

22 And I understand we could debate
23 about all this other stuff. But at the end of the

1 day, you know, all of these are valid concerns.

2 And I'm also really concerned that
3 the county should be earmarking this money and how
4 it's spent, with where it's going. Because if it
5 does end up going through, and it goes to the
6 school, it goes to the town, it goes to the county,
7 I want to know where that money's getting spent. I
8 just don't want this to end up being pushed into a
9 general slush fund that they decide what they want
10 to spend with it. Next thing you know, you start
11 finding out these contractors are then giving
12 donations back to these same politicians, because
13 that's what actually happens here.

14 So we're paying attention now. We
15 see what's going on. We understand that ORES came
16 in and took away our Home Rule Law, which is
17 essentially unconstitutional. But you know, we're
18 fighting this good fight. We're trying to do the
19 best we can.

20 And I just want this stuff to
21 actually get down on the record, to be addressed
22 directly to the people, because, as was brought up
23 earlier, this very informal hearing is not cutting

1 it. This is ridiculous.

2 The fact that I come in here -- I
3 missed a couple minutes -- I (break in audio) --
4 just kind of making a comment. And then it's like
5 you're going to take -- (break in audio) -- and we
6 don't get answers.

7 All right. I guess we've just got
8 to get together and then go to this IDA Board and
9 then make these same exact comments there. And I'm
10 sorry to get fired up, but it's really passionate
11 to me because I grew up here.

12 And I'm actually coming back to
13 Cambria. And I want to do some pasture-raised meat
14 chickens and different stuff. Everybody wants that
15 stuff. We're going to organic. We're going to
16 grass-fed. We're trying to get the stuff that
17 doesn't have the crap in it.

18 So now, when you're bringing solar
19 around, if I have solar next to where I'm doing my
20 pasture-raised meat chickens, people are going to
21 question why they'd even buy that stuff because
22 they're going to be like, well, you're raising next
23 to solar, we don't know what the long-term effects

1 are.

2 So I'm sorry. I'm done. But I'm
3 just a little fired up a little bit because I just
4 feel like we're not actually being taken seriously
5 as the residents and citizens of the area that this
6 is coming to.

7 MS. KLYCZEK: Thank you.
8 Does anybody else have a -- does anybody else have a
9 comment at this time?

10 UNIDENTIFIED SPEAKER: Dave --
11 your question should be directed at Godfrey sitting
12 right there. David --

13 (Cross-talk.)

14 MS. KLYCZEK: Go ahead,
15 ma'am.

16 MS. PETTY: My name is
17 Carol Petty. I live on Neil Road. We bought our
18 house four years ago.

19 UNIDENTIFIED SPEAKER: Who gives a
20 shit.

21 MS. PETTY: I know. You
22 don't care.

23 The solar is going to back up

1 right -- right in back of me. What's in back of me?
2 Again, Bull Creek. Where does it go? It goes into
3 the canal, the Niagara River and Lake Ontario. And
4 there's a lot of water treatment plants that are
5 pulling their water -- Lockport, North Tonawanda --
6 from there.

7 Bull Creek is within feet of
8 livestock. People have livestock, whether it's
9 chickens or horses, things like that. It's within
10 feet of that.

11 Let me see. I want to know where
12 this energy is going. Is it going downstate to New
13 York City? It's not staying local. So we've got to
14 give up tax revenue and quality of life to subsidize
15 people downstate.

16 I think we need to stop calling
17 them solar farms. There's nothing farming about it.
18 Stop with that term.

19 It's a 20-year scheduled tax
20 agreement. What's our guarantee for 20 years that
21 they're going to abide by this and not just say
22 let's just let the thing burn. Are we still going
23 to get money for 20 years? Okay. Where's the

1 guarantee on that?

2 If you look at the project costs,
3 it talks about construction and improvements. Well,
4 there's no improvements. Stop using that word.

5 Soft costs, engineering,
6 architectural, that's not local people. And
7 substation interconnection costs, that's probably
8 going to your utility companies which, again, is
9 not local.

10 Where's remediation? Where's
11 payments to adjacent landowners? Where's payments
12 really coming to the citizens here? It's not.

13 Again, these 182
14 full-time-equivalent construction postings --
15 construction positions, these are not local people.
16 Okay. And again, to reiterate, your one-person job
17 for \$100,000, really? I thought the IDA was
18 supposed to create jobs, and that's not happening.

19 They say the criteria is it's
20 going to provide capacity for local demands. Well,
21 you know our rates are not going down because of
22 that.

23 Some of these things don't make

1 any sense as far as, you know, what are the indirect
2 impacts of this stuff? It's not really defined
3 well.

4 They're already getting federal
5 tax incentives, they're getting New York State
6 incentives. Why do we have to give them local
7 incentives when we don't want it here?

8 Let's see if there's anything else
9 here. Has anybody looked to follow the money when
10 they talk about the --

11 MS. KLYCZEK: Sorry, we hit
12 three minutes.

13 MS. PETTY: I can come
14 back.

15 MS. KLYCZEK: I just want to
16 make sure that everybody has a chance to speak.

17 MS. PETTY: Okay. I'll be
18 speaking again.

19 MS. KLYCZEK: Does anybody
20 else have a comment?

21 UNIDENTIFIED SPEAKER: My name is
22 (inaudible). (Inaudible) Comstock. I didn't sign
23 the paper.

1 But I don't live far from where
2 you're going to start that construction. And at the
3 end of my road, between 31 and Comstock, going east
4 and -- excuse me, north and south on each road,
5 there have been multiple accidents because it's not
6 safe. You can't see traffic coming down either way,
7 the vehicles going east and west.

8 And as was earlier mentioned about
9 the accident on Wasik's Curve. Well, I'm a little
10 farther up, west of Wasik's Curve, and the accidents
11 that have been happening have been quite a few.

12 And what's to say with all of your
13 construction, and you're doing everything on
14 Comstock Road, is going to make it any safer for
15 the people traveling that road, because it is very
16 hazardous as it is without what's going to be going
17 on.

18 Also, my concern is that if there
19 was a fire, we have Starpoint Central School, which
20 is just over on Mapleton Road, not far from where
21 you're doing all this. And I worry about my
22 grandchildren and everyone else's child that goes
23 to that school. What's going to happen if the wind

1 is traveling in the direction of the school, and
2 there are hazardous materials in that smoke going
3 toward the school? What's going to protect our
4 kids? Are we going to get our children away from
5 that in a timely manner if there is something
6 seriously happening there?

7 So that's a big concern because
8 all our children could come down with diseases,
9 cancer, who knows what, because of negligence and
10 other situations that could arise.

11 So those are my concerns. Thank
12 you.

13 **MS. KLYCZEK:** Thank you.

14 Does anybody else have any
15 comments?

16 **ROB:** You do realize
17 with all this land stolen from us, there's going to
18 be a lot of wildlife going to be displaced. You
19 talk about accidents. What do you think? There'd
20 be an increase of car/deer collisions, right?

21 Try riding a motorcycle down these
22 roads at nighttime. Not just deer; coyotes,
23 raccoons, skunks, rabbits, all that. All that

1 wildlife that everybody's so concerned about when
2 somebody builds a wall. A lizard can't cross the
3 border.

4 But now we get hundreds and
5 hundreds of acres of wildlife being displaced. What
6 do you think is going to happen to all that
7 wildlife? They're going to be running amok.

8 What about -- we are going to be
9 using much more of our services. We've had a
10 discussion about accidents. We've had a discussion
11 about can our volunteer firemen keep up. I'll start
12 adding people getting blasted by an animal on the
13 road. Take that into consideration.

14 **MS. KLYCZEK:** Thank you,
15 sir. What was your name?

16 **ROB:** Rob (inaudible),
17 3292 Upper Mountain Road.

18 **MS. KLYCZEK:** Thank you.
19 Are there any other comments?
20 Yes.

21 **UNIDENTIFIED SPEAKER:** I just
22 wanted to say we're trying to prevent more solar
23 from coming into the area. If other companies see

1 us giving all these incentives, I just think that's
2 kind of throwing up a green flag, like bring more
3 solar in, because it's like, oh, well, they're
4 willing to give it.

5 So the next thing you know, you're
6 going to see all sorts of more mailers coming in.
7 My dad gets -- he's had like 20, 30 mailers trying
8 to get solar on his farm. It's a legitimate
9 concern.

10 **MS. KLYCZEK:** All right.

11 Any more comments from anybody
12 else?

13 Yes, sir.

14 **UNIDENTIFIED SPEAKER:** I've got
15 some additional comments. Hearing the comments
16 here, I think the quality-of-life impact can't be
17 understated. The impact on agri-tourism, business,
18 people driving through Cambria. I would hope that
19 they would put a good 50 to 100 feet of native trees
20 around the border of this site. I'm pretty sure
21 they're not going to do that (inaudible) project for
22 the trees.

23 Someone made the comment that the

1 project's not viable without the subsidies, that the
2 project's not viable without the IDA subsidies. I
3 would encourage you to reject the IDA subsidies,
4 which would kill the project -- I don't know that
5 that's the case. I think it's probably all the
6 subsidies.

7 Tax revenue looks like about 220
8 to 250 a year. That's, at the end of the day, not a
9 lot of money. You know, five millions dollars
10 sounds like a lot of money, it's 20, 25 years.

11 And the fire safety reaction time,
12 I would agree with that. A house burned to the
13 ground a week or so ago just around the corner from
14 our winery. And the reaction time was not as good
15 as it could have been. And they're doing the best
16 they can. They just don't have enough people to
17 respond quickly enough.

18 So yeah, I would echo those
19 concerns. If there's a fire at this facility, how
20 are we going to address that? That 250 a year would
21 probably just cover the fire pump.

22 MS. KLYCZEK: Thank you.

23 UNIDENTIFIED SPEAKER: Can I ask

1 why Cypress, the attached corporate structure here,
2 was not attached to the information here
3 with 15% or more equity in the holdings?

4 And then just so you know, this
5 application was notarized by somebody in North
6 Carolina. So where's our money going? It's not
7 staying local. And if you look at the cost sheet
8 here, what is it, other payments to private
9 individuals; zero. So there's nothing going to
10 adjacent homeowners, landowners, anything like that,
11 anybody who would be impacted by it.

12 Is this another Love Canal?

13 Yes, it is. I say that they
14 should reject it because the project is not viable
15 without their funding. Really? How many businesses
16 are getting IDA loans out there? It's sink or swim
17 in the business world. My husband got zero dollars
18 when he started his business. Zero.

19 **MS. KLYCZEK:** Yes, Legislator
20 Godfrey.

21 **LEGISLATOR GODFREY:** David
22 Godfrey, Wilson, Legislator.

23 I've been fighting this fight

1 since day one. And you all know that. I think I've
2 been to every single meeting, not only here in
3 Cambria, but anyplace solar -- or this whole thing
4 about renewable energy started years ago, including
5 the turbines out in the lake back in 2010 when I got
6 in the legislature. And I'll continue to fight it.

7 Because of everything that was
8 said here, solar and wind is not the answer in this
9 part of the country. The efficiency on solar and
10 wind is less than 60, or around 60 percent last time
11 I looked at it. So number one, it's not going to
12 work.

13 Where's the power going to go?
14 There isn't much really to give away. We buy power
15 from out of state.

16 So as far as this project is
17 concerned, not on productive farmland. Have it
18 downstate. It's wrong. There are places where
19 solar panels could work to the benefit of the
20 communities. This is shoved down our throats. The
21 state has cut our legs off. They've shut out mouths.
22 They've turned their backs on us.

23 We fought it. We've lost. Going

1 forward, we're not going to stop this thing. We
2 have to fight the best we can for the citizens for
3 the town.

4 Now, whether this PILOT is the
5 right thing for the town, I personally tend to say
6 I'm against it because it's not economically the
7 right thing for the town.

8 What is for the town? That's what
9 we have to look at. The land is going to have
10 solar. I can't see them walking away. Can anybody
11 see them walking away now? No. We lost in court.
12 We're against the big boys. We have to take a look
13 and say, what is best? Is this the right one? I
14 feel it's not.

15 But what is? We have to take into
16 consideration our town's best interest. And that's
17 why this is important, why you're all here to give
18 your opinions.

19 So when we talk about the problems
20 it's going to cause, the fires and everything else,
21 we know all of that. We can't change it. We've got
22 to change what's right here, going forward. Is this
23 the right one or not? That's what we have to look

1 at. I don't tend to believe it is, personally.

2 Thank you.

3 MS. KLYCZEK: Thank you. Is there
4 anybody else -- is there any --

5 (Cross-talk).

6 MS. KLYCZEK: I'm sorry. I
7 couldn't hear you.

8 UNIDENTIFIED SPEAKER: I'd like
9 to make a comment on the fire departments. The
10 training that I went to, years ago -- that will go
11 on to the facility. Because think of it this way,
12 it's electric. You don't put water on electric.
13 What we were told is kill the tower and watch it
14 burn. Make sure that nobody inhales any of the
15 smoke.

16 So I think your biggest problem
17 right now is having a school and all the people that
18 live nearby, because there is nothing you can do.

19 My suggestion for the fire
20 department is to get a grass truck that is
21 accessible to go onto the property. But that's only
22 for limited use. You can't use water on solar
23 panels.

1 The other thing I was going to
2 suggest, can you, as a committee sitting up there
3 with these people, come back and schedule another
4 meeting with the answers to all the questions that
5 we're raising? Because this is what a community
6 forum is for, to raise questions, to get answers.
7 Not to go to the Board and have it rubber-stamped.
8 Have another meeting set up right away to say, okay,
9 these are some of the concerns, these are some of
10 the answers, and this is how we can go forward to
11 solve something. Thank you.

12 **MS. KLYCZEK:** Is there
13 anybody else that hasn't already spoken that has a
14 comment?

15 **UNIDENTIFIED SPEAKER:** Okay. I'm
16 going to make one more comment, folks. I think that
17 if Bear Ridge Solar really wants to come in, they
18 should foot the bill for it. If it's not
19 economically feasible, then don't come. Let them
20 come up with their own money. We shouldn't be
21 subsidizing this stuff.

22 **UNIDENTIFIED SPEAKER:** I just
23 wanted to say, is it too late for the actual farms

1 to apply for some type of compensation? I'd rather
2 give it to the farms that are next to the solar
3 because they're having to worry about what's gong
4 on. I'd rather give them the money than these solar
5 corporations.

6 MS. KLYCZEK: I think
7 everybody that wanted to make a comment had the
8 opportunity to do so.

9 I'm now going to adjourn this
10 meeting. It is 5:46, and we are closing this public
11 hearing. Thank you all very much.

12
13 (The Public Hearing was adjourned at 5:46 p.m.)

14
15 * * * *
16
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22
23

**SIGN IN SHEET
PUBLIC HEARING**

regarding:

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

June 9, 5:00 p.m.
Cambria Town Hall

Name	Company and/or Address	X box to speak/ comment
Beth Pyskaty	5674 Campbell Blvd, Lkpt.	
JANET HARDTER	5795 FAIRVIEW Dr. ^{SANBORN}	
JANET		
Rosanne Baughman	4500 Lower Mt. Ledge	
Kelly Stevens	4304 Upper Mt Road Sanborn	
Carol Petty	5843 Meahl Rd Lkpt	
ROGER PALMER	5699 SUBBERA RD. LKPT.	
Bijanah Tashkeel	5693 Subbera Rd Lkpt	
Trevor Gushaw	3782 N. Ridge Rd	✓
Barbra Starowitz	7331 Bank St Rd Elba	X
Donna Kersin	5207 Kennedy Crescent	
Don Reed	4804 CAMBRIA WILSON RD	
Julia Monahan		
Alissa DiCesare-Ortk	Niagara County RP	

question
about

**SIGN IN SHEET
PUBLIC HEARING**

regarding:

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

June 9, 5:00 p.m.
Cambria Town Hall

Name	Company and/or Address	X box to speak/ comment
Mae Wind		
Joe Miller		
Jon Andrews	STARPOINT CSD	

April 3, 2026

The Honorable Kathy Hochul, Governor

State Capitol

Albany, NY 12224

RE: Last Chance to Cut the Red Tape in NYS
Recommend abandoning CLCPA Plan

Dear Governor Hochul,

You recently announced Express NY, A Statewide effort to streamline regulations and improve how government works. I am writing this letter in response to the request from the NYS Department of State to submit recommendations as a Last Chance to Cut the Red Tape in New York State.

As a retired NYS Employee, working for most of the past 43 years as a Professional Engineer working for the NYS Department of Environmental Conservation, I want to express my concerns with the CLCPA Plan and how implementation of the CLCPA Plan will negatively impact all NYS residents.

I firmly believe that in order to be in the best interest of NYS residents and businesses the CLCPA Plan should be completely abandoned and I am writing to justify this recommendation. In addition, I will refer to two letters I had previously sent to Governor Hochul and NYSERDA in 2022 and 2024 as supportive documents. A copy of both letters, along with other letters I reference here, are attached to this document.

ATTACHMENT A to this letter is a copy of my original letter to NYS dated June 29, 2022, which included comments on the CLCPA Plan which was in DRAFT FORM at that time. At that time I reviewed the DRAFT CLCPA plan in its entirety and in my comment letter I stated that although a lot of work went into preparation of the scoping document for the CLCPA Plan, I firmly believe that the goals and methods to achieve these goals are far beyond what is necessary to protect the environment, will compromise the available energy sources that NYS residents rely upon and will impose an excessively high cost that NYS residents can't afford. The CLCPA Plan unfortunately was adopted and implemented soon afterwards.

On November 18, 2024, I sent the letter in ATTACHMENT B stating my opposition to the New York Heat Act. Even though I have learned that the NYS Legislature passed the NY Heat Bill to look good on paper, I very much hoped at that time that you as Governor and the entire NYS Assembly do NOT include any provisions for the Heat Bill in the NYS Budget to be voted on before April 1. At that time, I read the provisions in NY Heat Act finding that it was economically unreasonable, and it would create a financial climate that residents

and businesses of NYS could not afford. Justification for my assertion is contained in the letter in ATTACHMENT B.

Unfortunately, soon afterwards that concerns I expressed up to this point had not seemed to be taken into account. This is reflected in a December 26, 2024 article I read in the Hill (included as ATTACHMENT C) where you (Governor Hochul) signed a law requiring fossil fuel companies pay a natural disaster cleanup fee for what you called Climate Change Repair Efforts. This type of legislation represented nothing more than a punitive new fee on American energy without any defined application!!!

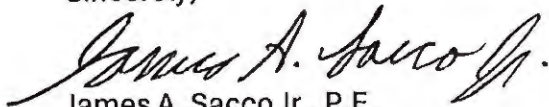
It is unfortunate that legislation which I have described up to this point has been put in place here in New York State. As stated here, the NYS CLCPA Plan and this other legislation seems to take away the ability of NYS residents to attain the most efficient energy services for homes and businesses and the negative impact we are experiencing now with the extremely high energy costs we are experiencing now and will most likely be subject to in the future, should this CLCPA Plan remain in place.

My heartfelt beliefs are now supported by the February 26, 2026 letter from NYSERDA to the Director of State Operations addressing the costs of CLCPA Compliance. The letter states that if the CLCPA regulations are implemented further within the next few years, utility costs could increase as much as 46%!! A copy of this NYSERDA letter is included as ATTACHMENT D in this letter.

Per the information stated here as well as that included in the ATTACHMENTS, it is my firm belief that to lessen the burden on NYS Residents, the CLCPA Plan must be abandoned.

Feel free to contact me at anytime if you have any questions or comments on my recommendations.

Sincerely,



James A. Sacco Jr., P.E.
6944 Creekview Drive
Lockport, NY 14094
716-799-9992
Jasacco0520@gmail.com

ATTACHMENT A

June 29, 2022

Draft Scoping Plan Comments
NYSERDA
17 Columbia Circle
Albany, NY 12203-6399

RE: Comments on the Climate Leadership and
Community Protection Plan (CLCPA)

Thank you for having the Draft Scoping Plan (hereinafter called 'The Plan') available through July 1 for comments. The Draft Scoping Plan outlines what is perceived to be energy efficiency measures that achieve the Climate Act energy efficiency goal. The goals are as follows:

- Transition from fossil fuels to electrification in buildings,
- Zero emissions electricity,
- Transportation electrification,
- Enhancement of transit, smart growth, and reduced vehicle miles traveled (VMT),
- A transition to low-GWP refrigerants and enhanced refrigerant management,
- Maximizing carbon sequestration in New York's lands and forests,
- Eliminate fugitive methane emissions across the waste, agriculture, and energy sectors, and
- A diverse portfolio of solutions in industry, including efficiency, electrification, and limited and strategic use of low-carbon fuels and carbon capture technologies for certain industrial applications.

Scenarios that meet or exceed GHG emission limits, achieve carbon neutrality by midcentury are as follows:

- Foundational themes across all mitigation scenarios based on findings from Advisory Panels and supporting analysis,
- Zero emission power sector by 2040,
- Enhancement and expansion of transit & vehicle miles traveled reduction,
- More rapid and widespread end-use electrification & efficiency,
- Higher methane mitigation in agriculture and waste, and
- End-use electric load flexibility reflective of high customer engagement and

Att A
pp. 1067

Although there has been a lot of work performed to put this scoping document together, and I do respect the people who did this work, I firmly believe the goals and methods to achieve these goals are far beyond what we need to do to protect the environment, will compromise the available energy that NYS residents rely on and have extremely high costs that the residents of New York State cannot afford.

My own background includes almost 40 years working on projects that were beneficial to the environment, starting with the work at Love Canal in the summer of 1982 on the demolition and disposal of the 200 homes in Ring 1 and Ring 2 adjacent to the Love Canal landfill. This was just before my senior year at Clarkson College.

Since graduating from Clarkson College in 1983, I have worked across New York State over the past 39 years as a Civil/Environmental Engineer, with the last 24 years being employed as a Professional Engineer working for the NYS Department of Environmental Conservation (NYSDEC) in the Buffalo region.

During the previous 15 years I worked in the Capital District and the Mid-Hudson Valley of NYS, on a number of different projects which included working for the NYSDOT and NYSDEC, as a Town Engineer for two Schenectady County municipalities, two seasons with FEMA, and two engineering consultants on land use development projects.

My work experience in the Civil and Environmental fields has afforded the opportunity to be a part of and to see many significant changes and positive impacts to earth environment that are beneficial to NYS residents as a whole while still affording us a comfortable standard of living.

Applying a basic economic theory called the Law of Diminishing returns, I firmly believe that we have made significant changes to improve the environment over the past 40 years that NYS residents can afford and still maintain a good standard of living.

Any future changes should be driven more by economic opportunity than forced regulation like we can see here in the Draft Scoping Plan. The recommendations of this DRAFT Scoping Plan are excessive and will significantly drive up the costs to NYS residents to the point where it will have a very negative impact our standard of living.

The recommendations are thwarted and biased. The statistical analysis is also extremely biased, making decisions on earth impact based on 50 years of weather data when the earth is much older than that!

