

# 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:** July 8, 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 – June 17, 2026
  - 6.0 Finance & Audit Committee Reports – *J.Krempa*
    - 6.1 Agency Payables – June 30, 2026
    - 6.2 Budget Variance Report – June 30, 2026

**7.0 Unfinished Business**

**7.1 T & J Canty LLC – *J. Geartz***

**7.1.1 Final Resolution**

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

**7.2.1 Final Resolution**

**7.3 Candlelight Curated Inc. – *J. Geartz***

**7.3.1 Final Resolution**

**8.0 New Business**

**8.1 3425 Hyde Park Boulevard, LLC – *J. Geartz***

**8.1.1 Preliminary Resolution**

**8.1.2 Authorize Public Hearing**

**8.2 Peter Certo Corporation – *J. Geartz***

**8.2.1 Preliminary Resolution**

**8.2.2 Authorize Public Hearing**

**8.3 NCDC Microenterprise Grant Approvals – *S. Barone***

**8.3.1 Angela Wekenmann dba Aela Beauty Botanica**

**8.3.2 Three Little Hens, LLC**

**8.3.3 Menard Family Maple LLC**

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

**10.0 Information Items**

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

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

**DATE: August 12, 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:** 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

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

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

### **2.0 Roll Call**

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

### **3.0 Introduction of Guests**

Rob Creenan, Niagara Gazette  
Jim Fink, WBEN Radio  
Jonathan Epstein, Buffalo News  
Jacob Tierney, Buffalo Business First  
Colleen Kelley, T & J Canty LLC  
Meridith McDonald, T & J Canty LLC  
Brody Kennedy VisoneCo Site Development  
Tom Celik, VisoneCo Site Development  
Peter Demakos, Candlelight Curated Inc.  
Aaron Santarosa, Candlelight Curated Inc.  
Jonathan Ebel, Candlelight Curated, Inc.  
Michael Ventry, Ventry Development and Rentals, Inc.

**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**

Ms. Lamoreaux led the pledge of allegiance.

**5.0 Approval of Meeting Minutes**

**5.1 Regular NCIDA/NCDC/NADC – May 13, 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 – May 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. Fekete seconded the motion. The motion passed.*

**6.2 Budget Variance Report – May 31, 2026**

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

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

**7.0 Unfinished Business**

**7.1 Macerich Niagara LLC**

Mr. Geartz stated that the Agency held a Public Hearing for Macerich Niagara LLC on June 2, 2026 at 2:00 p.m. at the Town of Niagara Town Hall. There were no comments made at the Public Hearing.

**7.1.1 Final Resolution**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF MACERICH NIAGARA LLC AND/OR AN INDIVIDUAL(S) OR AFFILIATE, SUBSIDIARY, OR ENTITY FORMED OR TO BE FORMED ON ITS BEHALF (AS MORE FULLY DEFINED BELOW); (ii) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE AN AMENDED AND RESTATED LEASE AGREEMENT, AMENDED AND RESTATED LEASEBACK AGREEMENT, AMENDED AND RESTATED PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AND RELATED DOCUMENTS

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

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jason Krempa	x			
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.

**7.2 Fashion Outlets II LLC**

Mr. Geartz stated that the Agency held a Public Hearing for Fashion Outlets II LLC on June 2, 2026 at 2:30 pm. at the Town of Niagara Town Hall. There were no comments made at the Public Hearing.

**7.2.1 Final Resolution**

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

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

**7.3 Bridge Street Landing, LLC**

Mr. Geartz stated that the Agency held a Public Hearing for Bridge Street Landing, LLC on May 28, 2026 at 2:00 p.m. at the North Tonawanda City Hall. There were comments made in favor of the project.

Mr. Geartz added that the Agency received a memo from the Niagara County Brownfield Development Corporation stating that 78 Bridge Street is not eligible for assistance. Consequently, EPA eligibility requirements prohibit the use of RLF financing for this project. As a result, the project cannot access this low-interest cleanup financing source and must instead rely on alternative funding mechanisms to address environmental remediation costs. This limitation substantially increases the financial burden associated with the redevelopment of the property.

Mr. Celik stated that the project is still in the process of moving forward and requests the support of the Niagara County IDA.

Ms. Klyczek added that because of the significant cost of the remediation of the project, the company is requesting a 15-year PILOT.

### **7.3.1 Final Resolution**

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

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

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jason Krempa	x			
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.

**8.0 New Business**

**8.1 T & J Canty LLC**

Mr. Geartz stated that T & J Canty LLC is requesting a 15-year PILOT, Sales Tax Abatement, and Mortgage Recording Tax Abatement. The company 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.

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 a 30 to 40,000 square foot expansion, 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. The company is projecting 41 new jobs within three years.

Ms. Kelley added that the company is a family-owned business that started in the Town of Pendleton in 1998 and they have another location in Ireland. They have considered this expansion at both sites but they have decided to do the project in