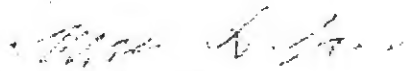
I have attached some comments on the specific chapters, but I want to say here that, even though there are many good people that helped develop this plan, it was a complete waste of your time and our tax dollars to do this.

I very much recommend discarding this Draft Scoping Plan. If you want to revisit this issue, I would gladly make my time available to serve on any committee you put together to rewrite this plan

ATA
Pg 2 of 7

I am retiring from the NYSDEC soon, so I ask you to take my comments and concerns into consideration and please feel free to contact me if you have any questions, comments or need assistance with your future efforts.

Sincerely,



James A. Sacco Jr., P.E.

6944 Creekview Drive

Lockport, NY 14094

Phone: 716-799-9992

Email: jasacco0520@gmail.com

Cc: Governor Kathy Hochul
NYSDEC Commissioner Seggos
Alan Davis – Modern Corporation

ATT. A. Page 3 of 7

COMMENTS on
DRAFT SCOPING DOCUMENT for
Climate Leadership and Community Protection Plan (CLCPA)

The following are my comments on the DRAFT SCOPING PLAN CHAPTER 2: The Time is Now to Decarbonize our Economy

- In **CHAPTER 2: The Time is Now to Decarbonize Our Economy, Section 2.1 Scientific Evidence of Our Changing Climate** based the need to mitigate Climate Change based on what the World Meteorological Organization found that in the 50-year period from 1970 to 2019. Considering the fact that the earth's environment is many thousands (or even millions) of years old, this sample size of 50 years is not large enough to determine the impact that changes to the climate will impact the earth environment. A larger sample size is most definitely needed to determine the impacts that changes to the climate have on the environment.

- I have great concern with the first statement in **CHAPTER 2: Section 2.2 Climate Projections**, "Climate change is here, and the related impact In New York are projected to grow." With all due respect to the people who generated this Draft Scoping Plan, I would hope they realize that the earth's atmospheric climate changes all the time and has done so for longer than we can document. The human race has only had a very local impact on the earth's climate, which is minimal (de-minimus) compared to other impacts that the earth itself has on its own natural climate and how it changes. Climate change also does not affect groups of people differently based on their race or ethnic origin. It affects people more so based on the geographic location of where they choose to live. New York State's climate in different regions is affected by the storms and wind direction that develop in the individual drainage basins (mostly the Great Lakes and the Hudson River Basin, than the minimal effect of human impacts.

- Although the statement in **Chapter 2: Section 2.3 Benefits of Climate Action** **Climate change** stating that climate change itself is adversely affecting economic well-being, public health, natural resources, and the environment of New York may have

Att. A
page 4 of 7

best. Investing in these failed, unproven methods to address changes in the climate will cause more financial hardship on the NYS taxpayers. Instead, we should be prepared to readily address climate disasters when they do occur, and allow NYS residents more freedom to spend their own money on items they believe are most important for their own use.

The Legislation Chapter 423 of the Laws of 2021 is a seriously excessive requirement which will have an extreme negative impact on the residents of NYS. It states that new non-road vehicles and equipment sold in New York are targeted to be zero-emissions by 2035, and new MHD vehicles sold in New York are targeted to be zero-emissions by 2045. The costs are excessive and the benefits to humans and the environment are minimal.

ATT. A Page 5 of 7

COMMENTS on
DRAFT SCOPING DOCUMENT for

Climate Leadership and Community Protection Plan (CLCPA)

The following are my comments on the **DRAFT SCOPING PLAN CHAPTER 5: Overarching Purpose and Objectives of the Scoping Plan**

- **Chapter 5. Overarching Purpose and Objectives of the Scoping Plan, Section 5.1 NY Climate Vision: Inform Agency Actions** - states that this draft Scoping Plan is intended to act as a strategic plan for State agencies, authorities, and other entities that are responsible for implementing new policies and programs. Many of the sector specific chapters are organized by policy themes, and each of those themes includes several strategies that are intended to mitigate GHG emissions or enable the mitigation of GHG emissions.

- **Chapter 5, Section 5.3 Summary of Strategies** states that through the process of the developing this draft Scoping Plan to this stage, the Council recognized several key strategies that are fundamental to achieving the GHG emission limits and net zero GHG emissions: • Energy efficiency measures that achieve the Climate Act energy efficiency goal • Transition from fossil gas to electrification in buildings • Zero emissions electricity • Transportation electrification • Enhancement of transit, smart growth, and reduced vehicle miles traveled (VMT) • A transition to low-GWP refrigerants and enhanced refrigerant management • Maximizing carbon sequestration in New York's lands and forests • Fugitive methane emissions mitigation across the waste, agriculture, and energy sectors • A diverse portfolio of solutions in industry, including efficiency, electrification, and limited and strategic use of low-carbon fuels and carbon capture technologies for certain industrial applications. The development of this Plan, which includes these fundamental strategies, is one of the pillars of New York's planned climate action. Climate justice, a just transition, and the benefits to public health are the remaining pillars and are discussed in the following chapters.

- **As Stated in the cover letter, and each of the comments here in the individual sections, it is recommended that this overarching purpose and objectives of this DRAFT Scoping Plan be revised entirely.** Any future changes should be driven more by economic opportunity than forced regulation like we can see here in the Draft Scoping Plan. The recommendations of this DRAFT Scoping Plan are excessive and will significantly drive up the costs to NYS residents to the point where it will have a very negative impact our standard of living.

The recommendations in the DRAFT SCOPING PLAN are thwarted and biased. The statistical analysis is also extremely biased, and should be revised entirely before appropriate actions are

Att. A.
Pg. 7067

ATTACHMENT B

November 18, 2024

The Honorable Kathy Hochul
Governor of New York State,

I am sending this message to explain my heartfelt opposition to the proposed New York Heat Act. Even though I have learned that the NYS Legislature passed the NY Heat Bill to look good on paper, I very much hope that you, and the entire NYS Assembly do NOT include any provisions for the Heat Bill in the NYS Budget to be voted on before April 1.

I learned by reading through the provisions in NY Heat Act that they are economically unreasonable, and cannot be afforded by the residents and businesses of NYS.

As an active Professional Engineer having worked as such in the Civil and Environmental Engineering field in many areas across New York State for over 40 years, I strongly believe we can look at and support many different energy sources if they are deemed to be technologically and economically feasible, but at the same time we should also support the existing energy sources we have that are proven to be technologically and economically feasible.

Reading the NY Heat act, I found that the intent of this Act is to provide the Public Service Commission with authority and direction to align gas utility regulations and gas system planning with the Climate Leadership and Community Protection Act (CLCPA) mandates. Specifically, the bill removes the legal basis and subsidies driving the expansion of gas systems and requires the commission to adopt rules to discourage and eliminate natural gas distribution systems in NYS.

Even though it seems to be a cost savings to low-to-moderate income customers and disadvantaged communities while encouraging neighborhood-scale transitions, giving the Public Service Commission (PSC) authority over the gas industry and allowing them to impose a 6% cap and end ratepayer subsidies for natural gas expansion would lead to much higher costs to ALL NYS consumers. Expanding the PSC powers to do this is wrong, and the mandated costs to consumers would be much higher.

Some may feel that converting much of our power source to electric is good for the environment, but realistically, the minimal benefit to the environment by such conversion is far outweighed by the extremely high cost to the taxpaying people and businesses of NYS.

Besides, the Electric Power Grid system here in NY cannot support such a conversion, even with the proposed new energy sources that can be potentially put on line.

Instead of focusing on conversion to electric power, NYS should be more focused on carbon capture, if you believe that is important. The technology exists now to better support carbon capture than electric energy conversion.

Att. B
page 1 of 2

This NYS Heat Act and any other policy being considered per the CLCPA should be reviewed to determine if they are economically and technologically reasonable, well before they are implemented as law and funded.

I had commented on the issues/concerns had with the CLCPA when it was in draft form in the Spring 2022. A copy of my comments on the NYS CLCPA act from June 2022 is attached for your review.

My main concern is that the CLCPA is a proposal dedicated to promote electric energy use for heating homes and thereby eliminating the use of natural gas.

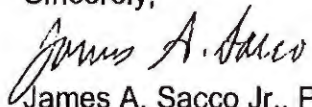
This change would be an extremely minute benefit to the environment, and at the same time, raise the cost of living significantly on all NYS residents. The CLCPA policy, if implemented, will raise costs excessively and thereby lower the standard of living for ALL residents in NYS. This is very wrong.

Think of all the electric power outages we regularly have in NYS, especially during the winter months. While at the same time we are able to rely on our natural gas sources to provide us with at least energy to heat our homes while the power is out.

Please consider not funding any provisions of the NY Heat Act or the NY CLCPA act for this next fiscal year and please take my comments into consideration.

Feel free to contact me anytime if you have questions or comments.

Sincerely,

 11/18/2024

James A. Sacco Jr., P.E.
6944 Creekview Drive
Lockport, New York 14094
Phone: 716-799-9992
Email: jasacco0520@gmail.com

Copies sent to NYS Assemblymembers: Karen McMahon, Pat Burke, and Bill Conrad
NYS Senators: George Borrello and Tim Kennedy

Attachment B. Page 2 of 2

ATTACHMENT C

<https://thehill.com/policy/energy-environment/5056675-hochul-new-york-climate-change/>

Energy & Environment

Hochul signs law requiring fossil fuel companies to pay for natural disaster cleanup

by [Zack Budryk](#) - 12/26/24 1:31 PM ET

New York Gov. [Kathy Hochul](#) (D) on Thursday signed a law that will require companies responsible for large amounts of planet-warming pollution to contribute to climate damage repair efforts.

Under the new state law, companies responsible for the bulk of emissions from 2000 to 2018 will be on the hook for some \$3 billion a year over the next 25 years. The law is modeled after the federal Superfund law, which sticks the bill for pollution cleanup with the companies responsible for the pollution.

The Environmental Protection Agency notably [invoked the Superfund law](#) last year in East Palestine, Ohio, after a railroad car carrying hazardous chemicals derailed in the town.

Co-sponsor state Sen. Liz Krueger (D) called the New York bill a “shot that will be heard ‘round the world.”

“Too often over the last decade, courts have dismissed lawsuits against the oil and gas industry by saying that the issue of climate culpability should be decided by legislatures,” she said in a statement. “Well, the Legislature of the State of New York — the 10th largest economy in the world — has accepted the invitation, and I hope we have made ourselves very clear: the planet’s largest climate polluters bear a unique responsibility for creating the climate crisis, and they must pay their fair share to help regular New Yorkers deal with the consequences.”

BREAKING: Noem Replaced As DHS Secretary With Oklahoma Senator

Hochul’s signature makes New York the second state with such a law, [following Vermont](#), but the Empire State is far larger, more populous and a major center of American and international financial power.

Neither New York’s nor Vermont’s law is guaranteed to survive a legal challenge. The American Petroleum Institute (API) vocally lobbied New York lawmakers against it last year and cast doubt on its durability in court.

“This type of legislation represents nothing more than a punitive new fee on American energy, and we are evaluating our options moving forward,” an API spokesperson told The Hill in an email.

ATTACHMENT D



NYSERDA
New York State Energy Research
and Development Authority

KATHY HOCHUL
Governor

CHARLES BELL
Acting Chair

DOREEN M. HARRIS
President and CEO

TO: Jackie Bray, Director of State Operations
FROM: Doreen M. Harris, President and CEO
RE: Likely Costs of CLCPA Compliance
DATE: February 26, 2026

If fully implemented with regulations to meet the 2030 targets, CLCPA's original design—differing accounting standards from the internationally-accepted approach and inflexible near-term targets—would combine to yield high costs to New York households and businesses. Addressing this cost escalation is essential to deliver a policy that supports affordability and economic competitiveness and is necessary to ensure continued progress on decarbonization policy.

Absent changes, by 2031, the impact of CLCPA on the price of gasoline could reach or exceed \$2.23/gallon on top of current prices at that time; the cost for an MMBtu of natural gas \$16.96; and comparable increases to other fuels. Upstate oil and natural gas households would see costs in excess of \$4,000 a year and New York City natural gas households could anticipate annual gross costs of \$2,300. Only a portion of these costs could be offset by current policy design.

Estimated near term compliance costs with CLCPA

In order to fully comply with CLCPA's current emissions targets with a cap-and-invest program, such a regulation would omit limits on potential allowance prices. Leveraging previous analysis, NYSERDA is able to provide an updated, conservative estimate for likely allowance prices and estimate the compliance costs to differently situated households and businesses.

The estimated allowance price would begin in the neighborhood of \$120/ton and rise to \$179.80/ton by 2031 in real terms. There are reasons to believe that this cost is an underestimate. The first of these is that the modeling was carried out prior to the updates incorporated in the State Energy Plan, meaning that the model doesn't reflect the current hostile and disruptive federal government, which is revoking essential tax credits and regulations, as well as implementing costly tariffs and increasing inflation.

Also, the acceleration of clean energy deployment represented by the model as required to achieve the CLCPA's targets is infeasible today. In particular, there is a lack of market capacity to deliver the volume of renewable energy, electric vehicle (EV) sales, heat pump and building shell deployments, etc. that would be called for, and it is also difficult to envision how all actors in the State could adequately ramp up to spend the \$28 billion that such a policy would generate annually quickly after program launch.

Notwithstanding these cautions, the modeled price would lead to high burdens to New York households, especially those unable to install lower emissions technologies. Included below are

ATT. D page 1062

estimated price impacts for common energy units. We arrive at these costs by multiplying the emissions intensity of each fuel by the forecasted price of allowances.

2031 Cost per Unit of Energy (Real 2025\$)

	Estimated allowance price	Metric tons per unit of fuel ¹	Additional cost per unit of fuel
Impact to unit cost for natural gas (\$ per MMBtu)	\$178.47	0.095	\$18.96
Impact to unit cost for diesel (\$ per gal)		0.0135	\$2.41
Impact to unit cost for gasoline (\$ per gal)		0.0125	\$2.23

A complete table is provided below for moderate income households, but current estimates indicate that the most impacted households—upstate, two car households that rely on heating oil—would likely experience gross cost impacts in excess of \$4,100 annually. Even after affordability benefits, this amount remains above \$2,400. Even households switching to newer, more efficient fossil fuel equipment could expect to see substantial costs, with net savings emerging only among the lowest income households and those that have largely eliminated all fossil fuel use.

2031 Total Moderate Income Household Annual CAI Impact by Energy Profile (Real 2025\$)

Starting Point Household Profile	Current Equipment		Conventional Replacement		High Efficient Electrification	
	Gross CAI Impact	Net CAI Impact	Gross CAI Impact	Net CAI Impact	Gross CAI Impact	Net CAI Impact
Upstate (heating oil)	\$4,152	\$2,460	\$3,012	\$1,320	\$120	-\$1,560
Upstate (natural gas)	\$4,260	\$2,580	\$3,036	\$1,344	\$120	-\$1,560
NYC (natural gas)	\$2,340	\$1,548	\$1,056	\$864	\$0	\$564

Likewise, similarly burdensome costs should be anticipated for small and medium commercial businesses. Depending on the utility and size of the facility, such entities could expect utility costs to increase by as much as 46%. Costs for operating a delivery truck would increase by over 60%.

¹ To understand costs per unit of fuel, the allowance price should be multiplied by the factors in the table. Notably, an underappreciated challenge of CLCPA's GHG accounting method is that emissions factors for fossil fuels can change year to year due to changes in estimates of upstream emissions, so New York State never knows with certainty its true emissions under statute. In particular, in 2025, DEC reduced the emissions factor for natural gas to 0.088/MMBtu. While this would reduce the price per unit of a fuel given an allowance price, modeling described here was done under the previous emissions factor and so remains the basis of these calculations.

Att. D Page 206 Z

Comments on ORES Public Hearing for Bear Ridge Solar Project - June 12, 2026

My name is James Sacco, I have been a resident of the Town of Pendleton for the past 29 years. I am a retired Professional Engineer who has worked on many environmental quality projects across NYS for over 40 years, starting at Love Canal in the Summer of 1982. I retired in 2022 from the NYSDEC in Buffalo, NY.

I have reviewed the CLCPA Policy of NYS from when it was initially proposed in 2022 and based on my review over the years and my past experience I am very much opposed to this policy and Green Energy projects. Converting from natural fuel sources mined from the earth to solar and wind power places an extremely high financial burden on consumers that outweighs the minute improvements to the environment. This conviction is supported by the February 26, 2026, letter from NYSERDA which details the cost of implementing the CLCPA. A copy of this letter is attached to my comments.

There is no substantive history of the lifetime operation of Green Energy projects such as solar panels and battery storage facilities. WHEN the day comes when the financial return on such projects dries up, what happens when the operation is closed and the site potentially is abandoned?

I do not believe that ORES is the property owner and the burden of dismantling an abandoned site will be borne by the property owner. WHEN ABANDONED, SOLAR PANELS are classified as a Hazardous Waste! The discarded solar panel would be regulated under federal [RCRA Subtitle C](#) rules as hazardous waste as they would meet the [characteristic of toxicity](#) with Heavy metal components like lead and cadmium that are leachable at such concentrations that waste panels would fail the [toxicity characteristic leaching procedure \(TCLP\)](#), a test required under RCRA to determine if materials are hazardous waste.

Also, since NYS recently revoked a permit to CWM in Model City for their proposed Hazardous Waste Disposal Facility (landfill) permit, there are NO Hazardous Waste DISPOSAL FACILITIES in NYS. This adds to the COST to DISPOSE of SOLAR PANELS which are classified as a HAZARDOUS WASTE.

So, if ORES is going to put up this boondoggle of a Solar Panel Farm, they should pay the cost of a SECURITY BOND such a project to COVER THE COST of CLEAN UP And DISPOSAL of SOLAR PANELS as well as REMEDIATING The SITE where this solar farm exists.

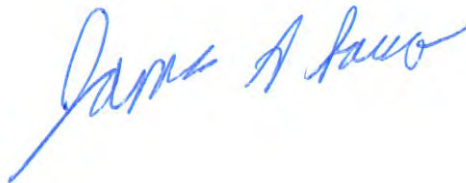
THE SECURITY BOND should be for the total dollar amount to COVER THE COSTS of CLEAN UP and DISPOSAL and should be developed and certified by a PROFESSIONAL ENGINEER. The SECURITY BOND should be UPDATED REGULARLY during the life of the SOLAR FARM to COVER FUTURE COSTS.

This way we do not turn solar panel sites into inactive Hazardous Waste Sites in the FUTURE.

SECURITY BONDS are VERY COMMON for LARGE PROJECTS to ensure there is NO ADVERSE IMPACT to the ENVIRONMENT. If a company abandons the site, this is the best way to ensure the site is cleaned up to its original condition and the burden does not fall on the general public.

This is a technical and financial issue and THESE GREEN ENERGY PROJECTS SHOULD NOT BE A POLITICAL ISSUE.

James A. Sacco Jr.
6944 Creekview Drive
Lockport, NY 14094
Jasacco0520@gmail.com
716-799-9992





Outlook

My comments today on Solar Project and April 3 letter to Governor on CLCPA

From Jim Sacco <jasacco0520@gmail.com>

Date Thu 6/11/2026 6:23 PM

To Joseph Grenga <v-joseph.grenga@niagaracounty.gov>

2 attachments (3 MB)

ORES Public Hearing in Pendleton 6-11-2026 comments from James Sacco.pdf; Letter to Governor Hochul April 3 2026 on CLCPA - Last Chance to Cut Government Red Tape.pdf;

You don't often get email from jasacco0520@gmail.com. [Learn why this is important](#)**[EXTERNAL MESSAGE]**

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Niagara County IT

Joseph,

Pleasure to meet you today. It was good to attend the IDA hearing that you and Andrea Klyzek organized.

I do hope the IDA Board does take my comments into consideration. As stated by others during this hearing, it seems that local government has limited involvement with projects of this nature, and the IDA Board does seem to have discretion when making decisions on funding of said projects.

I very much hope the board does consider attaching conditions to whatever bonding mechanism had for said project.

As stated in my attached comments, the dollar amount to be bonded for this project should be the amount necessary to dispose of the solar panels when they are no longer in use, and a dollar amount necessary to remediate the site. The dollar amount for such a bond should be determined by a Professional Engineer for review and approval, and the bond should be updated for the time the project is in place.

I do hope the IDA Board takes my comments into consideration and I can be contacted at anytime if you or anyone has questions.

I have also attached a letter I sent to the Governor previously on my concerns with the CLCPA policy in NYS.

James Sacco
6944 Creekview Drive
Lockport, NY 14094
716-799-9992

jasacco0520@gmail.com



TO: Jackie Bray, Director of State Operations
FROM: Doreen M. Harris, President and CEO
RE: Likely Costs of CLCPA Compliance
DATE: February 26, 2026

If fully implemented with regulations to meet the 2030 targets, CLCPA's original design—differing accounting standards from the internationally-accepted approach and inflexible near-term targets—would combine to yield high costs to New York households and businesses. Addressing this cost escalation is essential to deliver a policy that supports affordability and economic competitiveness and is necessary to ensure continued progress on decarbonization policy.

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The estimated allowance price would begin in the neighborhood of \$120/ton and rise to \$179.80/ton by 2031 in real terms. There are reasons to believe that this cost is an underestimate. The first of these is that the modeling was carried out prior to the updates incorporated in the State Energy Plan, meaning that the model doesn't reflect the current hostile and disruptive federal government, which is revoking essential tax credits and regulations, as well as implementing costly tariffs and increasing inflation.

Also, the acceleration of clean energy deployment represented by the model as required to achieve the CLCPA's targets is infeasible today. In particular, there is a lack of market capacity to deliver the volume of renewable energy, electric vehicle (EV) sales, heat pump and building shell deployments, etc. that would be called for, and it is also difficult to envision how all actors in the State could adequately ramp up to spend the \$28 billion that such a policy would generate annually quickly after program launch.

Notwithstanding these cautions, the modeled price would lead to high burdens to New York households, especially those unable to install lower emissions technologies. Included below are

New York State Energy Research and Development Authority

Albany
17 Columbia Circle, Albany, NY 12203-6399
(P) 1-866-NYSERDA | (F) 518-862-1091
nyscrda.ny.gov | info@nyscrda.ny.gov

Buffalo
726 Exchange Street
Suite 821
Buffalo, NY
14210-1484
(P) 716-842-1522
(F) 716-842-0156

New York City
1359 Broadway
19th Floor
New York, NY
10018-7842
(P) 212-971-5342
(F) 518-862-1091

**West Valley Site
Management Program**
9030-B Route 218
West Valley, NY
14171-9500
(P) 716-942-9960
(F) 716-942-9961

estimated price impacts for common energy units. We arrive at these costs by multiplying the emissions intensity of each fuel by the forecasted price of allowances.

2031 Cost per Unit of Energy (Real 2025\$)

	Estimated allowance price	Metric tons per unit of fuel ¹	Additional cost per unit of fuel
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A complete table is provided below for moderate income households, but current estimates indicate that the most impacted households—upstate, two car households that rely on heating oil—would likely experience gross cost impacts in excess of \$4,100 annually. Even after affordability benefits, this amount remains above \$2,400. Even households switching to newer, more efficient fossil fuel equipment could expect to see substantial costs, with net savings emerging only among the lowest income households and those that have largely eliminated all fossil fuel use.

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<i>NYC (natural gas)</i>	\$2,340	\$1,548	\$1,656	\$864	\$0	(\$804)

Likewise, similarly burdensome costs should be anticipated for small and medium commercial businesses. Depending on the utility and size of the facility, such entities could expect utility costs to increase by as much as 46%. Costs for operating a delivery truck would increase by over 60%.

¹ To understand costs per unit of fuel, the allowance price should be multiplied by the factors in the table. Notably, an underappreciated challenge of CLCPA's GHG accounting method is that emissions factors for fossil fuels can change year to year due to changes in estimates of upstream emissions, so New York State never knows with certainty its true emissions under statute. In particular, in 2025, DEC reduced the emissions factor for natural gas to 0.088/MMBtu. While this would reduce the price per unit of a fuel given an allowance price, modeling described here was done under the previous emissions factor and so remains the basis of these calculations.

2031 Total Annual CAI Impact for Small and Medium Commercial Entities (Real 2025\$)

	CAI gross costs	Current utility or fuel cost annually		Premium compared to current energy bills	
		Low Range	High Range	Low Range	High Range
Cost for small commercial ratepayer (4,000 Ccf; 12,600 kwh)	\$6,950	\$36,084	\$54,235	13%	19%
Cost for large commercial ratepayer (400,000 Ccf; 720,000 kwh)	\$695,036	\$1,517,004	\$2,589,602	27%	46%
Cost of diesel for avg. delivery truck per year	\$3,837	\$6,255		61%	

Notably, while difficult to estimate at this time, the ability to extend Energy-Intensive, Trade-Exposed (EITE) protections to industrial businesses would likely be muted or impossible if seeking to comply with current CLCPA targets, so high costs would also be anticipated to all sizes of manufacturing entities. For some entities, this would reach millions of dollars per year.

Current CLCPA targets escalate costs for New Yorkers as a result of a combination of factors. Primarily, the greenhouse gas accounting approach incorporated in statute and regulation, in combination with current emission reduction targets, mean that current law attributes higher emissions to New York than other leading jurisdictions do for the same activity, as well as higher emissions than under accepted science. This includes emissions from out-of-state fossil fuel production, which is not incorporated in jurisdictional inventories by the IPCC; attributing to bioenergy its combustion emissions and thus ignoring the treatment of the short carbon cycle by scientists and the IPCC; and the use of Global Warming Potential 20 (GWP-20), which the IPCC states is not standard practice in the scientific community and doesn't comport with the Paris Agreement Rulebook. In addition, the targets as adopted in 2019 could not have foreseen the substantial reversal in the federal policy landscape, the disruptive and lingering impacts of COVID-19 and the subsequent supply chain crisis, the return of an inflationary economy, and the influence of geopolitical events on energy costs generally.

Subject: FW: `Contact Us - General` Submission [4b15611ac38328ebf87fb4c095474345]

From: Web Form <no-reply@webcmstools.com>
Sent: Friday, June 12, 2026 8:12 AM
To: Niagara County Center for Economic Development <info@niagaracountybusiness.com>
Subject: `Contact Us - General` Submission [4b15611ac38328ebf87fb4c095474345]

`Contact Us - General` Submission

CONTACT US - GENERAL

Name : Anne Queeno
Email : aqueeno12@aol.com
Subject : Bear Ridge Solar
Message : I cannot begin to tell you how upsetting it is to know that our community has been blindsided by your secretive efforts to allow solar panels to be installed on our precious farmlands. You cannot possibly have any knowledgeable or educated personnel that have researched the detrimental impacts these solar panels will have on the land. The decreased property values of the homes in the area are also a major concern. To add insult to injury, you have the nerve to send a representative to our Town Hall who refused to answer any questions on this matter. You DONOT represent the interests of our Town. We DONOT want this & we don't want our tax dollars to support it!

Sent At : Jun 12th 2026
08:12:00 am EDT

Web Address : www.niagaracountybusiness.com

IP Address : 2603:7083:8bf0:6b20:50c4:6b4a:4aa4:40c2

User : []

Page : contact-us

Language : en-US,en

Browser : Mozilla/5.0 (iPhone; CPU iPhone OS 18_7 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/26.5 Mobile/15E148 Safari/604.1

To remove yourself from receiving these emails, please have a site administrator update the form submission email settings for the 'Contact Us - General' form action.

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR:

BEAR RIDGE SOLAR, LLC

HELD:

June 11, 2026

4:00 p.m.

LOCATION:

Pendleton Town Hall

6570 Campbell Boulevard

Lockport, New York 14094

1 PRESENT:

2 ANDREA KLYCZEK,
3 Executive Director,
4 Niagara County Industrial Development Agency
5 Appearing as Hearing Officer.

6 Additional attendance noted on sign-in sheet.

7
8 **MS. KLYCZEK:** Welcome. This
9 public hearing is now open. It is Thursday, June
10 11, 2026 at 4:00 p.m. My name is Andrea Klyczek.
11 I am the Executive Director of the Niagara County
12 Industrial Development Agency. I have been
13 designated by the Agency to be the hearing officer
14 to conduct this public hearing.

15 This public hearing is being
16 live-streamed and made accessible on the Agency's
17 website at www.niagaracountybusiness.com.

18 Notice of this public hearing is
19 hereby given that a public hearing pursuant to
20 Article 18-A Subdivision 2 Section 859-a of the New
21 York General Municipal Law will be held by the
22 Niagara County industrial Development Agency in
23 connection with Bear Ridge Solar, LLC.

1 Notice of this hearing appeared in
2 The Niagara Gazette and Lockport Sun & Journal on
3 May 28, 2026.

4 We are here to hold the public
5 hearing on Bear Ridge Solar, LLC and/or individuals
6 or affiliates, subsidiaries or entities formed, or
7 to be formed, on its behalf. The transcript of this
8 hearing will be reviewed and considered by the
9 Agency in determination of this project.

10 This purpose of the hearing is to
11 solicit comments, both written and oral, for the
12 Bear Ridge Solar, LLC project. The project
13 application and project summary are posted in the
14 Agency's website at niagaracountybusiness.com, and
15 I have copies with me today.

16 Please note, the company submitted
17 an addendum to its application confirming it will
18 primarily use the as-of-right New York State
19 electricity generation sales tax exemption to exempt
20 state and local taxes, and rely on the NCIDA
21 exemption only for items not otherwise covered by
22 the New York State exemption, resulting in a request
23 for \$4,000,000 in NCIDA sales and use tax exemption

1 benefits.

2 In addition, the company has
3 indicated its intention to enter into an agreement
4 with the County of Niagara to contribute money equal
5 to all local sales tax savings, estimated at
6 approximately \$2,000,000. Also note, for the entire
7 project, the real property tax abatement is
8 estimated at \$8,895,413 under the cost benefit
9 analysis.

10 The abatement is significantly
11 reduced by an additional approximately \$6,778,966 in
12 Host Community Agreement payments the Company will
13 make to the Towns of Pendleton and Cambria.

14 Bear Ridge Solar, LLC will be
15 constructing a 100 MWac Utility Scale solar project,
16 the Facility, to be built in the Towns of Cambria
17 and Pendleton. The project will utilize 516 acres
18 with a connection to National Grid's
19 Lockport-Mountain 115 kV lines.

20 A joint letter from the Town of
21 Cambria and the Town of Pendleton dated April 9, 2026
22 was sent to the Niagara County Industrial Development
23 Agency in support of the NCIDA accepting the

1 application from the Company. Both the Town of
2 Cambria and the Town of Pendleton have encouraged
3 the NCIDA to also approve the PILOT agreement.

4 The agency will acquire a
5 leasehold interest in the Facility and lease the
6 Facility back to the Company. The Company will
7 operate the Facility during the term of the lease.
8 At the end of the lease term, the leasehold interest
9 will be terminated. The Agency contemplates that it
10 will provide financial assistance to the Company for
11 qualifying portions of the project.

12 Without the tax agreement, under
13 the New York State appraisal/tax formula, the Town
14 of Pendleton would receive \$41,390 over the 20-year
15 project life. In contrast the Town of Pendleton
16 anticipates entering into a Host Community Agreement
17 with the Company that, in combination with the tax
18 agreement, will provide the Town \$1,399,680 in total
19 payments over the 20-year project life.

20 The project has already received
21 its Major Renewable Energy Facility Siting Permit
22 pursuant to Section 94-c of the New York State
23 Executive Law from the State of New York Office of

1 Renewable Energy Siting and Electric Transmission
2 (ORES). ORES issued Bear Ridge Solar, LLC a siting
3 permit on July 31, 2023.

4 All those in attendance are
5 required to register by signing the sign-in sheet at
6 the front of the room. You will not be permitted to
7 speak unless you have registered. Everyone who has
8 registered will be given an opportunity to make
9 statements and/or comments on the Project.

10 If you have a written statement or
11 comment to submit for the record, you may leave it
12 at this public hearing, submit it on the Agency's
13 website, or deliver it to the Agency at 6311 Inducon
14 Corporate Drive, Sanborn, New York 14132. The
15 comment period closes on June 12, 2026. There are
16 no limitations on written statements or comments.

17 If anyone is interested in making
18 a statement or comment, please raise your hand,
19 state your name and address. If you are
20 representing a company, please identify the company.
21 I request that speakers keep statements and/or
22 comments to three minutes.

23 Are there any comments?

1 Sir?

2 JAY SHAPIRO: On page seven,
3 Application for Financial Assistance, you checked
4 the box that said if financial incentive is not
5 provided by NCIDA that the project is not
6 financially viable. Why would we proceed any
7 further than that? This Bear Ridge Solar is owned
8 by -- who is it -- something creek, Cyprus Creek,
9 which is a privately held LLC, over three hundred
10 millions dollars in revenue last year. They -- why
11 would they -- if the finance -- if it's not
12 financially feasible for them without our taxes
13 going to it, why are we even talking about this?

14 MS. KLYCZEK: I'm sorry.
15 What's your name, sir?

16 JAY SHAPIRO: Jay Shapiro.

17 MS. KLYCZEK: Thank you.

18 Just so everybody's aware, I won't be answering any
19 questions. That's not the role of this. That's not
20 the reason for the hearing. It's to gather comments
21 to provide to the Board for consideration.

22 The NCIDA Board meets next week
23 and all the comments will be provided to them, and

1 all the feedback from the community.

2 JAY SHAPIRO: So what about
3 the question I asked?

4 MS. KLYCZEK: I will provide
5 that information to the Board for consideration.

6 JAY SHAPIRO: You don't have
7 anybody here to answer the question?

8 MS. KLYCZEK: No.

9 JAY SHAPIRO: Aren't you the
10 Executive Director?

11 MS. KLYCZEK: I don't vote
12 on the project. I don't have a vote on the project.
13 So I'm gathering the comments for the Board to
14 consider.

15 Do you have any further comment,
16 sir?

17 JAY SHAPIRO: Let somebody
18 else talk and come back to me.

19 MS. KLYCZEK: Okay. Thank
20 you. Ma'am?

21 ANNE QUEENO: So when will
22 we get an answer?

23 MS. KLYCZEK: You're welcome

1 to -- well, what's your question?

2 ANNE QUEENO: Well, my name
3 is Anne Queeno. I'm a resident of Pendleton.
4 Q-U-E-E-N-O.

5 MS. KLYCZEK: Okay.

6 ANNE QUEENO: So you're
7 going to take our questions and comments back to?

8 MS. KLYCZEK: As I stated
9 when this started, the idea of -- the purpose of the
10 public hearing is to gather citizens' comments in
11 connection with the project so the Board can take
12 those comments and opinions, complaints, what ever
13 other comments you might have, and take that into
14 consideration when they're voting for or against the
15 project.

16 ANNE QUEENO: Which Board
17 are we referring to?

18 MS. KLYCZEK: The Niagara
19 County Industrial Development Agency. The Niagara
20 County IDA is the one that's holding this public
21 hearing.

22 ANNE QUEENO: And when will
23 we get an answer about their vote?

1 **MS. KLYCZEK:** You can -- the
2 IDA board meeting is made available. It's next
3 Wednesday morning. You can watch it. It's
4 live-streamed. You can attend.

5 Do you have a comment for me to
6 provide?

7 **ANNE QUEENO:** I do. But I
8 also have questions and you're not letting me ask my
9 questions, and well, that's why. Okay.

10 My next question is in the
11 information that we're receiving here that we're
12 looking at it says that the town sent a letter of
13 support to the Niagara County IDA. And I guess
14 there's nobody here from the Pendleton Board to
15 answer. My question would have been why the town
16 sent that letter? Or am I mistaken, there's nobody
17 here from the Pendleton Town Board?

18 **MS. KLYCZEK:** I'm not from
19 the Pendleton --

20 **ANNE QUEENO:** Right. I just
21 wanted to clarify to make sure. We all know no one
22 from -- no one is going to do that, probably based
23 on the outpouring at the Cambria meeting the other

1 day. Okay.

2 Do you know who owns Solar -- who
3 owns Cyprus Creek?

4 I realize the man who signed, you
5 know, for solar -- for the solar company, you know,
6 lives somewhere in North Carolina. But I would
7 imagine that Cyprus Creek is owned by somebody else.
8 And I just wondered if you knew who that was?

9 Yes or no, that you don't know or
10 you do know, or are you just refusing to answer?

11 MS. KLYCZEK: I'm here to
12 gather comments for the Board to make a --

13 ANNE QUEENO: I thought in
14 the beginning you said to answer questions.

15 MS. KLYCZEK: No, I did not.

16 ANNE QUEENO: I was
17 mistaken. So we'd like to know who owns Cypress
18 Creek?

19 MS. KLYCZEK: I'm sorry,
20 ma'am. So you've reached three minutes. I can come
21 back to you at the end. I just want to make sure
22 everybody has a chance to provide their comment.

23 Yes, sir.

1 PAUL SHIELDS: My comment is
2 short. Basically, is there any way --

3 MS. KLYCZEK: Can you state
4 your name for us, please, sir?

5 PAUL SHIELDS: My name is
6 Paul Shields. I live on Bear Ridge Road.

7 MS. KLYCZEK: Thank you.

8 PAUL SHIELDS: As I
9 understand it, and I've talked with State Senator
10 Ott, is it possible that the community, which I
11 think basically as a whole is in opposition to the
12 project, communicate that it can be stopped, or is
13 this a dictation from Albany and we have no rights
14 or abilities?

15 You're ruining our farmland, and
16 obviously, our wildlife. These things are an
17 abomination. And I've done a lot of studies, and I
18 can tell you, I've found nothing of any significant
19 value. You and your so-called climate change.

20 By the way, I always had an
21 interesting statement for my students at university
22 when I taught there. I asked them why could you
23 live in this area. And they would say Great Lakes,

1 St. Lawrence River. I would say, but why --
2 inaudible -- and they didn't know. And I said
3 climate change, do you realize it was a mile under
4 ice at some point.

5 I don't think what we're going
6 through climate-wise registers for things like solar
7 panels or windmills, to be perfectly honest with
8 you.

9 MS. KLYCZEK: Thank you, sir.
10 Next. Yes.

11 UNIDENTIFIED SPEAKER: I'm
12 confounded by this whole thing. But even if this
13 project was dictated by Albany, it's your
14 organization that's giving them this tax break
15 based on the fact that they're not financially
16 viable without our tax money. Well, I don't want
17 our tax money going to this. We've got a lot of
18 other uses for our tax money in Pendleton.

19 This is not going to result in any
20 of our property taxes going down. This is not going
21 to result in any of the values of our properties
22 going up. It's not financially viable without the
23 Niagara County Industrial whatever giving them these

1 tax breaks.

2 If it's not financially possible
3 for them to do this without your help, why the hell
4 are we doing this?

5 They're not a nonprofit. They
6 made three hundred million dollars last year, this
7 Cypress Creek. Okay. Why are we giving them money
8 to destroy our community? You're giving them the
9 money. Even with the permits from Albany, if you
10 withdrew these tax dollars that you're voluntarily
11 giving them, they're dead. They're not
12 financially -- according to your own document, they
13 are not financially viable. Well, stop it.

14 Who gave you the okay to use our
15 tax dollars for this shit?

16 And why -- why -- where the hell
17 are our representatives from Pendleton, and why
18 isn't your board up there with you so they can
19 answer real questions instead of -- instead of
20 facing backwards and not answering anything?

21 You're not equipped to answer our
22 questions. And you said everything has to be
23 commented back to the board. Why isn't the board

1 sitting up there?

2 Who the hell are these people?

3 Our tax dollars pay their salaries and yours.

4 MS. KLYCZEK: Sir, yes.

5 Could you please state your name?

6 TOM GEYESKI: My name is

7 Tom Geyeski. I live at 7464 Bear Ridge Road in

8 Pendleton.

9 I'm listening to what's going on
10 here. You're asking -- you're response is that
11 you're not here to answer questions. Okay. We
12 understand that. But as a comment, not a question,
13 we need somebody here to answer questions. Our
14 elected officials, whoever they are, whoever's
15 responsible for this stuff. Not you, obviously.
16 We need somebody here to answer these people's
17 questions.

18 MS. KLYCZEK: Thank you, sir.

19 Next comment.

20 KAREN METZGER: That was my
21 comment, as well. My name's Karen Metzger.

22 Who in Lockport or who in
23 Pendleton got us into this mess? Who's responsible

1 for -- (inaudible).

2 MS. KLYCZEK: Yes, Mr. Sacco.

3 JAMES SACCO: Hopefully

4 you'll let me read my comment.

5 MS. KLYCZEK: Sure. Go

6 ahead, sir.

7 JAMES SACCO: I submitted

8 comments for the record.

9 My name is James Sacco, resident,
10 6944 Creekview Drive in Pendleton for the last 24
11 years. I've been retired, a professional engineer
12 who has worked on environmental quality projects
13 across New York State for over 40 years, starting
14 with Love Canal in the summer of 1982. I retired in
15 2022 for the New York State DEC in Buffalo, New
16 York. I reviewed the CLPPA Policy for New York
17 State from (inaudible) 2022, and based on that
18 review, and years of past experience, I am very much
19 opposed to this policy and project.

20 Converting from natural fuel
21 sources mined from the earth to solar and wind power
22 places an extreme financial burden on consumers that
23 far outweigh the minimal improvements to the

1 environment.

2 This conviction is supported by a
3 February 26, 2026 letter from NYSERDA, New York
4 State Energy Research and Development Authority,
5 which details the cost of implementing the
6 (inaudible). A copy of this letter is attached to
7 my comments.

8 (Inaudible) history of the
9 lifetime caring for these energy projects such as
10 solar panels and also (inaudible).

11 When the day comes that the
12 financial return on these projects dries up, the
13 LLCs will dry up. And what happens when the LLCs
14 close, the site is essentially abandoned.

15 I do not believe (inaudible) is
16 property owner and (inaudible) by the property.
17 When abandoned, solar panels are classified as a
18 hazardous waste. The discarded solar panel would be
19 regulated under the federal (inaudible) rules for
20 hazardous waste because it would meet the
21 characteristic of toxicity with heavy metal
22 compounds, such as lead and cadmium that are --
23 (inaudible).

1 Also since New York State recently
2 revoked permit -- there are no hazardous waste
3 disposal facilities here in New York State. This
4 adds to the cost for disposing of solar panels,
5 which are classified as a hazardous waste.

6 Now, since the authority is going
7 to put up this boondoggle of a solar panel farm,
8 they should pay the cost of a security bond for such
9 a project to cut the cost of cleanup and disposal of
10 solar panels, as well as remediating the site where
11 a solar panel farm existed.

12 This security bond should be total
13 dollar amount to cover the cost of cleanup and
14 disposal, and should be developed and certified by a
15 professional engineer. The security bond should be
16 updated regularly during the lifetime of the
17 solar -- solar farm to cover the cost.

18 This way we do not turn the solar
19 panel site into an inactive hazardous waste site in
20 the future.

21 This is something I dealt with the
22 farms. (Inaudible) Security bonds are very common
23 to large projects such as to ensure there is not an

1 adverse impact to the environment.

2 If a company abandons the site
3 this is best way to ensure that the site is cleaned
4 up to its original condition, and the burden does
5 not fall on the general public.

6 This is not -- this is a technical
7 financial issue. This green energy project should
8 not be considered a political issue.

9 MS. KLYCZEK: Thank you.

10 JAMES SACCO: I've attached
11 this. A letter from NYSERDA is also attached. I've
12 been sending this to the governor, state senator,
13 different people.

14 MS. KLYCZEK: Next speaker.
15 Ma'am?

16 KATIE: My name is
17 Katie. I live on Mapleton.

18 First of all, I do want to thank
19 you for giving us the chance to speak. Clearly, no
20 one else has. Obviously, some of us are coming at
21 her full force. And I think some of us don't mean
22 to give it straight to her. She is doing her job.

23 But it is very frustrating that

1 your department wasn't open and honest in the
2 beginning with this meeting. I think something
3 moving forward, it would be better if you did say
4 you're not answering questions, especially on that
5 Facebook post when you reposted it.

6 Something that I think is very
7 important is your mission statement. Part of your
8 mission statement does say that you guys create and
9 maintain jobs. This is only going to give one
10 person a job. That's between Cambria and Pendleton.

11 Will that one person be a Western
12 New York person? Will that one person be a foreign
13 person? Will it be from New York City? That's
14 really frustrating because you guys are here to
15 create jobs, and one job is not creating jobs.

16 Also, something that I found
17 really interesting, in your statement at the end it
18 says to improve the quality of life for Niagara
19 County residents. I live five houses down from
20 where this is going to be. It's not happy for me.
21 I go in my backyard, I will see it.

22 I work really hard for where I
23 want to live. I think all of us do. And it isn't

1 providing us a quality. Your job, your mission
2 statement says specifically at the end of the
3 statement, and improving the quality of life for
4 Niagara County residents. We're asking you to
5 uphold that mission.

6 We understand that New York State
7 ORES is pushing this. We get it. We've all seen
8 the social media posts. We get it. At the end of
9 the day, your job is also to make sure that we, as
10 Niagara County, have the jobs, have economic growth
11 here. And this is not creating that. If anything,
12 it's making all of our live's worse.

13 We see the posts. We understand
14 what's happening.

15 I thank you for your time. And I
16 really truly hope that you listen to what we have to
17 say, take those comments seriously, because all of
18 us live here and we want to stay here. Thank you.

19 MS. KLYCZEK: Thank you very
20 much. Next. Yes, sir.

21 ALEX ITTERMANN: Hi, my name is
22 Alex Ittermann, I-T-T-E-R-M-A-N-N.

23 I listened to some of what the

1 gentleman mentioned and my wife, Katie, mentioned.

2 And one of the things that your
3 organization should be focusing on when it makes its
4 decision is its return to the community. And it's
5 not the financial decision. Some of it is also a
6 quality-of-life issue and what we want to leave for
7 our children. I don't have children, but if I did
8 have children I would be very concerned by this
9 project, and for the future of the town.

10 This is not going to be an
11 economic driver of growth outside of the 54,000 or
12 \$45,000 dollars a year Pendleton will -- this land
13 will no longer be useful for any kind of development
14 in the future. That means no industrial, no
15 residential it cannot be used for agricultural
16 after the 20 years of this project, after which it
17 will probably not be renewed.

18 That land, they'd have to clear
19 the land and you have security bonds to the tune of
20 five million dollars between Pendleton and Cambria,
21 that will most likely not cover the five hundred
22 plus acres.

23 On top of that, the land that will

1 now be permanently desecrated will have to be
2 remediated for the town, and that will cost a lot
3 more than \$54,000 over that next decade or whatever.

4 On top of that, because that land
5 can no longer be developed, you've now discounted
6 all future growth and all possible tax revenue that
7 may come from the development of any other business
8 on this land, 500 acres of land in this community
9 that will not generate tax revenues (cross-talk) and
10 because that is not being associated here, that
11 needs to be factored into outside of the cash flow
12 and income state. That money coming in over 100
13 plus years in the future will grossly outweigh
14 the 27 -- or sorry, \$54,000.

15 There's also been no clarification
16 about what that \$54,000 will be earmarked to. Which
17 someone commented about at the Cambria meeting also
18 and talked about on the Cambria side, that money
19 will just most likely go into a general fund, which
20 will be squandered away on useless things. It's not
21 being invested into the community. It's not going
22 into things that will help offset some of the costs
23 of this project.

1 Thank you, again, for taking our
2 comments, and I hope the Board will hear you.

3 MS. KLYCZEK: Thank you very
4 much. Yes, sir.

5 JOSHUA BANCROFT: Hi. I'm
6 Joshua Bancroft. I also live on Mapleton Road.

7 I think the purpose of the IDA is
8 to build relationships with organizations and
9 companies here and to (inaudible) lasting
10 relationships.

11 This Cypress Creek, the majority
12 of their solar farms are sold as soon as they're
13 built. And all the promises they made to us, are
14 usually not fulfilled.

15 Additionally, this has a set
16 timeframe, 20 years. That doesn't sound like a
17 lasting relationship. It sounds like a
18 smash-and-grab. They're going to come, destroy the
19 land, and they're going to fill their pockets and
20 they're going to leave, and we're going to have to
21 clean up the mess.

22 So, the other thing I want to
23 know, how are you all appointed to your positions?

1 So, you know, we'd like to know, like not only you
2 as the director, but the Board members, as well?

3 (Cross-talk.)

4 MS. KLYCZEK: Thank you. Is
5 there another comment?

6 UNIDENTIFIED SPEAKER: (Inaudible.)

7 Also, one more comment. There is 300,000 households
8 in Niagara County. The original twenty-seven
9 million dollars was asking everybody to pony up 300
10 dollars out of pocket for this project in Niagara
11 County. And they're not getting any benefit out of
12 it. The electric is not going to be used in this
13 community. And we will likely have be forced to
14 purchase at an above-market rate. So they're
15 getting an above-market rate for electricity that
16 they're forced to buy that we then have to pay
17 through corporate welfare.

18 And this is New York State. We
19 have our differences, left, right whatever. Nobody
20 likes to pay for corporate welfare.

21 MS. KLYCZEK: Thank you.

22 Yes, ma'am.

23 LYNNE FRIES: I'm Lynne

1 Fries. I live on Mapleton Road. So I'd to like
2 know -- but you won't answer -- whether an impact on
3 the effect on those of us lucky enough to be
4 bordering the properties involved in this relative
5 to our -- the ecological safety of our property, as
6 well as any economic change (inaudible)

7 And when -- when this -- your IDA
8 Board will be live-streamed. Will it also be
9 recorded that anyone can access it on social
10 media?

11 MS. KLYCZEK: Yes. It's on
12 our website.

13 LYNN FRIES: Where is that?

14 MS. KLYCZEK: On our
15 website.

16 (Cross-talk.)

17 MS. KLYCZEK: Next. Yes,
18 ma'am.

19 ANNE MILLER: I'm Ann
20 Miller. I've lived in the town of -- on Irish Road
21 for -- then I was on Tonawanda Creek where I live
22 now. But I'm a lifelong resident of Pendleton.

23 And I'm opposed for all the

1 reasons that everybody said, which I agree with most
2 of that. But it's going to bring down -- for a
3 fact, it's going to bring down the value of
4 properties and accessibility of properties anywhere
5 near the solar system.

6 It's also a fire hazard, which
7 will -- if there was a fire, which there have been
8 fires in the New York State solar system. I've seen
9 it, the information published. And our local fire
10 department can't really handle something like that.

11 So it's -- and it's going to cause
12 contamination to the area around, cause evacuation,
13 if something like that would happen.

14 And obviously, it's ruining
15 farmland. And I'm always against that, because you
16 can't -- you know, it's not going to make
17 electricity and there's ways, other ways.

18 It's just a waste of land that I
19 think could be much better other ways, like coal,
20 natural gas and hydro. I don't know much about it,
21 but -- I mean, obviously. That's what we should be
22 doing, finding economical ways, not taking up
23 hundreds or thousands of acres wasting good land

1 that is used for agriculture.

2 Wildlife, it's harmful to wildlife
3 from what I've heard.

4 And I don't know what else to say.
5 But yeah, I'm opposed to it. And I've heard from
6 people. Like you said, like even the taxes. Like
7 why should our taxes go to pay for this? Why should
8 we fund this? Why should we have them not pay taxes
9 when they're using our land?

10 MS. KLYCZEK: Thank you,
11 ma'am. Yes.

12 CHRISTINE BANCROFT: Christine
13 Bancroft, I live on Mapleton Road.

14 I am wondering why so late in the
15 process the IDA is asking for input at this meeting.
16 I think this started in 2019. It seems like it's
17 pretty late in the game to be actually asking for
18 community input. It feels like they're just
19 checking boxes and making a list of items that
20 (inaudible). It doesn't feel like anyone actually
21 wants to hear what the community feels.

22 I'm also concerned about home
23 values. We've saved and worked real hard to build

1 (inaudible) and live in -- (inaudible) home value.

2 And it isn't affecting anyone
3 else's bottom line in our community.

4 MS. KLYCZEK: Thank you.

5 Yes?

6 MARY DUNN: Mary Dunn, I
7 live at 4904 Mapleton.

8 I'm not happy with the fact that,
9 really, putting it up where they're going to put it
10 up. I thought this all along. I grew up on a farm.
11 I think farming -- I mean, some people don't realize
12 how (inaudible) farmers are. And how they don't
13 make money, they do it because they love farming.

14 And we're getting fewer and fewer
15 of them. And the land next to us is farm. It is
16 farm. I truly see a little that when people are
17 retiring and they go to make big bucks by selling
18 their farms to people. But this is land that's
19 being used. Farmers love farming. The person who
20 bought it rents from (inaudible) -- I want to keep
21 it natural. Well, that was a lie.

22 My thinking, why does this -- put
23 it in its proper place. And there's places. Put it

1 downtown in Buffalo where you don't -- people don't
2 care. Put it between a median on the 990, the 90,
3 all the way to the thruway. The state could make
4 money. It wouldn't be coming on us and taking away
5 from us and making us pay more money. (Inaudible)
6 but the state would make money. Put it where people
7 don't care.

8 I know they like farmland because
9 it's cheaper on them because it's cheaper for them
10 because they don't have to clear it. That's why
11 they do it.

12 Well, they're already clear all
13 the way down the expressway, all the way down the
14 thruway. Ask them why they can't take and put it
15 there. I mean, for me it's no-brainer. And it
16 seems like why do people make things so difficult
17 and not use common sense.

18 (Cross-talk.)

19 So why can't we put it in these
20 places? We're offering another place to put it.

21 MS. KLYCZEK: Thank you.

22 SUE GAJEWSKI: (Inaudible.)

23 And does he still live in Pendleton?

1 MS. KLYCZEK: Ma'am, can you
2 just state your name before you begin.

3 SUE GAJEWSKI: Sue Gajewski
4 on Bear Ridge.

5 And how is he being compensated
6 for this? Is he leasing the land to the company, or
7 was it an outright purchase? Did he move down to
8 Florida or Texas or whatever with this money? Did
9 he just leave everything as is? Did he have to
10 consult with the Pendleton Town Board and get
11 permission to do this?

12 I mean, usually you have to have
13 permission to put up like an intercom or something
14 like that. You can't just come and do something
15 like that, you have to have permission by the town
16 to be able to do this? And who is this guy?

17 (Cross-talk.)

18 MS. KLYCZEK: Thank you.
19 Anybody else? Yes, sir.

20 UNIDENTIFIED SPEAKER: One of the
21 functions just for (inaudible) forever change our
22 identity. You know, we're a right-to-farm
23 community. We're proud of who we are. I just think

1 about driving through this beautiful landscape
2 around here. This is beautiful farmland.
3 (Background, cross-talk). Why should we help them
4 destroy our community? We'll never get our identity
5 back after this. And the IDA should not help in
6 that destruction of that identity. Thank you.

7 MS. KLYCZEK: Thank you.

8 UNIDENTIFIED SPEAKER: Can I make
9 another comment?

10 MS. KLYCZEK: Sure.

11 UNIDENTIFIED SPEAKER: They
12 stopped this in Upstate New York recently, the same
13 damn thing. So don't give up.

14 And the other comment I'd like to
15 make is, please, everybody come, all your Board
16 members, e-mail them, and everybody that you can
17 that was here at the meeting or meeting online.
18 Thank you.

19 MS. KLYCZEK: Thank you.

20 Yes, sir.

21 RICHARD JOHNSON: Richard
22 Johnson, 5568 Mapleton Road.

23 As far as I'm concerned, if this

1 company won't put up its own money to make this
2 happen, that means it's a lose-lose proposition.
3 And they don't want to gamble any of their own
4 money, they want to take our tax dollars to make it
5 happen. And then if it goes belly-up, they just
6 walk away happy campers.

7 I want to make another statement
8 about the Town of Pendleton. Joel Maertin made the
9 statement a few years ago that Pendleton is not a
10 right-to-farm community. Keep that in mind when you
11 vote.

12 MS. KLYCZEK: Thank you.
13 Yes, Mr. Johnson.

14 RICHARD JOHNSON: I'd just like
15 to add to what he said. I was on the Planning Board
16 when we revised the Master Plan back in 2028
17 (sic) -- (cross-talk) it was adopted in December of
18 2027 -- 2007. That's when the Master Plan was
19 adopted.

20 At the time we talked about
21 Pendleton being a right-to-farm community. But
22 there's certain criteria we had to go through to do
23 that, and nobody -- I believe -- I don't think

1 anybody every followed up on that.

2 It's something that the board
3 member was pressured into. And I don't know if it
4 goes back to the Planning Board or what have you,
5 but it's something that still can be done. Other
6 communities have done that. But, yeah, I don't
7 believe it's been done. It slipped through the
8 cracks.

9 MS. KLYCZEK: Anybody else
10 have any comments?

11 MIKE JUSZCZAK: Mike Juszczak,
12 7154 Pendale Circle.

13 I like to look at all these
14 charts. And I'm always really kind of amused. Who
15 puts these things together? Who put this together,
16 this financial analysis? Did the IDA do this? Oh,
17 you can't answer that question.

18 I'm curious, where was this
19 assembled from? I mean, what historical
20 information, if any, was used on previous solar
21 farms around this area. I don't see anything like
22 that.

23 Okay. These numbers are great,

1 but remember, figures lie and liars figure, so.
2 It's an old adage. So I just want to know where
3 this came from? Thank you.

4 MS. KLYCZEK: Thank you.

5 KATIE: I just have
6 one question for them, for the Board. So I didn't
7 know this prior to when I was speaking. Sorry. On
8 the handouts that were provided to us it says
9 updated in 2022 of April. And we're many years
10 later, past the pandemic and all that stuff. Why
11 were we not provided updated 2026, updated 2025? I
12 think it's very pertinent that you stay up-to-date
13 with the information you are providing --

14 (Cross-talk).

15 You guys should have the most
16 up-to-date information for us. This is 2022.
17 Or least put in the date and fake it.

18 But at the end of the day, I think
19 it's very important to be up-to-date with us. My
20 husband and I, we've done our research. We're very
21 educated individuals. We found out all of this
22 information prior to you even telling us about it.

23 And I think -- I'm not directing

1 this directly at the two of you, so don't take it
2 personally, but this is pretty shitty of your
3 business.

4 Like, I work for a law firm. If I
5 put this out at a law firm, I probably could not
6 come to work.

7 So I just think the Board maybe
8 update, or at least add something that it's 2025,
9 2026. Make sure that all the -- are up to date.
10 Because how do we not know that this is not going to
11 change?

12 MS. KLYCZEK: I think that
13 meant that the application, like template, was
14 updated, not the application from the company.

15 KATIE: Correct. But
16 you're still providing something to us that hasn't
17 been updated with the newest information. So how I
18 looked at this was, this is information you guys are
19 giving to us that is done in 2022.

20 MS. KLYCZEK: No, it's just the
21 template of the application, last updated in 2022.

22 KATIE: Oh, that make
23 more sense then. Thank you.

1 (Cross-talk)

2 KATIE: We're all
3 confused. Updating something like that so that I
4 don't then, you know, have to come at you kind of
5 sounding --

6 MS. KLYCZEK: No, that's
7 fine. Valid point.

8 UNIDENTIFIED SPEAKER: Are
9 there any more handouts?

10 MS. KLYCZEK: Everything
11 that was here today you can find on the website. If
12 you'd like to leave me your e-mail, I can send you
13 everything that you want via e-mail or have somebody
14 from the office send it.

15 Yes, ma'am.

16 UNIDENTIFIED SPEAKER: We lived
17 in the Town of Pendleton for 22 years, and there's
18 been numerous developments, housing developments,
19 that have gone up here in those 22 years because
20 Amherst and Clarence are getting built up and
21 there's no room.

22 So they came out to this area for
23 a reason. It was beautiful. It was accessible to

1 the highways at that. Look at (inaudible) Pond,
2 that's a beautiful housing development. They did
3 very well with that. The development over on
4 Killian and Bear Ridge, that's been here for 20, 25
5 years. That is a beautiful development. Those are
6 adding to the taxes in this community.

7 Look at Starpoint, the school is
8 expanding.

9 These places are going to go by
10 the wayside because people don't want to pay for
11 something that they're not going to get any benefit
12 from. They're just -- they're going -- people are
13 going to move and they're going to go elsewhere.

14 And one thing, why wasn't this
15 information, like she was just talking about -- why
16 wasn't this information even put in the quarterly
17 Pendleton paper that they sent up, just to keep us
18 up to date. Well, they should provide it.

19 (Cross-talk)

20 MS. KLYCZEK: Yes, sir.

21 INAUDIBLE: Inaudible

22 name.

23 As taxpayers and residents of

1 Niagara County, I ask my fellow audience members,
2 since you won't answer a single question, and you're
3 just going to forward it up to a Board who doesn't
4 have to face us and listen to questions in person, I
5 personally demand a meeting with your Board where
6 they listen to us and can hear us before they pass
7 these tax breaks.

8 And anybody else in this room who
9 agrees with that, please, stand up.

10 Recorded on camera as a fairly
11 unanimous group who wants to see the Board that's
12 going to make the decisions on this project, not
13 someone who's going to forward questions to the
14 Board. Thank you.

15 MS. KLYCZEK: Thank you,
16 sir. Yes, ma'am.

17 INAUDIBLE NAME: My name is
18 (Cross-talk) I live on Tonawanda Creek Road.

19 I moved into this community in
20 1958. I moved away for a long period of time, but
21 I'm back again.

22 And I'm appalled at this process,
23 this disrespectful process. And, please (inaudible)

1 your Board. (Inaudible) My eloquent neighbors have
2 said, they're far more informed because they've been
3 living here more recently than I have. But I'm
4 appalled at the amateurish process that the Board
5 has entertained; the fact that no questions are
6 being answered; the fact that you're holding this
7 at 4:00 in the afternoon so (cross-talk). There's
8 not one step that I've seen that says the Board is
9 going to really care.

10 And I'm going to try and keep the
11 profanity out of this, because I don't think that's
12 a respectable way to engage in discussion, but
13 that's (background noise).

14 Then they have to have paper so
15 people that work there are more inclined look at the
16 paper. Yeah, look at it. You are unprepared. And
17 as you are part of the Board, I am going to hold you
18 responsible, because you're unprepared to deal with
19 the wrath of a community that is not approving the
20 use of their tax dollars on this frivolous nonsense
21 of solar panels.

22 We don't even have sunshine most
23 of the year. My God. Put them where the sun

1 actually shines. It defies logic of any thoughtful
2 person to put this in a farming community and
3 disrupt this community. Don't give us more crap to
4 clean up.

5 MS. KLYCZEK: Thank you.

6 INAUDIBLE SPEAKER: And it's
7 disrespectful. And if you convey one thing, convey
8 that we, legislators, we put you there, and there's
9 going to be an election at some point, and they will
10 hear my wrath.

11 MS. KLYCZEK: Thank you,
12 ma'am. Yes, sir.

13 UNIDENTIFIED PANEL: It would
14 make more sense to put the solar panel farm on top
15 of Love Canal.

16 MS. KLYCZEK: Is there any
17 other comments? Yes, sir.

18 JOEL MAERTIN: Hi. My name
19 is Joel Maertin. I reside in the Town of Pendleton.

20 (Cross-talk)

21 You know, I wish people didn't
22 always assume the worst. We need to be patient. I
23 was here at the first Planning Board meeting when

1 Bear Ridge Solar came here. I was here with
2 former Councilman Dave Fischer. I said, did you
3 ever hear of solar farms. They started laughing. I
4 asked, do you know where Bear Ridge solar -- Bear
5 Ridge Road is. They had no idea, California,
6 wherever, their consultant, the attorneys, etc. And
7 my reply to that was, you just created a lot of
8 trouble for us because everybody's going to hear
9 Bear Ridge Solar (inaudible).

10 So the point is, I've been here
11 since the beginning. And no, I never said the Town
12 of Pendleton is not a right-to-farm community. I
13 live on a farm. So I wish people would really do
14 their research on what they're talking about before
15 they open their mouths.

16 As a matter of fact, that was one
17 of the first things I did when I came in as
18 Supervisor, I went to the former Planning Board
19 Chair at the time, and I said we need -- I want to
20 see those right-to-farm community signs. I've seen
21 them in others.

22 He said -- you know, did some
23 research, came back to me, and said in order to do

1 that -- those protections are in place.

2 (Inaudible section)

3 Now, from that beginning, one of
4 the first things we did is got an attorney who
5 specializes in this sort of project. As a matter of
6 act, the guy that was doing it for us normally
7 represents the solar companies, so he knows what
8 he's doing. And the town attorney, as well as
9 Cambria's attorney -- you should be concerned but it
10 has benefited -- also.

11 As someone also stated, this is
12 being pushed down to us from New York State. I hate
13 to sound defeatest, but there really is nothing you
14 can do. We pushed back. Cambria pushed back 10
15 times harder and both were defeated in court. New
16 York State wants this solar project, and they're
17 going to steamroll it -- steamroll it though.

18 Some of you folks remember the
19 National Fuel fight. It was just in heat when I
20 started here as Town Supervisor. And we worked real
21 hard here to get attorneys there. And some of you
22 folks came to those public hearings. And you were
23 just as upset then as you are now. And I get it.

1 But the people who are there are
2 there to do a job -- (inaudible section) -- we went
3 to multiples of them. That's what's going on.

4 So these folks are just doing
5 their job. But -- and all your comments are valid.
6 You know, we don't want to see them --

7 I know people who have, you know,
8 owned some of those properties or owned those farms.
9 I lived in town my entire life. I remember when all
10 these places -- I remember Sportman's Club and all
11 local fields when I was kind. Right. I know what
12 this town looked like before.

13 So we don't want them. We did
14 not -- they did not come to us, or ask for
15 permission.

16 These solar companies do all
17 their due diligence, the location, the electrical
18 distribution system, then they find willing property
19 owners and they get the contracts and those types of
20 things before they even come to town.

21 And the Planning Board -- there's
22 nothing -- the town has no control. As I said,
23 we've done everything that we can. We still have

1 the attorney working with us, but --

2 (Cross-talk)

3 -- IDA dealing with the taxes and
4 stuff. And this is at the far end of the process.
5 You know, there is a whole -- I think it's ORES,
6 they changed the name, I can't keep track. But
7 yeah, there's a whole docket online where you can
8 see Cambria's objections, the town's objections, et
9 cetera. It's been a whole long process going years,
10 but this day was inevitably coming. I'm not a
11 defeatest, but (inaudible) -- the state with our
12 county legislature, our state senator, state
13 assembly person. And you know, they did their best,
14 too.

15 (Cross-talk)

16 MS. KLYCZEK: Excuse me. We
17 don't want to lose sight -- you guys are welcome to
18 have a discussion following the hearing. I just
19 want to take comments. I don't want to cut you off
20 but.

21 Sir, do you want to make a
22 comment?

23 JOE MONGIELO: Yeah, sure.

1 I'm Joe Mongiello of wakeup.net. I've just prepared
2 probably \$20,000 worth of legal documents here --
3 Bear Ridge. Government attorneys will charge you a
4 ton of money for this misinformation. All I ask for
5 is if you could stop at my auto repair shop on
6 Robinson Road. It's where I make a living.

7 I've been exposing bad government
8 for over 15 years now in Niagara County. This is
9 probably some of the worst cases I've experienced.

10 So in regards to IDA. This
11 meeting is only about the IDA. It doesn't matter
12 how dirty solar is. It's just simply, is it legal
13 by offering an IDA for this job?

14 Eligibility and entitlement:
15 So New York State General Municipal Law 850.
16 (Refer to handout)

17 MS. KLYCZEK: Sir. Sir.
18 Excuse me.

19 (Cross-talk)

20 MS. KLYCZEK: We'll come
21 back and I'll make sure -- anybody else have any
22 other comments?

23 KATIE: I don't mean

1 to be rude here, but is there anyone else who needs
2 to make a statement? You can make a statement now,
3 because while we don't want to waste our time, we
4 don't want to waste their time. Does anyone else
5 have anything else to say directly to these people?

6 MS. KLYCZEK: Yes, ma'am.

7 SANDRA MASTERSON: Sandra
8 Masterson, Irish Road.

9 I would like to just bring it
10 around full circle from where we started. The
11 bottom line here is that it says that if financial
12 incentives are not provided by the NCIDA, is the
13 project financially viable. And the answer you give
14 is no.

15 Well, we've lost in court already,
16 we realize -- I realize that. I can't see throwing
17 good money after bad. You know, don't give them any
18 more money. No.

19 I mean, I think it's going to cost
20 us money in the long run. Absolutely, it's going
21 to. But I can't see throwing another nickle at it
22 because nobody wants it.

23 MS. KLYCZEK: Thank you.

1 Thank you.

2 Any other comments?

3 Hearing no other comments, we will
4 now adjourn this public meeting. It is 4:59 p.m.

5 Thank you.

6

7 (The public hearing was concluded at 4:59 p.m.)

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**SIGN IN SHEET
PUBLIC HEARING**

regarding:

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

June 11, 2026 – 4:00 p.m.
Pendleton Town Hall

Name	Company and/or Address	X box to speak/ comment
Lynne Fries	4797 Mapleton Rd	X
DAVID ROUTIER	4797 MAPLETON RD	
Anne Queeno	7302 Paddock Ridge Rd.	X
Me: Mrs Gros Metzger	4603 T.C.R.	
Sandra Masterson	5249 Irish Rd Dept.	
Debra King	4260 Tom. Crk Rd. N.T.	
Bryan N. Thompson	11 Gothic Lodge, Lockport NY	
Richard A Johnson	5568 mapleton rd	
Holly Johnson	" " "	
Kathy Buffetts	5117 mapleton Rd	
Brad Buffetts	" "	X
Terry & Dawn Wyzard		
Alissa Dikare-Orn		
Alex Ittermann	4785 Mapleton Rd	X

**SIGN IN SHEET
PUBLIC HEARING**

regarding:

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

June 11, 2026 – 4:00 p.m.
Pendleton Town Hall

Name	Company and/or Address	X box to speak/ comment
Neal and Darleen Nesselbeck	6034 Campbell Blvd	
James Sacco	6944 Creekview Dr.	X
Mike Juszcak	7154 Pendale Circle	
Katie Elizabeth	4785 Mapleton Rd	X
Christine Bancroft	4915 Mapleton Rd.	
Joshua Bancroft	4915 Mapleton Rd	X
Tom & Sue August	7464 Bear Ridge	
Mary Deann	4904 Mapleton Rd	X

**SIGN IN SHEET
PUBLIC HEARING**

regarding:

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

June 11, 2026 – 4:00 p.m.
Pendleton Town Hall

Name	Company and/or Address	X box to speak/ comment
Dorthe Schlemm	H. tm 7077 Campbell 14120	
Anne Mellen	5977 Tonawanda Creek Rd.	X
Paul W Shields	6958 Bear Ridge Rd	X
DAVID MOUGH	6115 Walnut Rd	X
Eden Ruppert	Young / Somner	

7.2

**Macerich
Niagara, LLC**

PROJECT SUMMARY
Macerich Niagara LLC



Applicant:	Macerich Niagara LLC	
Project Location:	1900 Military Road, Town of Niagara	
Assistance:	10 Year Scheduled Tax Agreement (STA)	
Description:	<p>Fashion Outlets of Niagara Falls, located on Military Road in the Town of Niagara, has requested a tax agreement in response to evolving consumer habits, declining foot traffic, rising operating costs, and the continued shift in consumer spending toward e-commerce. Collectively, these factors have created a challenging environment for shopping centers throughout the Northeast.</p> <p>Representatives of Macerich Niagara LLC have worked collaboratively with the Town of Niagara to negotiate a tax stabilization agreement. The proposed annual host community agreement and annual tax payment are intended to provide greater financial predictability and long-term stability for both parties.</p> <p>Mall occupancy has steadily declined since 2019, with more than one-third of existing leases scheduled to expire within the current year. In addition, the property's assessed value has decreased by approximately \$82 million since 2010.</p>	
Project Benefits:	Host Community Payment:	\$ 250,000 (annually)
	Tax Payment:	\$ 500,000 (annually +2%)
	Total Revenue to Taxing Jurisdictions:	\$ 7,975,275 (10 year total)
Employment:	Current jobs in Niagara County:	630
	Estimated Annual Payroll for New Jobs:	\$28,350,000
	Skills:	Operations & Maintenance
Evaluative Criteria:	Retaining employment, distressed area, tax stabilization	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: May 5, 2026
 Project Title: Macerich Niagara LLC
 Project Location: Town of Niagara



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

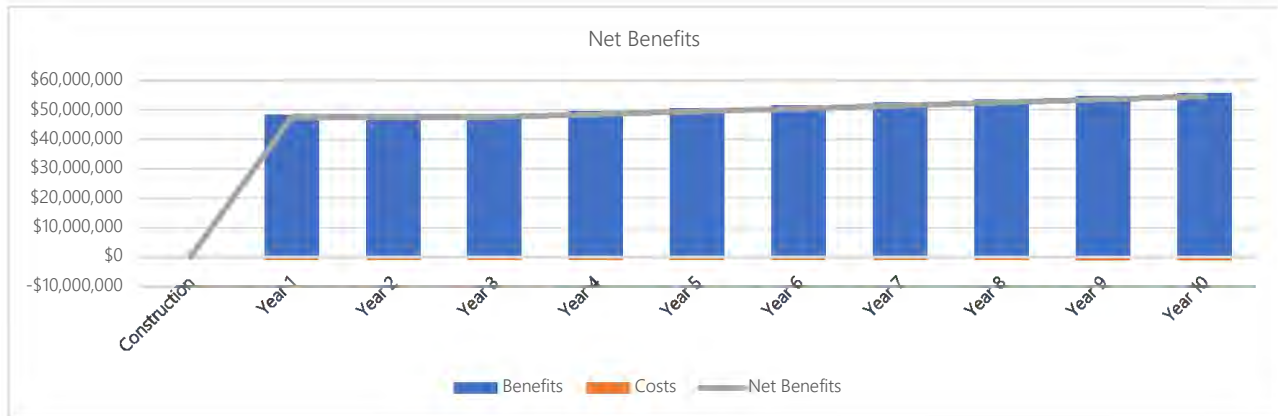
\$0

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

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		630	609	1239
Earnings		\$300,027,173	\$184,486,631	\$484,513,803

Aggregate over life of the PILOT

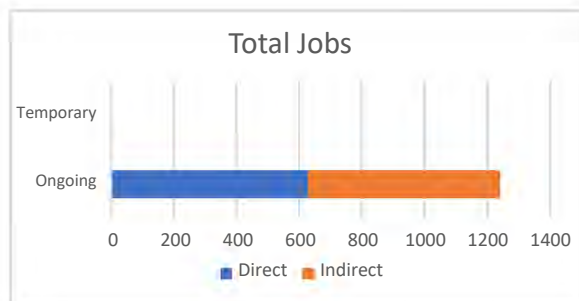
Figure 1



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



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$9,314,771	\$8,340,056
Sales Tax Exemption	\$0	\$0
Local Sales Tax Exemption	\$0	\$0
State Sales Tax Exemption	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$9,314,771	\$8,340,056

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$489,775,870	\$438,736,522
To Private Individuals	\$484,513,803	\$434,023,616
Temporary Payroll	\$0	\$0
Ongoing Payroll	\$484,513,803	\$434,023,616
Other Payments to Private Individuals	\$0	\$0
To the Public	\$5,262,066	\$4,712,906
Increase in Property Tax Revenue	\$1,870,470	\$1,674,740
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$3,391,597	\$3,038,165
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$25,194,718	\$22,569,228
To the Public	\$25,194,718	\$22,569,228
Temporary Income Tax Revenue	\$0	\$0
Ongoing Income Tax Revenue	\$21,803,121	\$19,531,063
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$3,391,597	\$3,038,165
Total Benefits to State & Region	\$514,970,587	\$461,305,750

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$438,736,522	\$8,340,056	53:1
State	\$22,569,228	\$0	:1
Grand Total	\$461,305,750	\$8,340,056	55:1

*Discounted at 2%

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

Additional Revenues:

County	\$820,373
City/Town/Village	\$3,356,569
School District	\$1,628,704

*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) \$0

Additional Comments from IDA

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

Macerich Niagara LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at

The Town of Niagara Town Hall

7105 Lockport Road, Niagara Falls, NY 14305

Welcome: Call to Order and Identify Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is Tuesday, June 2, 2025 at 2:00 p.m. My name is Jeremy Geartz, I am the Director of Business Development & Retention of 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 Macerich Niagara LLC

Notice of this hearing appeared in The Niagara Gazette on May 16, 2026.

Purpose: Purpose of Hearing.

Hearing Officer: We are here to hold the public hearing on Macerich Niagara 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 the Macerich Niagara 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: Fashion Outlets of Niagara Falls, located on Military Road in the Town of Niagara, has requested a tax agreement in response to evolving consumer habits, declining foot traffic, rising operating costs, and the continued shift in consumer spending toward e-commerce. Collectively, these factors have created a challenging environment for shopping centers throughout the Northeast.

Representatives of Macerich Niagara LLC have worked collaboratively with the Town of Niagara to negotiate a tax stabilization agreement. The proposed annual host community agreement and annual tax payment are intended to provide greater financial predictability and long-term stability for both parties.

Mall occupancy has steadily declined since 2019, with more than one-third of existing leases scheduled to expire within the current year. In addition, the property's assessed value has decreased by approximately \$82 million since 2010.

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 11, 2026. There are no limitations on written statements or comments.

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

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

Adjournment: **Closing the hearing.**

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

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR:

Macerich Niagara, LLC

HELD:

June 2, 2026

2:00 p.m.

LOCATION:

Town of Niagara Town Hall

7105 Lockport Road

Niagara Falls, New York 14305

PRESENT:

JEREMY GEARTZ

Director of Business Development & Retention
Niagara County Industrial Development Agency
Appearing as Hearing Officer.

Any additional attendance noted on sign-in sheet.

MR. GEARTZ: Welcome. This public hearing is now open. It is Tuesday, June 2, 2026 at 2:00 p.m.

My name is Jeremy Geartz, and I am the Director of Business Development for 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.

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 State General Municipal Law will be held by the Niagara County Industrial Development Agency, or

the Agency, in connection with Macerich Niagara, LLC.

Nothing of this hearing appeared in The Niagara Gazette on May 16, 2026.

We are here to hold the public hearing on Macerich Niagara, LLC and/or individuals or affiliates, subsidiaries or entities 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 the Macerich Niagara, LLC. The project application and project summary are posted in the Agency's website at niagaracountybusiness.com, and I have copies here with me today.

Fashion Outlets of Niagara Falls, located on Military Road in the Town of Niagara, has requested a tax agreement in response to evolving consumer habits, declining foot traffic, rising operating costs and the continued shift in consumer spending towards e-commerce. Collectively, these factors have created a challenging environment for shopping centers throughout the northeast.

Representatives of Macerich

Niagara, LLC have worked collaboratively with the Town of Niagara to negotiate a tax stabilization agreement. The proposed annual host community agreement and annual tax payment are intended to provide greater financial predictability and long-term stability for both parties.

Mall occupancy has steadily declined since 2019 with more than one-third of existing leases scheduled to expire within the current year. In addition, the property's assessed value has decreased by approximately 82 million dollars since 2010.

All those in attendance are required to register by signing the sign-in sheet in 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 Drive, Sanborn, New York 14132. The comment period closes on June 11, 2026. There are no limitations on written statements or comments.

If anyone is interested in making a statement or comment, please raise your hand, state your name and address, and if you're representing a company, please identify that company. I request that speakers keep statements and/or comments to no more than three minutes.

Are there any comments?

Hearing none, I will now adjourn the meeting. It is now 2:03 p.m. Thank you.

(The Public Hearing was adjourned at 2:03 p.m.)

* * * *

**SIGN IN SHEET
PUBLIC HEARING**

regarding:

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

June 2, 2026 – 2:00 p.m.
Town of Niagara Town Hall

Name	Company and/or Address	X box to speak/ comment
Tracy Ferrell	NC.	N
Alissa Di Cesare-Ork	NC Real Property	
MARC M. CARPENTER	TOWN OF NIAGARA CONCILMAN	

7.3

Fashion Outlets II LLC

PROJECT SUMMARY
Fashion Outlets II LLC



Applicant:	Fashion Outlets II LLC	
Project Location:	1900 Military Road, Town of Niagara	
Assistance:	10 Year Scheduled Tax Agreement (STA)	
Description:	<p>Fashion Outlets of Niagara Falls, located on Military Road in the Town of Niagara, has requested a tax agreement in response to evolving consumer habits, declining foot traffic, rising operating costs, and the continued shift in consumer spending toward e-commerce. Collectively, these factors have created a challenging environment for shopping centers throughout the Northeast.</p> <p>Representatives of Fashion Outlets II LLC have worked collaboratively with the Town of Niagara to negotiate a tax stabilization agreement. The proposed annual host community agreement and annual tax payment are intended to provide greater financial predictability and long-term stability for both parties.</p> <p>Mall occupancy has steadily declined since 2019, with more than one-third of existing leases scheduled to expire within the current year. In addition, the property's assessed value has decreased by approximately \$82 million since 2010.</p>	
Project Benefits:	Host Community Payment:	\$ 100,000 (annually)
	Tax Payment:	\$ 100,000 (annually +2%)
	Total Revenue to Taxing Jurisdictions:	\$ 2,095,522 (10 year total)
Employment:	Current jobs in Niagara County:	148
	Estimated Annual Payroll for New Jobs:	\$6,660,000
	Skills:	Operations & Maintenance
Evaluative Criteria:	Retaining employment, distressed area, tax stabilization	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: May 5, 2026
 Project Title: Fashion Outlets II LLC
 Project Location: Town of Niagara



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

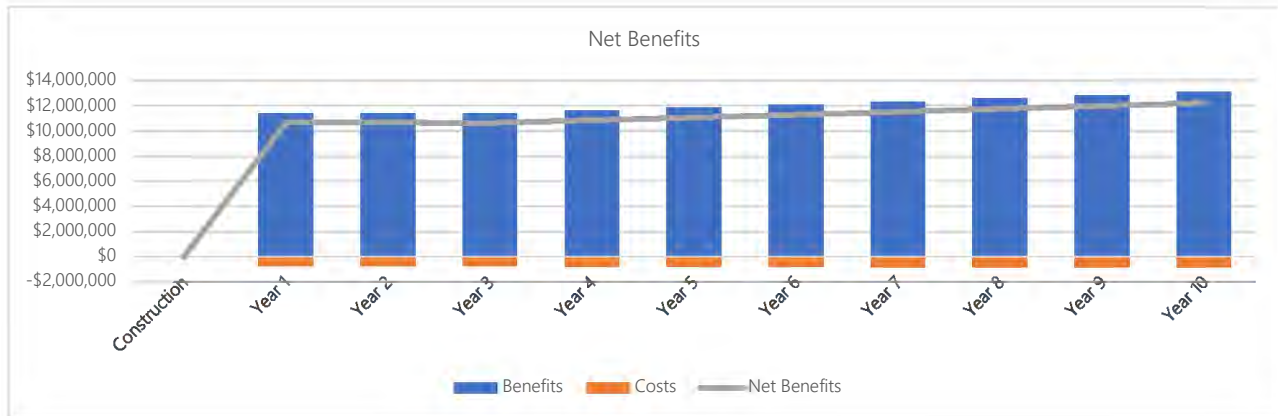
\$0

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

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		148	143	291
Earnings		\$70,482,574	\$43,339,716	\$113,822,290

Aggregate over life of the PILOT

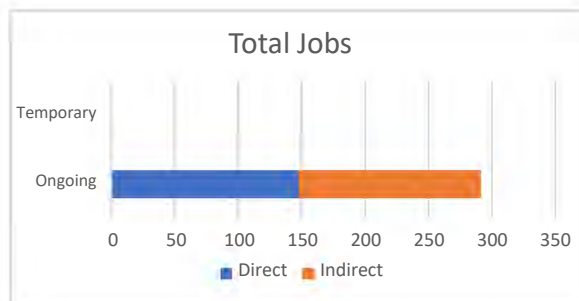
Figure 1



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

Figure 2

Figure 3



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

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

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$7,884,164	\$7,059,150
Sales Tax Exemption	\$0	\$0
Local Sales Tax Exemption	\$0	\$0
State Sales Tax Exemption	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$7,884,164	\$7,059,150

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$114,307,272	\$102,395,681
To Private Individuals	\$113,822,290	\$101,961,104
Temporary Payroll	\$0	\$0
Ongoing Payroll	\$113,822,290	\$101,961,104
Other Payments to Private Individuals	\$0	\$0
To the Public	\$484,981	\$434,578
Increase in Property Tax Revenue	(\$311,775)	(\$279,150)
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$796,756	\$713,728
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$5,918,759	\$5,301,977
To the Public	\$5,918,759	\$5,301,977
Temporary Income Tax Revenue	\$0	\$0
Ongoing Income Tax Revenue	\$5,122,003	\$4,588,250
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$796,756	\$713,728
Total Benefits to State & Region	\$120,226,031	\$107,697,659

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$102,395,681	\$7,059,150	15:1
State	\$5,301,977	\$0	:1
Grand Total	\$107,697,659	\$7,059,150	15:1

*Discounted at 2%

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

Additional Revenues:

County	\$164,144
City/Town/Village	\$671,600
School District	\$325,880

*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) \$0

Additional Comments from IDA

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

Fashion Outlets II LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at the

The Town of Niagara Town Hall

7105 Lockport Road, Niagara Falls, NY 14305

Welcome: Call to Order and Identify Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is Tuesday, June 2, 2026 at 2:30 p.m. My name is Jeremy Geartz, I am the Director of Business Development & Retention of 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 Fashion Outlets II LLC

Notice of this hearing appeared in The Niagara Gazette on May 16, 2026

Purpose: Purpose of Hearing.

Hearing Officer: We are here to hold the public hearing on Fashion Outlets II 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 the Fashion Outlets II 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: Fashion Outlets of Niagara Falls, located on Military Road in the Town of Niagara, has requested a tax agreement in response to evolving consumer habits, declining foot traffic, rising operating costs, and the continued shift in consumer spending toward e-commerce. Collectively, these factors have created a challenging environment for shopping centers throughout the Northeast.

Representatives of Fashion Outlets II LLC have worked collaboratively with the Town of Niagara to negotiate a tax stabilization agreement. The proposed annual host community agreement and annual tax payment are intended to provide greater financial predictability and long-term stability for both parties.

Mall occupancy has steadily declined since 2019, with more than one-third of existing leases scheduled to expire within the current year. In addition, the property's assessed value has decreased by approximately \$82 million since 2010

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 11, 2026. There are no limitations on written statements or comments.

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

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

Adjournment: **Closing the hearing.**

Are there any comments? Hearing none, I will now adjourn the meeting. It is now 2:33 p.m. Thank you.

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR:

Fashion Outlets II, LLC

HELD:

June 2, 2026

2:30 p.m.

LOCATION:

Town of Niagara Town Hall

7105 Lockport Road

Niagara Falls, New York 14305

1 PRESENT:

2

3 JEREMY GEARTZ
4 Director of Business Development & Retention
5 Niagara County Industrial Development Agency
6 Appearing as Hearing Officer.

5

6 Any additional attendance noted on sign-in sheet.

7

8 MR. GEARTZ: Welcome.

9 This public hearing is open. It is Tuesday,

10 June 2, 2026 at 2:30 p.m.

11 My name is Jeremy Geartz. I am
12 the Director of Business Development for the
13 Niagara County Industrial Development Agency. I
14 have been designated by the Agency to be the hearing
15 officer to conduct this public hearing.

16 This public hearing is being
17 live-streamed and made accessible on the Agency's
18 website at www.niagaracountybusiness.com.

19 Notice of this public hearing is
20 hereby given that a public hearing, pursuant to
21 Article 18-A, Subdivision 2, Section 859-a of the
22 New York General Municipal Law will be held by the
23 Niagara County Industrial Development Agency, or the

1 Agency, in connection with Fashion Outlets II, LLC.

2 Notice of this hearing appeared
3 in The Niagara Gazette on May 16, 2026.

4 We are here to hold the public
5 hearing on Fashion Outlets II, LLC and/or
6 individuals or affiliates, subsidiaries or entities
7 formed, or to be formed, on its behalf. The
8 transcript of this hearing will be reviewed and
9 considered by the Agency in determination of this
10 project.

11 The purpose of this hearing is
12 to solicit comments, both written and oral, for
13 Fashion Outlets II, LLC. The project application
14 and project summary are posted in the Agency's
15 website at niagaracountybusiness.com, and I have
16 copies with me here today.

17 Fashion Outlets of Niagara Falls,
18 located on Military Road in the Town of Niagara, has
19 requested a tax agreement in response to evolving
20 consumer habits, declining foot traffic, rising
21 operating costs and the continued shift in consumer
22 spending towards e-commerce. Collectively, these
23 factors have created a challenging environment for

1 shopping centers throughout the northeast.

2 Representatives of Fashion

3 Outlets II, LLC have worked collaboratively with
4 the Town of Niagara to negotiate a tax stabilization
5 agreement. The proposed annual host community
6 agreement and annual tax payment are intended to
7 provide greater financial predicability and
8 long-term stability for both parties.

9 Mall occupancy has steadily
10 declined since 2019, with more than one-third of
11 existing leases scheduled to expire within the
12 current year. In addition, the property's assessed
13 value has decreased by approximately 82 million
14 dollars since 2010.

15 All those in attendance are
16 required to register by signing the sign-in sheet
17 at the front of the room. You will not be permitted
18 to speak unless you have registered. Everyone who
19 has registered will be given an opportunity to make
20 statements and/or comments on the project.

21 If you have a written statement or
22 comment to submit for the record, you may leave it
23 at this public hearing, submit it on the Agency's

1 website, or deliver it to the Agency at 6311 Inducon
2 Corporate Drive, Sanborn, New York 14132. The
3 comment period closes on June 11, 2026. There are
4 no limitations on written statements or comments.

5 If anyone is interested in making
6 a statement or comment, please raise your hand,
7 state your name and address, and if you are
8 representing a company, please identify that
9 company. I request that speakers keep their
10 statements and/or comments to no more than three
11 minutes.

12 Are there any comments?

13 Hearing none, I will now adjourn
14 this meeting. It is now 2:33 p.m. Thank you.

15
16 (The Public Hearing was adjourned at 2:33 p.m.)

17
18 * * * *

**SIGN IN SHEET
PUBLIC HEARING**

regarding:

**Fashion Outlets II LLC/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

June 2, 2026 – 2:30 p.m.
Town of Niagara Town Hall

Name	Company and/or Address	X box to speak/ comment
MARC M. CARPENTER	TOWN OF NIAGARA COUNCILMAN	
Tracey Fencel	NC Real Prop	
Alissa Di Cesare Orh	NC Real Property	

7.4

**Bridge Street
Landing, LLC**

PROJECT SUMMARY
Bridge Street Landing, LLC



Applicant:	Bridge Street Landing, LLC	
Project Location:	78 – 96 Bridge Street North Tonawanda, NY 14120	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Following remediation and the installation of necessary public infrastructure, housing units will be built at 78 Bridge Street, North Tonawanda. The project will include a 4-story building with 114 market-rate units, 9 waterfront vacation rental units, and 2,000 sq ft of commercial space. Additionally, the project will construct a single story 10 unit garage building for tenant use. The residential space is approximately 130,000 sq. ft. and the units will be 1 and 2 bedrooms that range from 720 -1200 sq. ft. As part of the project, build out there will be a river walk, providing river front access to the public.</p> <p>The project has already been accepted into the NYS DEC Brownfield program and Niagara County has submitted a grant application to assist with the installation of the infrastructure.</p> <p>The project will also deliver a public river walk to provide riverfront access to the public.</p>	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 16,992,000 \$ 929,000 \$ 822,800 \$ 5,430,900 <hr/> \$ 24,174,700
Employment:	Current jobs in Niagara County: 2 New Jobs in Niagara County within 3 years: 5 Estimated Annual Payroll for New Jobs: \$452,000 Skills: Management, Maintenance, Leasing	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, Generation of Local Revenues, Supports Local Business or Cluster, In region Purchase, Local Vendors. Brownfield remediation.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: May 4, 2026
 Project Title: Bridge Street Landing LLC
 Project Location: 78 - 96 Bridge Street, North Tonawanda NY 14120



Economic Impacts

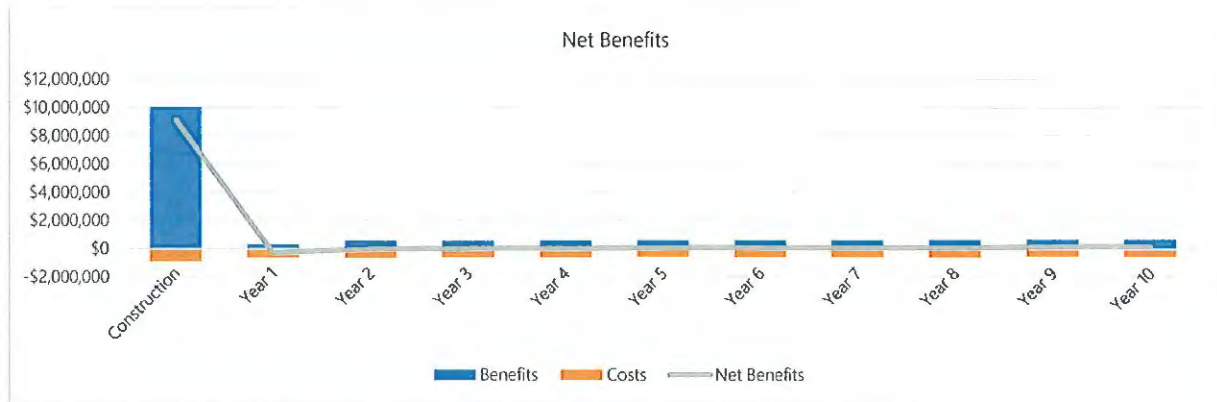
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$24,174,700

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	202	38	241
Earnings	\$7,450,239	\$2,028,065	\$9,478,303
Local Spend	\$19,339,760	\$6,978,566	\$26,318,326

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	5	1	6
Earnings	\$4,571,502	\$1,244,430	\$5,815,932

Figure 1



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

Figure 2

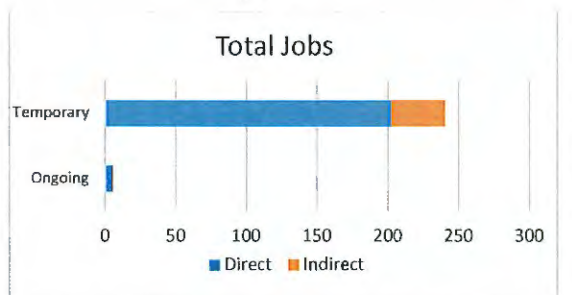


Figure 3



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

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$5,680,210	\$5,115,436
Sales Tax Exemption	\$754,000	\$754,000
Local Sales Tax Exemption	\$377,000	\$377,000
State Sales Tax Exemption	\$377,000	\$377,000
Mortgage Recording Tax Exemption	\$135,260	\$135,260
Local Mortgage Recording Tax Exemption	\$45,087	\$45,087
State Mortgage Recording Tax Exemption	\$90,173	\$90,173
Total Costs	\$6,569,470	\$6,004,696

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$17,411,906	\$16,538,612
To Private Individuals	\$15,294,235	\$14,665,352
Temporary Payroll	\$9,478,303	\$9,478,303
Ongoing Payroll	\$5,815,932	\$5,187,048
Other Payments to Private Individuals	\$0	\$0
To the Public	\$2,117,670	\$1,873,261
Increase in Property Tax Revenue	\$2,010,611	\$1,770,603
Temporary Jobs - Sales Tax Revenue	\$66,348	\$66,348
Ongoing Jobs - Sales Tax Revenue	\$40,712	\$36,309
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$795,300	\$762,598
To the Public	\$795,300	\$762,598
Temporary Income Tax Revenue	\$426,524	\$426,524
Ongoing Income Tax Revenue	\$261,717	\$233,417
Temporary Jobs - Sales Tax Revenue	\$66,348	\$66,348
Ongoing Jobs - Sales Tax Revenue	\$40,712	\$36,309
Total Benefits to State & Region	\$18,207,206	\$17,301,211

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$16,538,612	\$5,537,522	3:1
State	\$762,598	\$467,173	2:1
Grand Total	\$17,301,211	\$6,004,696	3:1

*Discounted at 2%

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

Additional Revenues:

County	\$1,213,799
City/Town/Village	\$1,867,196
School District	\$2,780,322

*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) **\$9,425,000**

Additional Comments from IDA

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

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: May 4, 2026
 Project Title: Bridge Street Landing LLC
 Project Location: 78 - 96 Bridge Street, North Tonawanda NY 14120



Economic Impacts

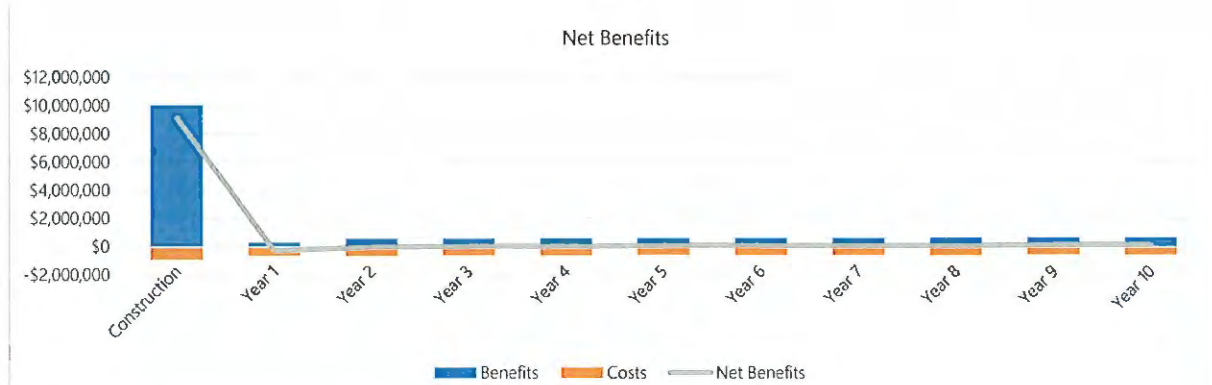
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Project Total Investment
 \$24,174,700

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	202	38	241
Earnings	\$7,450,239	\$2,028,065	\$9,478,303
Local Spend	\$19,339,760	\$6,978,566	\$26,318,326

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	5	1	6
Earnings	\$7,327,510	\$1,994,656	\$9,322,166

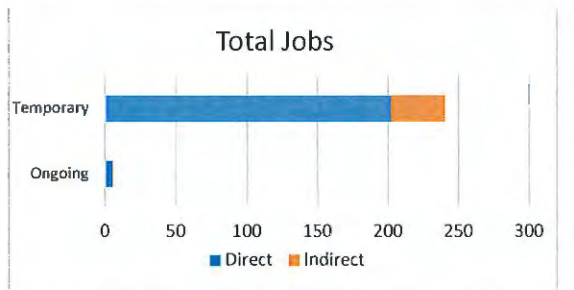
Figure 1



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	\$8,642,488	\$7,403,488
Sales Tax Exemption	\$754,000	\$754,000
Local Sales Tax Exemption	\$377,000	\$377,000
State Sales Tax Exemption	\$377,000	\$377,000
Mortgage Recording Tax Exemption	\$135,260	\$135,260
Local Mortgage Recording Tax Exemption	\$45,087	\$45,087
State Mortgage Recording Tax Exemption	\$90,173	\$90,173
Total Costs	\$9,531,748	\$8,292,748

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$22,436,065	\$20,421,915
To Private Individuals	\$18,800,469	\$17,374,722
Temporary Payroll	\$9,478,303	\$9,478,303
Ongoing Payroll	\$9,322,166	\$7,896,418
Other Payments to Private Individuals	\$0	\$0
To the Public	\$3,635,596	\$3,047,194
Increase in Property Tax Revenue	\$3,503,993	\$2,925,570
Temporary Jobs - Sales Tax Revenue	\$66,348	\$66,348
Ongoing Jobs - Sales Tax Revenue	\$65,255	\$55,275
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$977,624	\$903,486
To the Public	\$977,624	\$903,486
Temporary Income Tax Revenue	\$426,524	\$426,524
Ongoing Income Tax Revenue	\$419,497	\$355,339
Temporary Jobs - Sales Tax Revenue	\$66,348	\$66,348
Ongoing Jobs - Sales Tax Revenue	\$65,255	\$55,275
Total Benefits to State & Region	\$23,413,689	\$21,325,401

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$20,421,915	\$7,825,574	3:1
State	\$903,486	\$467,173	2:1
Grand Total	\$21,325,401	\$8,292,748	3:1

*Discounted at 2%

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

Additional Revenues:

County	\$801,707
City/Town/Village	\$1,233,271
School District	\$1,836,386

*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) **\$9,425,000**

Additional Comments from IDA

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

Bridge Street Landing, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at the 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 Thursday, May 28, 2026 at 2:00 p.m. My name is Joseph Grenga, I am the Executive Director of 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 Bridge Street Landing, LLC

Notice of this hearing appeared in The Niagara Gazette on May 16, 2026.

Purpose: **Purpose of Hearing.**

Hearing Officer: We are here to hold the public hearing on Bridge Street Landing, 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 the Bridge Street Landing, 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: Following remediation and the installation of necessary public infrastructure, housing units will be built at 78 Bridge Street, North Tonawanda. The project will include a 4-story building with 114 market-rate units, 9 waterfront vacation rental units, and 2,000 sq ft of commercial space. Additionally, the project will construct a single story 10-unit garage building for tenant use. The residential space is approximately 130,000 sq. ft. and the units will be 1 and 2 bedrooms that range from 720 -1200 sq. ft. As part of the project, build out there will be a river walk, providing river front access to the public.

The project has already been accepted into the NYS DEC Brownfield program and Niagara County has submitted a grant application to assist with the installation of the infrastructure.

The project will also deliver a public river walk to provide riverfront access to the public.

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.

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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 2:05 p.m. Thank you.

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR:

BRIDGE STREET LANDING, LLC

HELD:

May 28, 2026

2:00 p.m.

LOCATION:

North Tonawanda City Hall

1 PRESENT:

2

3 JOSEPH GRENGA
4 Project Manager
5 Niagara County Industrial Development Agency
6 Appearing as Hearing Officer.

5

6 Additional attendance noted on sign-in sheet.

7

8 INDEX TO SPEAKERS

9 NAME

PAGE

10 MR. KENNEDY.....5

11 MS. LABELLA.....8

12

13 MR. GRENGA: Good afternoon.

14 Welcome. This public hearing is now open. It's

15 Thursday, May 28, 2026 at 2:00 p.m.

16 My name is Joe Grenga. I'm the

17 Project Manager of the Niagara County Industrial

18 Development Agency. I have been designated by the

19 Agency to be the hearing officer to conduct this

20 public hearing.

21 This hearing is being

22 live-streamed and made accessible on the Agency's

23 website at niagaracountybusiness.com.

1 Notice of this public hearing is
2 hereby given that a public hearing pursuant to
3 Article 18-A Subdivision 2, Section 859 of the New
4 York General Municipal Law will be held by the
5 Niagara County Industrial Development Agency
6 (the "Agency") in connection with Bridge Street
7 Landing, LLC.

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14 transcript of this hearing will be reviewed and
15 considered by the Agency in determination of this
16 project.

17 Bridge Street Landing, LLC,
18 following remediation and installation of necessary
19 public infrastructure, housing units will be built
20 at 78 Bridge Street, North Tonawanda. The project
21 will include a four-story building with 114
22 market-rate units, nine waterfront vacation rental
23 units and 2,000 square foot of commercial space.

1 Additionally, the project will construct a
2 single-story 10-unit garage building for tenant
3 use.

4 The residential space is
5 approximately 130,000 square foot, and the units
6 will be one and two bedrooms that range
7 from 720 to 1,200 square foot.

8 As part of the process, the
9 build-out there will be a riverwalk providing
10 riverfront access to the public.

11 The project has already been
12 accepted into the New York State DEC Brownfield
13 Program, and Niagara County has submitted a grant
14 application to assist with the installation of the
15 infrastructure.

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17 required to register by signing the sign-in sheet at
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1 hearing, submit it on the Agency's website, or
2 deliver it to the Agency at 6311 Inducon Corporate
3 Drive, Sanborn, New York 14132.

4 The comment period closes on
5 June 11, 2026. There are no limitations on written
6 statements or comments.

7 If anyone is interested in making
8 a statement or comment, please raise your hand,
9 state your name and address. And if you are
10 representing a company, please identify the company.
11 I request speakers keep statements and/or comments
12 to three minutes.

13 Are there any comments?

14 **MR. KENNEDY:** Good afternoon.
15 I'm here on behalf of VisoneCo Site Development,
16 who is the developer of Bridge Street Landing.

17 The project is a direct response
18 to the City's RFP, and a critical component to North
19 Tonawanda's Momentum Plan and Downtown Revitalization
20 initiative. Its goal is to transform a vacant
21 industrial brownfield into a vibrant destination
22 featuring 123 residential units and over 300 linear
23 feet of public riverwalk connecting residents back

1 to the Little River.

2 To make this vision financially
3 viable Bridge Street Landing, LLC is requesting
4 a 15-year pilot, following the same Schedule A
5 rates successfully applied to the 624 River Road
6 project, and the more recently awarded 235 River
7 Road, LLC apartment project.

8 While this layout is similar to
9 out past successful bids -- or builds, we are facing
10 unprecedented environmental and economic hardships,
11 making this 15-year timeline absolutely essential
12 to the development.

13 Hardships of Bridge Street Landing
14 include; first, severe environmental contamination.
15 Remediation is estimated at 2.5 million dollars.
16 Unlike the previous sites, this area contains PFAS
17 contamination from a former fire-training facility,
18 requesting extensive ongoing groundwater testing and
19 monitoring.

20 Also, unlike our other projects,
21 based on the previous use of the site, this project
22 is ineligible for the NCPDP revolving land fund.

23 The second is an extensive

1 infrastructure cost. The project requires a
2 significant shoreline stabilization from the costly
3 relocation of electric poles and underground utility
4 lines, as well as upgrades to architectural elements
5 made by the direction of the City during the RFP
6 process, such as an addition of a flat roof.

7 Third is a harsh economic climate.
8 We are currently navigating a completely different
9 economic landscape than our past projects we have
10 done. Shifting interest rates have severely reduced
11 our borrowing power and tightened our debt service
12 coverage, all while inflation has driven up the cost
13 of fuel, lumbar, steel, concrete and HVAC systems.

14 This 15-year PILOT provides the
15 financial predictability and stability required to
16 absorb these upfront hardships, and to see this
17 project through to completion.

18 We have submitted letters of
19 support from the executive director of Riviera
20 Theater, the president of EZ Tire & Auto, owner of
21 Frankie Primo's and owner of Mississippi Mudds.

22 VisoneCo Site Development has a
23 proven track record of delivering on our promises in

1 North Tonawanda, and we look forward to working with
2 the City, the Niagara County Industrial Development
3 Agency on this project at Bridge Street Landing.

4 Thank you.

5 **MR. GRENGA:** Thank you.

6 State your name and address, or
7 if you're representing a company.

8 **MS. LABELLA:** Hi. I'm
9 Ava LaBella from Lumber City Development Corporation.

10 On behalf of Lumber City
11 Development Corporation, we want to express full
12 support for the 78 Bridge Street and PILOT program.
13 It supports our greater revitalization goals on the
14 island, and we are in full support.

15 And it is definitely a catalyst
16 project for future development on the island, as
17 well. So we wanted to just share that.

18 **MR. GRENGA:** Thank you.

19 Are there any other comments?

20 Hearing none, I will now adjourn
21 the meeting. It is 2:05. Thank you very much.

22 (The Public Hearing was concluded at 2:05 p.m.)

23 * * * *

May 27, 2026

**City of North Tonawanda Common Council & Planning Board
Niagara County Industrial Development Agency (NCIDA)**

RE: Support for Bridge Street Landing (78 Bridge Street)

Dear City Officials and NCIDA Board Members,

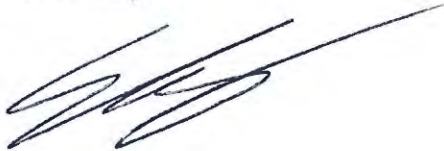
My name is Eric Zellner and I own EZ Tire & Auto at 107 River Road in North Tonawanda. As a local business owner invested in the future of North Tonawanda, I am writing to express my strong support for the proposed Bridge Street Landing development at 78 Bridge Street on Tonawanda Island.

For our local economy to thrive, we need critical mass. Adding high-quality residential units at this waterfront location means a direct increase in foot traffic and consumer spending for EZ Tire & Auto. It turns an underutilized piece of property into an active economic driver that benefits the entire downtown corridor.

I fully support the City of North Tonawanda and the NCIDA working alongside VisoneCo Development to make this project a reality. We know that redeveloping waterfront sites carries significant challenges and costs. Utilizing economic development incentives for a project like this is exactly what they are designed for—creating a stronger local economy, generating new property taxes, and continuing the momentum of our city's revitalization.

I respectfully urge both the City of Tonawanda and the Niagara County Industrial Development Agency to support and approve the Bridge Street Landing project.

Sincerely,



Eric Zellner

EZ Tire & Auto

May 27, 2026

**City of North Tonawanda Common Council & Planning Board
Niagara County Industrial Development Agency (NCIDA)**

RE: Support for Bridge Street Landing (78 Bridge Street)

Dear City Officials and NCIDA Board Members,

My name is David Fillenwarth and I am the Executive Director of the West-Herr Rivas Theatre located at 67 Webster St. in North Tonawanda. As a local businessman invested in the future of North Tonawanda, I am writing to express my strong support for the proposed Bridge Street Landing development at 78 Bridge Street on Tonawanda Island.

For our local economy to thrive, we need critical mass. Adding high-quality residential units at this waterfront location means a direct increase in foot traffic and consumer spending at the West-Herr Riviera Theatre. It turns an underutilized piece of property into an active economic driver that benefits the entire downtown corridor.

I fully support the City of North Tonawanda and the NCIDA working alongside VisoneCo Development to make this project a reality. We know that redeveloping waterfront sites carries significant challenges and costs. Utilizing economic development incentives for a project like this is exactly what they are designed for—creating a stronger local economy, generating new property taxes, and continuing the momentum of our city's revitalization.

I respectfully urge both the City of Tonawanda and the Niagara County Industrial Development Agency to support and approve the Bridge Street Landing project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Fillenwarth', is written over a light blue circular stamp or watermark.

David Fillenwarth

Executive Director – West Herr Riviera Theatre

May 27, 2026

**City of North Tonawanda Common Council & Planning Board
Niagara County Industrial Development Agency (NCIDA)**

RE: Support for Bridge Street Landing (78 Bridge Street)

Dear City Officials and NCIDA Board Members,

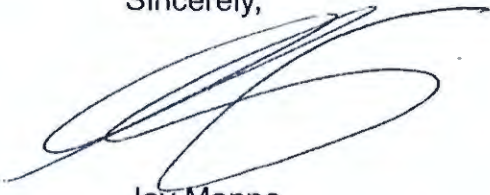
My name is Jay Manno and I am the owner of Frankie Primo's +39 North at 26 Webster St. in North Tonawanda. As a local business owner invested in the future of North Tonawanda, I am writing to express my strong support for the proposed Bridge Street Landing development at 78 Bridge Street on Tonawanda Island.

For our local economy to thrive, we need critical mass. Adding high-quality residential units at this waterfront location means a direct increase in foot traffic and consumer spending at the West-Herr Riviera Theatre. It turns an underutilized piece of property into an active economic driver that benefits the entire downtown corridor.

I fully support the City of North Tonawanda and the NCIDA working alongside VisoneCo Development to make this project a reality. We know that redeveloping waterfront sites carries significant challenges and costs. Utilizing economic development incentives for a project like this is exactly what they are designed for—creating a stronger local economy, generating new property taxes, and continuing the momentum of our city's revitalization.

I respectfully urge both the City of Tonawanda and the Niagara County Industrial Development Agency to support and approve the Bridge Street Landing project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jay Manno', with a large, stylized flourish extending to the left.

Jay Manno

Owner – Frankie Primo's +39 North

May 27, 2026

**North Tonawanda Common Council & Planning Board
Niagara County Industrial Development Agency (NCIDA)**

RE: Support for Bridge Street Landing (78 Bridge Street)

Dear Town Officials and NCIDA Board Members,

My name is Tony Berrafato and I have known Lou Visone since kindergarten as we went to the same school together in Clarence. His previous project in North Tonawanda at 600 River Road is awesome and has been extremely beneficial to North Tonawanda.

My family, and I own District 37, Mississippi Mudds and Old Man River in the North Tonawanda area. As a local businessman invested in the future of North Tonawanda and the surrounding neighborhoods, I am writing to express my strong support for the proposed Bridge Street Landing development at 78 Bridge Street on Tonawanda Island.

For our local economy to thrive, we need critical mass. Adding high-quality residential units at this waterfront location means a direct increase in foot traffic and consumer spending at all three of my restaurants. It turns an underutilized piece of property into an active economic driver that benefits the entire downtown corridor.

I fully support North Tonawanda and the NCIDA working alongside VisoneCo Development to make this project a reality. We know that redeveloping waterfront sites carries significant challenges and costs. Utilizing economic development incentives for a project like this is exactly what they are designed for—creating a stronger local economy, generating new property taxes, and continuing the momentum of our city's revitalization.

I respectfully urge both North Tonawanda and the Niagara County Industrial Development Agency to support and approve the Bridge Street Landing project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tony Berrafato". The signature is written in dark ink on a white background.

Tony Berrafato

Owner – District 37/Mississippi Mudds/Old Man River

**SIGN IN SHEET
PUBLIC HEARING**

regarding:

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

**May 28, 2026 – 2:00 p.m.
North Tonawanda City Hall**

Name	Company and/or Address	X box to speak/ comment
Barbara Klende	Assessor City of N.T	
Mark Berube	NCIDA	
Allison S.	NCIDA	
Brody Kennedy	Visono Co Development	
AVA LaBella	LCDC	

8.1

T & J Canty LLC

PROJECT SUMMARY

T & J Canty, LLC



Applicant:	T & J Canty, LLC	
Project Location:	6100 Donner Road, Lockport NY 14094	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Incorporated in 1969, J.M. Canty has been an innovator through the creation and development of a new type of Hyperbaric Chamber Light, used initially in diving research, simulating depths of over a mile. This specialty device was patented, and word of mouth sales led to J.M. Canty diversifying and becoming a leader across a range of industries, from biotech and pharmaceuticals to defense and aerospace.</p> <p>J.M. Canty has created a specialized filtration system that can separate particulates (down to a single micron) that is used in jet fuel, oil & gas, and can be applied to semiconductor / data center technologies. Due to the demand of this state of the art product, J.M. will be expanding their production capability with new expansion up to 40,000 sf, housing an expansive manufacturing space, and additional laboratory equipment. This expansion also includes the need for significant hiring to meet the production demand of this device.</p>	
Project Costs:	Construction/Improvements	\$ 5,000,000
	Furniture, Fixtures & Equipment	\$ 2,800,000
	Soft costs	\$ 420,000
	Other	\$ _____
	TOTAL	\$ 8,220,000
Employment:	Current jobs in Niagara County: 42 New Jobs in Niagara County within 3 years: 41 Estimated Annual Payroll for New Jobs: \$2,559,589 Skills: Engineers, Designers, CNC machinists, production, administrative	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, In region Purchase, Job creation and retention.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: May 20, 2026
 Project Title: T & J Cnty, LLC
 Project Location: 6100 Donner Road, Lockport NY 14094



Economic Impacts

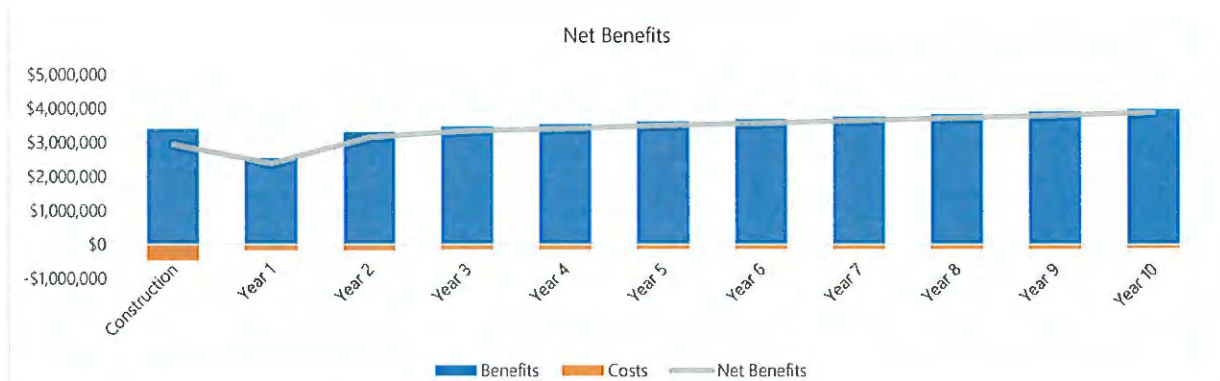
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$8,220,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	30	13	43
Earnings	\$2,534,244	\$686,390	\$3,220,634
Local Spend	\$6,576,000	\$2,362,896	\$8,938,896

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	41	12	53
Earnings	\$41,883,216	\$11,948,546	\$53,831,762

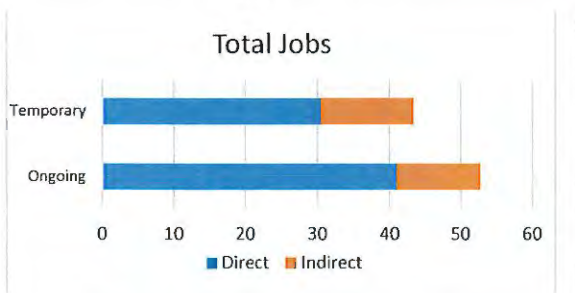
Figure 1



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	\$1,708,947	\$1,484,084
Sales Tax Exemption	\$424,000	\$424,000
Local Sales Tax Exemption	\$212,000	\$212,000
State Sales Tax Exemption	\$212,000	\$212,000
Mortgage Recording Tax Exemption	\$37,500	\$37,500
Local Mortgage Recording Tax Exemption	\$12,500	\$12,500
State Mortgage Recording Tax Exemption	\$25,000	\$25,000
Total Costs	\$2,170,447	\$1,945,584

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$57,892,395	\$49,592,884
To Private Individuals	\$57,052,396	\$48,889,015
Temporary Payroll	\$3,220,634	\$3,220,634
Ongoing Payroll	\$53,831,762	\$45,668,381
Other Payments to Private Individuals	\$0	\$0
To the Public	\$840,000	\$703,868
Increase in Property Tax Revenue	\$440,633	\$361,645
Temporary Jobs - Sales Tax Revenue	\$22,544	\$22,544
Ongoing Jobs - Sales Tax Revenue	\$376,822	\$319,679
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,966,725	\$2,542,229
To the Public	\$2,966,725	\$2,542,229
Temporary Income Tax Revenue	\$144,929	\$144,929
Ongoing Income Tax Revenue	\$2,422,429	\$2,055,077
Temporary Jobs - Sales Tax Revenue	\$22,544	\$22,544
Ongoing Jobs - Sales Tax Revenue	\$376,822	\$319,679
Total Benefits to State & Region	\$60,859,120	\$52,135,112

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$49,592,884	\$1,708,584	29:1
State	\$2,542,229	\$237,000	11:1
Grand Total	\$52,135,112	\$1,945,584	27:1

*Discounted at 2%

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

Additional Revenues:

County	\$277,206
City/Town/Village	\$15,352
School District	\$864,025

*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)

Additional Comments from IDA

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

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

T & J Canty, LLC.

(Applicant Name)

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

Updated May 2025

Please note the following Application conditions:

1. One (1) original signed copy of the Application for Assistance along with a signed Environmental Assessment form is to be submitted to the Niagara County Industrial Development Agency ("Agency").
2. A **\$1,000.00 non-refundable application fee** payable to the Niagara County Industrial Development Agency **MUST** accompany the Application submission.
3. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.
4. At the time of the Project closing, the project Applicant is required to pay certain costs associated with the Project, including payment of an Agency Fee in the amount of 1% of the total value of the project, and payment of Agency Counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant.

IMPORTANT NOTE: In the event of a project termination or withdrawal, the Applicant will still be responsible for payment of the Agency Counsel fees mentioned above.

The Niagara County Industrial Development Agency does not discriminate on the basis of race, color, religion, sex, sexual orientation, marital status, age, national origin, disability or status as a disabled or Vietnam Veteran or any other characteristic protected by law.

6311 Inducon Corporate Drive, Suite One ■ Sanborn, NY 14132-9099 ■ 716-278-8760
Fax 716-278-8769 ■ www.niagaracountybusiness.com

**NIAGARA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: T&J Canty, LLC

Mailing Address: 6100 Donner Road

City/Town/Village & Zip code: Lockport, NY 14094

Phone: (716) 210-3175

Website: www.jmcanty.com

Fed Id. No.: 16-1527739

Contact Person and Title: Meredith McDonald, Engineer

Email: meredithm@jmcanty.com

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

Thomas Canty, Jean S. Canty, and Thomas M. Canty Irrevocable Trust U/A/D 1/12/1999

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

Form of Entity

Corporation

Date of Incorporation: _____

State of Incorporation: _____

Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____

Limited Liability Company/Partnership (number of members _____)

Date of organization: April 23, 1997

State of Organization: New York

Sole Proprietorship

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

Applicant's Counsel

Company Name: Nesper, Freeman & Typak, LLP

Contact Person, and Title: Paul Nesper, Attorney

Mailing Address: 200 John James Audubon Parkway

City/Town/Village & Zip code: Amherst, NY 14228

Email: pnesper@nfdlaw.com

Phone: (716) 688-3800

Fax No.: (716) 688-3891

II. PROJECT INFORMATION

A) Project Address: 6100 Donner Road Lockport, NY 14094

Tax Map Number (SBL) 293200 137.00-2-20.11
(Section/Block/Lot)

SWIS Number 293200

Located in City of _____

Located in Town of Pendleton

Located in Village of _____

School District of City of Lockport

B) Current Assessment of Property:

Land 130,600

Total 1,000,000

C) Present legal owner of the site T. & J. Canty, LLC

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

D) Describe the project:

Expansion of business of all areas with high growth in the following

three markets pharmaceutical, biotech, and data center.

1. Project site (land)

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

28 acres site including in the existing building that the existing building will be expanded on

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

J.M. Canty, manufacturing of fused glass to metal windows, cnc machine shop, building process lights and cameras

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
 35,000 square feet, built in 1998

3. Does the project consist of the construction of a new building or buildings?
 If yes, indicate number and size (in square feet) of new buildings.
 No

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation.
 Yes, to expand manufacturing capabilities and employment in Niagara County versus Ireland or Florida.

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.
 One leasee is J.M. Canty, Inc. and will occupy the entire building, old and new portions

6. Will onsite childcare be provided at the project facility?
 No

7. List principal items/categories of equipment to be acquired as part of the project.
 CNC machines, storage racks for barstock, robotic feeds for CNC machines, 3D printers

 Expansion of laboratory equipment

8. Has construction work on this project begun?
 No

E) Inter-Municipal Move Determination

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

Yes or No

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

Yes or No

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

Yes or No

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

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

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

Name/Title: <u>Meredith McDonald</u>	Name/Title: <u>Tracy Czarnecki</u>
Address: <u>6100 Donner Road</u> <u>Lockport, NY 14094</u>	Address: <u>6100 Donner Road</u> <u>Lockport, NY 14094</u>
Phone: <u>(716) 210-3175</u>	Phone: <u>(716) 210-3163</u>
Email: <u>meredithm@jmcanty.com</u>	Email: <u>tracyc@jmcanty.com</u>

III. SOURCES & USES OF FUNDS

- A) Estimated Project Costs:

Property Acquisition	\$	0
Construction (Improvements)	\$	5,000,000
Equipment Purchases/Fixtures/Furnishings	\$	2,800,000
Soft costs (i.e. engineering, architectural)	\$	420,000
Other (describe)	\$	
TOTAL USES OF FUNDS	\$	8,220,000

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

Bank Financing	\$	5,000,000
Equity Retained earnings over 4 years	\$	2,000,000
Grants/Tax Credits	\$	584,000
Taxable or Tax Exempt Bond	\$	
Other Share Holder Loan	\$	636,000
TOTAL SOURCES OF FUNDS	\$	8,220,000

- C) Identify each state and federal grant/credit:

OCR (estimate)	\$	584,000
ESD (estimate)	\$	
	\$	
	\$	
TOTAL PUBLIC FUNDS	\$	584,000

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:

Sales Tax Exemption

Mortgage Recording Tax Exemption

Real Property Tax Abatement (PILOT)

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

Property Tax Exemption

Estimated duration of Property Tax exemption: 15 years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 200,000

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 224,000

Estimated duration of Sales Tax exemption: 2 years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 37,500

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	40	\$ 72,648	35	\$ 85,000
Part time	4	\$ 42,068	11	\$ 50,000
TOTAL FTEs	42	\$ 114,716	41	\$ 135,000

Annual Salary Range of Jobs to be Created: \$ 60,000 to \$ 120,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Engineers, Designers, CNC machinists, production, administrative

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entity") of the service delivery area created by the federal job training partnership act (Public Law 97-300)("JTPA") in which the project is located.

- B. First Consideration for Employment: In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.

- C. Compliance with Section 224-a(8)(a) of N.Y Labor Law. The applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. You further acknowledge and understand that you have certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor.

- D. Annual Sales Tax Filings: In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.

- E. Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

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

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

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

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

STATE OF NEW YORK)
COUNTY OF) ss.:

Thomas M. Canty, being first duly sworn, deposes and says:

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

Thomas M. Canty
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 5th day of May, 2026

Tracy A. Czarnecki
(Notary Public)

TRACY A. CZARNECKI
Notary Public, State of New York
Registration No. 01CZ618854
Qualified in Erie County
My Commission Expires June 16, 2028

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.

Thomas M. Canty
(Applicant Signature)

By: Thomas M. Canty

Name: J. M. CANTY INC

Title: President

Tracy A. Czarnecki
(Notary Public)

Sworn to before me this 15th day
of May, 2028

[stamp]
TRACY A. CZARNECKI
Notary Public, State of New York
Registration No. 01CZ8188854
Qualified in Erie County
My Commission Expires June 16, 2028

Real Property Tax Benefits (Detailed):

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

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$5,000,000	\$4,700,000	9.829997	0.544387	30.639187

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	20%	\$ 9,240	\$ 512	\$ 28,801	\$ 38,553	\$ 189,883	\$ 151,330
2	20%	\$ 9,240	\$ 512	\$ 28,801	\$ 38,553	\$ 189,883	\$ 151,330
3	30%	\$ 13,860	\$ 768	\$ 43,201	\$ 57,829	\$ 189,883	\$ 132,054
4	30%	\$ 13,860	\$ 768	\$ 43,201	\$ 57,829	\$ 189,883	\$ 132,054
5	40%	\$ 18,480	\$ 1,023	\$ 57,602	\$ 77,106	\$ 189,883	\$ 112,777
6	40%	\$ 18,480	\$ 1,023	\$ 57,602	\$ 77,106	\$ 189,883	\$ 112,777
7	40%	\$ 18,480	\$ 1,023	\$ 57,602	\$ 77,106	\$ 189,883	\$ 112,777
8	40%	\$ 18,480	\$ 1,023	\$ 57,602	\$ 77,106	\$ 189,883	\$ 112,777
9	40%	\$ 18,480	\$ 1,023	\$ 57,602	\$ 77,106	\$ 189,883	\$ 112,777
10	50%	\$ 23,100	\$ 1,279	\$ 72,002	\$ 96,382	\$ 189,883	\$ 93,501
11	50%	\$ 23,100	\$ 1,279	\$ 72,002	\$ 96,382	\$ 189,883	\$ 93,501
12	50%	\$ 23,100	\$ 1,279	\$ 72,002	\$ 96,382	\$ 189,883	\$ 93,501
13	50%	\$ 23,100	\$ 1,279	\$ 72,002	\$ 96,382	\$ 189,883	\$ 93,501
14	50%	\$ 23,100	\$ 1,279	\$ 72,002	\$ 96,382	\$ 189,883	\$ 93,501
15	50%	\$ 23,100	\$ 1,279	\$ 72,002	\$ 96,382	\$ 189,883	\$ 93,501
TOTAL		\$ 277,206	\$ 15,352	\$ 864,025	\$ 1,156,583	\$ 2,848,244	\$ 1,691,662

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Expansion of Product Line for Equipment for use in Data Center and Pharmaceutical			
Project Location (describe, and attach a location map): 6100 Donner Road Lockport, NY 14094			
Brief Description of Proposed Action: Expanding the building by 20,000-40,000 square feet for advance fabrication systems.			
Name of Applicant or Sponsor: T&J Canty, LLC		Telephone: 716-210-3175 E-Mail: meredithm@jmcanty.com	
Address: 6100 Donner Road			
City/PO: Lockport		State: NY	Zip Code: 14094
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" 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:			YES <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? _____ 28 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 checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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>T&J Canty, LLC</u> Date: _____		
Signature: _____		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

T&J Canty, LLC _____
Name of Lead Agency Date

Thomas Canty _____
President Title of Responsible Officer

Thomas Canty _____
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

Thomas Canty _____
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)

PRINT

8.2

**Ventry Development
and Rentals, Inc.**

PROJECT SUMMARY
Ventry Development and Rentals, Inc.



Applicant:	Ventry Development and Rentals, Inc.	
Project Location:	201 Rainbow Boulevard, Niagara Falls, NY 14303	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Ventry Concrete has been serving the Buffalo – Niagara region for over 40 years. Now, the company seeks to expand its services by providing commercial storage and workshop space for contractors and businesses through the construction of four, 12,000 square foot buildings with 10 bays each. These facilities are in growing demand in the region and provide flexible options for Niagara County businesses and contractors. The company has already received written approval from the DEC with regards to wetland mappings, and the site is primed and ready for development.	
Project Costs:	Construction/Improvements	\$ 1,800,000
	Furniture, Fixtures & Equipment	\$ 600,000
	Soft costs	\$ 60,000
	Other	\$ 100,000
	TOTAL	\$ 2,560,000
Employment:	Current jobs in Niagara County: 10 New Jobs in Niagara County within 3 years: 61 Estimated Annual Payroll for New Jobs: \$3,660,000 Skills: Management	
Evaluative Criteria:	Regional wealth creation, job creation, in region purchases, supports local business cluster.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: June 1, 2026
 Project Title: Ventry Development and Rentals, Inc.
 Project Location: 3214 Haseley Drive, Niagara Falls NY, 14305



Economic Impacts

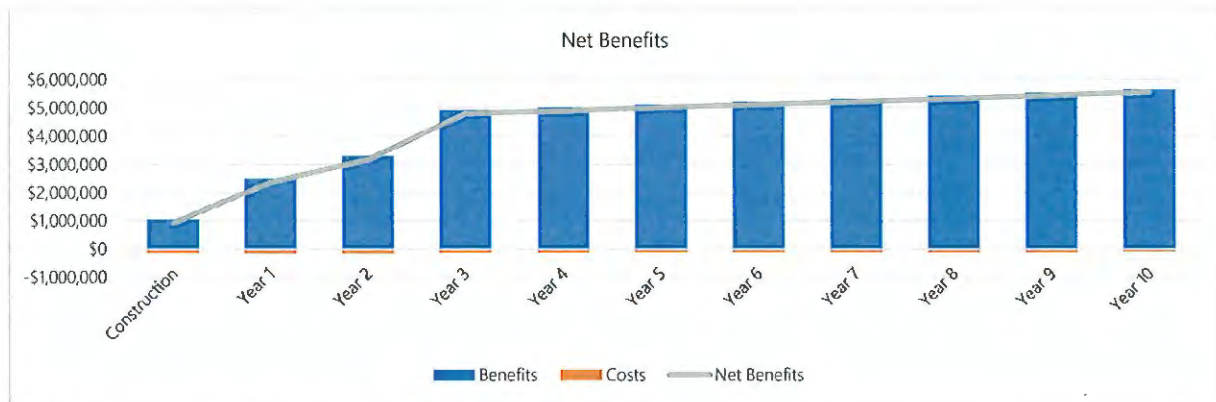
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$2,560,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	9	4	14
Earnings	\$789,254	\$213,766	\$1,003,020
Local Spend	\$2,048,000	\$735,890	\$2,783,890

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	61	26	87
Earnings	\$58,050,013	\$15,722,621	\$73,772,634

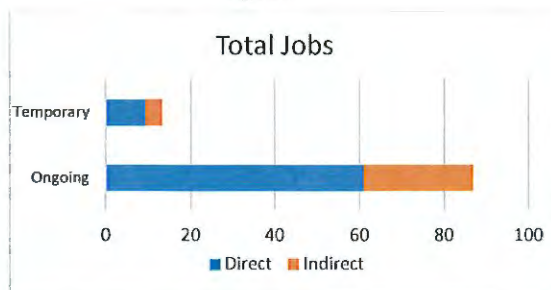
Figure 1



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	\$1,558,815	\$1,353,707
Sales Tax Exemption	\$120,000	\$120,000
Local Sales Tax Exemption	\$60,000	\$60,000
State Sales Tax Exemption	\$60,000	\$60,000
Mortgage Recording Tax Exemption	\$7,500	\$7,500
Local Mortgage Recording Tax Exemption	\$2,500	\$2,500
State Mortgage Recording Tax Exemption	\$5,000	\$5,000
Total Costs	\$1,686,315	\$1,481,207

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$75,896,948	\$64,244,231
To Private Individuals	\$74,775,654	\$63,304,601
Temporary Payroll	\$1,003,020	\$1,003,020
Ongoing Payroll	\$73,772,634	\$62,301,581
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,121,294	\$939,630
Increase in Property Tax Revenue	\$597,865	\$496,498
Temporary Jobs - Sales Tax Revenue	\$7,021	\$7,021
Ongoing Jobs - Sales Tax Revenue	\$516,408	\$436,111
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$3,888,334	\$3,291,839
To the Public	\$3,888,334	\$3,291,839
Temporary Income Tax Revenue	\$45,136	\$45,136
Ongoing Income Tax Revenue	\$3,319,769	\$2,803,571
Temporary Jobs - Sales Tax Revenue	\$7,021	\$7,021
Ongoing Jobs - Sales Tax Revenue	\$516,408	\$436,111
Total Benefits to State & Region	\$79,785,282	\$67,536,070

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$64,244,231	\$1,416,207	45:1
State	\$3,291,839	\$65,000	51:1
Grand Total	\$67,536,070	\$1,481,207	46:1

*Discounted at 2%

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

Additional Revenues:

County	\$239,416
City/Town/Village	\$84,088
School District	\$715,704

*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)

Additional Comments from IDA

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

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Ventry Development and Rentals, Inc.

(Applicant Name)

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

Updated May 2025

Please note the following Application conditions:

1. One (1) original signed copy of the Application for Assistance along with a signed Environmental Assessment form is to be submitted to the Niagara County Industrial Development Agency ("Agency").
2. A **\$1,000.00 non-refundable application fee** payable to the Niagara County Industrial Development Agency **MUST** accompany the Application submission.
3. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.
4. At the time of the Project closing, the project Applicant is required to pay certain costs associated with the Project, including payment of an Agency Fee in the amount of 1% of the total value of the project, and payment of Agency Counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant.

IMPORTANT NOTE: In the event of a project termination or withdrawal, the Applicant will still be responsible for payment of the Agency Counsel fees mentioned above.

The Niagara County Industrial Development Agency does not discriminate on the basis of race, color, religion, sex, sexual orientation, marital status, age, national origin, disability or status as a disabled or Vietnam Veteran or any other characteristic protected by law.

6311 Inducon Corporate Drive, Suite One ■ Sanborn, NY 14132-9099 ■ 716-278-8760
Fax 716-278-8769 ■ www.niagaracountybusiness.com

**NIAGARA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Ventry Development and Rentals, Inc.

Mailing Address: 10051 Niagara Falls Blvd

City/Town/Village & Zip code: Niagara Falls, NY 14305

Phone: (716) 622-3049

Website: _____

Fed Id. No.: 33-2842401

Contact Person and Title: Michael J. Ventry Sr.

Email: ventrycontracting@yahoo.com

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

Michael J. Ventry Sr. 34%, Michael Ventry Jr. 33%, Phillip Ventry 33%

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

Form of Entity

Corporation

Date of Incorporation: 1/14/2025

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: Mary Maloney

Contact Person, and Title: Mary Maloney, Attorney

Mailing Address: 256 3rd Street, Unit #31

City/Town/Village & Zip code: Niagara Falls, NY 14303

Email: _____

Phone: (716) 282-2356

Fax No.: _____

II. PROJECT INFORMATION

A) Project Address: 3214 Haseley Drive, Niagara Falls NY, 14305

Tax Map Number (SBL) 146.01-1-1-6
(Section/Block/Lot)

SWIS Number 293000

Located in City of _____

Located in Town of Niagara

Located in Village of _____

School District of _____

B) Current Assessment of Property:

Land 145,200

Total 534,200

C) Present legal owner of the site Michael J. Ventry, Sr.

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

Placed in Corporation, Name _____

D) Describe the project:

Construction of 4, 50ft x 240ft units with 10 bays each.

1. Project site (land)

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

8.3

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

Warehousing, Ventry Concrete

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
#1: 1200sf, #2 polebarn 1500sf

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.
4 new 50x240 units, totaling 12,000sf each

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

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.
40 tenants, 1200 sf each

6. Will onsite childcare be provided at the project facility?
no

7. List principal items/categories of equipment to be acquired as part of the project.
None

8. Has construction work on this project begun?
No

E) Inter-Municipal Move Determination

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

Yes or No

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

Yes or No

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

Yes or No

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

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

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

Name/Title: <u>Michael J. Ventry Sr. / Pres</u>	Name/Title: _____
Address: <u>3214 Haseley Drive</u>	Address: _____
<u>Niagara Falls, NY 14305</u>	_____
Phone: <u>(716) 622-3049</u>	Phone: _____
Email: <u>ventrycontracting@yahoo.com</u>	Email: _____

III. SOURCES & USES OF FUNDS

- A) Estimated Project Costs:

Property Acquisition	\$	0
Construction (Improvements)	\$	1,800,000
Equipment Purchases/Fixtures/Furnishings	\$	600,000
Soft costs (i.e. engineering, architectural)	\$	60,000
Other (describe) Site Work	\$	100,000
TOTAL USES OF FUNDS	\$	2,560,000

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

Bank Financing	\$	1,000,000
Equity	\$	1,560,000
Grants/Tax Credits	\$	
Taxable or Tax Exempt Bond	\$	
Other	\$	
TOTAL SOURCES OF FUNDS	\$	2,560,000

- C) Identify each state and federal grant/credit:

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

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:

Sales Tax Exemption

Mortgage Recording Tax Exemption

Real Property Tax Abatement (PILOT)

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

Property Tax Exemption

Estimated duration of Property Tax exemption: 15 Years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 72,000

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 48,000

Estimated duration of Sales Tax exemption: 3 years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 7,500

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			41	\$ 80,000
Part time		\$ 0	80	\$ 40,000
TOTAL FTEs		\$ 0	61	\$ 60,000

Annual Salary Range of Jobs to be Created: \$ 60,000 to \$ 100,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Property Manager, labor, manufacturing, admin, operating, production

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.:

Michael Ventry, being first duly sworn, deposes and says:

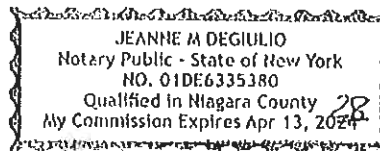
1. That I am the President (Corporate Office) of Ventry Development (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant. IA C
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application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

Michael Ventry
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury

this 19 day of May, 2024

Jeanne M DeGiulio
(Notary Public)



JMS

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.

X Michael Ventry Sr
(Applicant Signature)

By: Michael Ventry

Name: _____

Title: President

Jeanne DeGiulio
(Notary Public)

Sworn to before me this 29 day
of May, 2026

JEANNE M DEGIULIO
Notary Public - State of New York
NO. 01DE6335380
[stamp] in Niagara County
My Commission Expires Apr 13, 2024 JMD

Real Property Tax Benefits (Detailed):

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

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$1,800,000	\$2,640,000	15.114633	5.308567	45.183348

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	20%	\$ 7,981	\$ 2,803	\$ 23,857	\$ 34,640	\$ 173,202	\$ 138,561
2	20%	\$ 7,981	\$ 2,803	\$ 23,857	\$ 34,640	\$ 173,202	\$ 138,561
3	30%	\$ 11,971	\$ 4,204	\$ 35,785	\$ 51,960	\$ 173,202	\$ 121,241
4	30%	\$ 11,971	\$ 4,204	\$ 35,785	\$ 51,960	\$ 173,202	\$ 121,241
5	40%	\$ 15,961	\$ 5,606	\$ 47,714	\$ 69,281	\$ 173,202	\$ 103,921
6	40%	\$ 15,961	\$ 5,606	\$ 47,714	\$ 69,281	\$ 173,202	\$ 103,921
7	40%	\$ 15,961	\$ 5,606	\$ 47,714	\$ 69,281	\$ 173,202	\$ 103,921
8	40%	\$ 15,961	\$ 5,606	\$ 47,714	\$ 69,281	\$ 173,202	\$ 103,921
9	40%	\$ 15,961	\$ 5,606	\$ 47,714	\$ 69,281	\$ 173,202	\$ 103,921
10	50%	\$ 19,951	\$ 7,007	\$ 59,642	\$ 86,601	\$ 173,202	\$ 86,601
11	50%	\$ 19,951	\$ 7,007	\$ 59,642	\$ 86,601	\$ 173,202	\$ 86,601
12	50%	\$ 19,951	\$ 7,007	\$ 59,642	\$ 86,601	\$ 173,202	\$ 86,601
13	50%	\$ 19,951	\$ 7,007	\$ 59,642	\$ 86,601	\$ 173,202	\$ 86,601
14	50%	\$ 19,951	\$ 7,007	\$ 59,642	\$ 86,601	\$ 173,202	\$ 86,601
15	50%	\$ 19,951	\$ 7,007	\$ 59,642	\$ 86,601	\$ 173,202	\$ 86,601
TOTAL		\$ 239,416	\$ 84,088	\$ 715,704	\$ 1,039,208	\$ 2,598,025	\$ 1,558,817

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Michall J Ventry Sr.</i>			
Project Location (describe, and attach a location map): <i>3214 Haseley Dr - NFNJ 14304</i>			
Brief Description of Proposed Action: <i>Construct 4 Building 50x240 - 10 Bays each.</i>			
Name of Applicant or Sponsor: <i>Michael J. Ventry Sr</i>		Telephone: <i>716 622 3049</i>	
Address: <i>4415 Autumn Lane</i>		E-Mail: <i>VentryContracting@yahoo</i>	
City/PO: <i>Lewiston NY</i>		State: <i>NJ</i>	Zip Code: <i>14092</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" 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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed?			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
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 checked="" 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	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: <u>2 acres</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<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	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>Retention Pond Run off.</u>	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>Michael J Yenty Sr</u>	Date: <u>5/27/24</u>	
Signature: <u>Michael J Yenty Sr</u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<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.
<u>TOM SHELDON R.A. am ASCE</u>	<u>5/28/26</u>
Name of Lead Agency	Date
<u>TOM SHELDON</u>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>Paul J. Kelly Sr.</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

8.3

**Candlelight
Curated Inc.**

PROJECT SUMMARY
Candlelight Curated Inc.



Applicant:	Candlelight Curated Inc.										
Project Location:	24 Michigan Street, Lockport, NY 14094										
Assistance:	15 Year PILOT, Sales Tax Abatement, Mortgage Recording Tax Abatement										
Description:	<p>Candlelight Cabinetry, a 36-year-old American manufacturer of custom kitchen cabinetry, abruptly furloughed 175 employees on January 28, 2026, following significant operational disruptions.</p> <p>A group of local investors have partnered with the company's lending institution and Canadian cabinet manufacturer Cuisine Idéale to establish a new U.S.-based entity for the acquisition of Candlelight Cabinetry's assets. The newly formed company, Candlelight Curated Inc., is partially led by members of Candlelight Cabinetry's former operations team and has developed a strategic plan to restore manufacturing operations in Lockport, New York, and reestablish the brand in the marketplace.</p> <p>The company's reopening strategy includes the rehiring of many of the former employees as well as the recruitment of new talent. The initial phase of reopening is expected to create approximately 80 jobs. In addition, Candlelight Curated will leverage Cuisine Idéale's extensive sales and distribution network, significantly expanding market reach beyond the territory previously served by Candlelight Cabinetry.</p> <p>The new company continues to face challenges stemming from outstanding obligations and liabilities associated with the former operation of Candlelight Cabinetry. Unresolved supplier balances, distributor obligations, and other legacy financial commitments have created obstacles to resuming full-scale manufacturing. As a result, access to working capital and sufficient startup cash flow is critical during the company's relaunch phase.</p> <p>The new company is demonstrating a strong commitment to rebuilding the business and restoring stakeholder confidence. The company has settled many of the obligations of the former company, including employee back pay, healthcare-related expenses, and various supplier debts. In addition, it is the intention of the company to bring all property taxes current.</p>										
Project Costs:	<table border="0"> <tr> <td>Construction/Improvements</td> <td align="right">\$ 750,000</td> </tr> <tr> <td>Furniture, Fixtures & Equipment</td> <td align="right">\$ 1,850,000</td> </tr> <tr> <td>Soft costs</td> <td align="right">\$ 100,000</td> </tr> <tr> <td>Other</td> <td align="right">\$ 200,000</td> </tr> <tr> <td>TOTAL</td> <td align="right">\$ 4,250,000</td> </tr> </table>	Construction/Improvements	\$ 750,000	Furniture, Fixtures & Equipment	\$ 1,850,000	Soft costs	\$ 100,000	Other	\$ 200,000	TOTAL	\$ 4,250,000
Construction/Improvements	\$ 750,000										
Furniture, Fixtures & Equipment	\$ 1,850,000										
Soft costs	\$ 100,000										
Other	\$ 200,000										
TOTAL	\$ 4,250,000										
Employment:	<p>Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 80 Estimated Annual Payroll for New Jobs: \$4,400,000 Skills: Management, Administrative, Manufacturing</p>										
Evaluative Criteria:	<p>Development supports or aligns with regional or local development plans. Regional Wealth Creation, Job creation,</p>										

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: June 10, 2026
 Project Title: Candlelight Curated Inc.
 Project Location: 24 Michigan Street, Lockport NY 14094



Economic Impacts

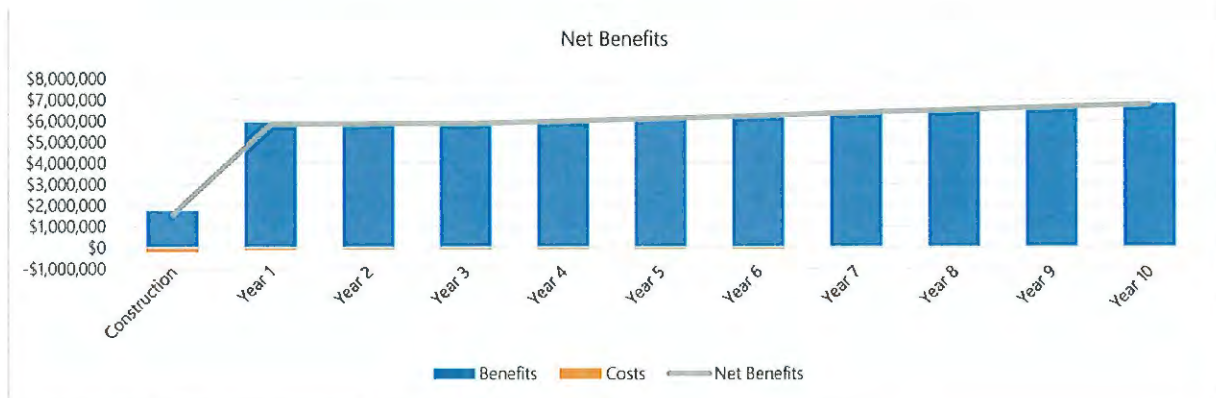
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$4,250,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		16	7	22
Earnings		\$1,310,284	\$354,885	\$1,665,170
Local Spend		\$3,400,000	\$1,221,692	\$4,621,692

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		80	21	101
Earnings		\$73,393,459	\$19,984,318	\$93,377,777

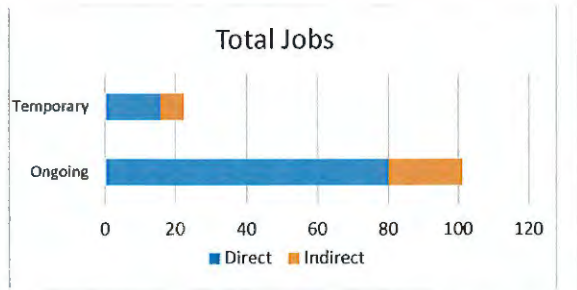
Figure 1



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	\$807,662	\$710,091
Sales Tax Exemption	\$178,000	\$178,000
Local Sales Tax Exemption	\$89,000	\$89,000
State Sales Tax Exemption	\$89,000	\$89,000
Mortgage Recording Tax Exemption	\$16,875	\$16,875
Local Mortgage Recording Tax Exemption	\$5,625	\$5,625
State Mortgage Recording Tax Exemption	\$11,250	\$11,250
Total Costs	\$1,002,537	\$904,966

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$96,020,230	\$81,929,055
To Private Individuals	\$95,042,947	\$81,111,683
Temporary Payroll	\$1,665,170	\$1,665,170
Ongoing Payroll	\$93,377,777	\$79,446,514
Other Payments to Private Individuals	\$0	\$0
To the Public	\$977,283	\$817,371
Increase in Property Tax Revenue	\$311,982	\$249,590
Temporary Jobs - Sales Tax Revenue	\$11,656	\$11,656
Ongoing Jobs - Sales Tax Revenue	\$653,644	\$556,126
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$4,942,233	\$4,217,808
To the Public	\$4,942,233	\$4,217,808
Temporary Income Tax Revenue	\$74,933	\$74,933
Ongoing Income Tax Revenue	\$4,202,000	\$3,575,093
Temporary Jobs - Sales Tax Revenue	\$11,656	\$11,656
Ongoing Jobs - Sales Tax Revenue	\$653,644	\$556,126
Total Benefits to State & Region	\$100,962,463	\$86,146,862

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$81,929,055	\$804,716	102:1
State	\$4,217,808	\$100,250	42:1
Grand Total	\$86,146,862	\$904,966	95:1

*Discounted at 2%

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

Additional Revenues:

County	\$64,086
City/Town/Village	\$130,267
School District	\$209,478

*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) **\$2,225,000**

Additional Comments from IDA

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

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Candlelight Curated Inc.

(Applicant Name)

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

Updated May 2025

Please note the following Application conditions:

1. One (1) original signed copy of the Application for Assistance along with a signed Environmental Assessment form is to be submitted to the Niagara County Industrial Development Agency ("Agency").
2. A \$1,000.00 non-refundable application fee payable to the Niagara County Industrial Development Agency MUST accompany the Application submission.
3. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.
4. At the time of the Project closing, the project Applicant is required to pay certain costs associated with the Project, including payment of an Agency Fee in the amount of 1% of the total value of the project, and payment of Agency Counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant.

IMPORTANT NOTE: In the event of a project termination or withdrawal, the Applicant will still be responsible for payment of the Agency Counsel fees mentioned above.

The Niagara County Industrial Development Agency does not discriminate on the basis of race, color, religion, sex, sexual orientation, marital status, age, national origin, disability or status as a disabled or Vietnam Veteran or any other characteristic protected by law.

6311 Inducon Corporate Drive, Suite One ■ Sanborn, NY 14132-9099 ■ 716-278-8760
Fax 716-278-8769 ■ www.niagaracountybusiness.com

**NIAGARA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Candlelight Curated Inc.

Mailing Address: 24 Michigan Street

City/Town/Village & Zip code: Lockport, NY 14094

Phone: 716-583-2735

Website: https://candlelightcab.com/

Fed Id. No.: 42-1989259

Contact Person and Title: Aaron Santarosa

Email: gasanta000@gmail.com

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

Cabcor Ventures Corp, MJC Capital LLC & Aaron Santarosa

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

Form of Entity

Corporation

Date of Incorporation: 04/17/2026

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: Barclay Damon

Contact Person, and Title: Andrew Oppenheimer,

Mailing Address: 200 Delaware Ave, Suite 1200

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

Email: AOppenheimer@barclaydamon.com

Phone: 710-858-3832

Fax No.: _____

II. PROJECT INFORMATION

A) Project Address: 24 Michigan Street Lockport NY 14094

Tax Map Number (SBL) 108.16-2-63, 108.16-2-50, 108.16-2-51
(Section/Block/Lot)
SWIS Number 290900
Located in City of Lockport
Located in Town of N/A
Located in Village of N/A
School District of Lockport

B) Current Assessment of Property:

Land \$164,600.00
Total \$1,971,800.00

C) Present legal owner of the site 24 Michigan St. LLC

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

D) Describe the project:

Acquisition of Lockport production facility, immediate renovations to the facility.

1. Project site (land)

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

7.56 acres

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

Vacant manufacturing site

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
91954sqft 1931, 13728sqft 1990, 5200 sqft 1963

3. Does the project consist of the construction of a new building or buildings?
If yes, indicate number and size (in square feet) of new buildings.

No

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

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.

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

No

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

Sanding and Woodworking Equipment. Pickup Trucks, computers, servers. Painting app

8. Has construction work on this project begun?

No

E) Inter-Municipal Move Determination

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

Yes or No

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

Yes or No

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

Yes or No

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

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

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

Name/Title: Peter Demakos, CEO Name/Title: _____
 Address: 24 Michigan Street Address: _____
Lockport, NY 14094 _____
 Phone: (716) 415-4382 Phone: _____
 Email: pdemakos@candlelightcab.com Email: _____

III. **SOURCES & USES OF FUNDS**

- A) Estimated Project Costs:

Property Acquisition	\$	1,350,000
Construction (Improvements)	\$	750,000
Equipment Purchases/Fixtures/Furnishings	\$	1,850,000
Soft costs (i.e. engineering, architectural)	\$	100,000
Other (describe) Training	\$	200,000
TOTAL USES OF FUNDS	\$	4,250,000

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

Bank Financing	\$	2,250,000
Equity	\$	1,500,000
Grants/Tax Credits	\$	3,000,000
Taxable or Tax Exempt Bond	\$	
Other	\$	
TOTAL SOURCES OF FUNDS	\$	4,250,000

- C) Identify each state and federal grant/credit:

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

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:

- Sales Tax Exemption
 Mortgage Recording Tax Exemption
 Real Property Tax Abatement (PILOT)

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

Property Tax Exemption

Estimated duration of Property Tax exemption: 15 Years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 30,000

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 148,000

Estimated duration of Sales Tax exemption: 2 years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 16,875

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	0		80	\$ 55,000
Part time	0	\$ 0		
TOTAL FTEs		\$ 0		

Annual Salary Range of Jobs to be Created: \$ 50,000 to \$ 150,000

Category of Jobs to be Retained and Created:

Job Categories (I.e. Management, Administrative, Production, etc.) Manufacturing Operations

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.

Real Property Tax Benefits (Detailed):

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

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$750,000	\$2,500,000	5.126842	10.421379	16.758250

*Apply equalization rate to value

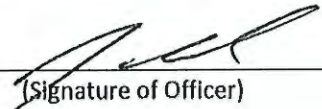
PILOT Year	% Payment	County PILOT Amount	Local PILOT amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	0%	\$ -	\$ -	\$ -	\$ -	\$ 80,766	\$ 80,766
2	10%	\$ 1,282	\$ 2,605	\$ 4,190	\$ 8,077	\$ 80,766	\$ 72,690
3	10%	\$ 1,282	\$ 2,605	\$ 4,190	\$ 8,077	\$ 80,766	\$ 72,690
4	10%	\$ 1,282	\$ 2,605	\$ 4,190	\$ 8,077	\$ 80,766	\$ 72,690
5	10%	\$ 1,282	\$ 2,605	\$ 4,190	\$ 8,077	\$ 80,766	\$ 72,690
6	10%	\$ 1,282	\$ 2,605	\$ 4,190	\$ 8,077	\$ 80,766	\$ 72,690
7	40%	\$ 5,127	\$ 10,421	\$ 16,758	\$ 32,306	\$ 80,766	\$ 48,460
8	40%	\$ 5,127	\$ 10,421	\$ 16,758	\$ 32,306	\$ 80,766	\$ 48,460
9	40%	\$ 5,127	\$ 10,421	\$ 16,758	\$ 32,306	\$ 80,766	\$ 48,460
10	50%	\$ 6,409	\$ 13,027	\$ 20,948	\$ 40,383	\$ 80,766	\$ 40,383
11	50%	\$ 6,409	\$ 13,027	\$ 20,948	\$ 40,383	\$ 80,766	\$ 40,383
12	50%	\$ 6,409	\$ 13,027	\$ 20,948	\$ 40,383	\$ 80,766	\$ 40,383
13	60%	\$ 7,690	\$ 15,632	\$ 25,137	\$ 48,460	\$ 80,766	\$ 32,306
14	60%	\$ 7,690	\$ 15,632	\$ 25,137	\$ 48,460	\$ 80,766	\$ 32,306
15	60%	\$ 7,690	\$ 15,632	\$ 25,137	\$ 48,460	\$ 80,766	\$ 32,306
TOTAL		\$ 64,086	\$ 130,267	\$ 209,478	\$ 403,831	\$ 1,211,493	\$ 807,662

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

STATE OF NEW YORK)
COUNTY OF Niagara) ss.:

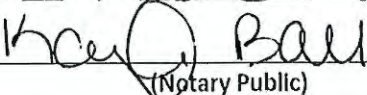
Jonathan Ebel, being first duly sworn, deposes and says:

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



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 8 day of June, 2026



(Notary Public)

KAYLA M. BALL
Lic. # 01BA0035210
Notary Public, State of New York
Qualified in Niagara County
My Commission Expires March 24, 2029


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.

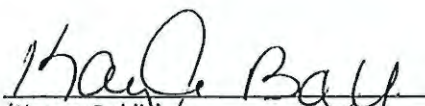
HOLD HARMLESS AGREEMENT

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: Candlelight Curated, Inc
Name: Jonathan Ebel
Title: COO



(Notary Public)

Sworn to before me this 8 day
of June, 2026

[stamp] KAYLA M. BALL;
Lic. # 01BA0035210
Notary Public, State of New York
Qualified In Niagara County
My Commission Expires March 24, 2029

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: Candlelight Curated Inc.			
Project Location (describe, and attach a location map): 24 Michigan St. Lockport, NY 14094			
Brief Description of Proposed Action: Acquisition of Lockport production facility, immediate renovations to the facility.			
Name of Applicant or Sponsor: Candlelight Curated Inc.		Telephone: 716-583-2735	
		E-Mail: gasanta000@gmail.com	
Address: 24 Michigan Street			
City/PO: Lockport		State: NY	Zip Code: 14094
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" 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:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 7.58 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 checked="" type="checkbox"/> Industrial <input checked="" 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	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: Automatic painting equipment, low energy lights,(Jon)	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input 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	YES		
	<input checked="" type="checkbox"/>	<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 checked="" 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	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES		
	<input checked="" type="checkbox"/>	<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	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	

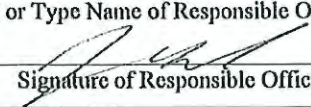
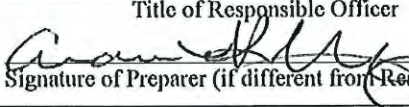
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site 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: _____		Date: _____
Signature: _____		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.
Candlelight Curated, Inc.	06/08/2026
Name of Lead Agency	Date
Jonathan Ebel	COO
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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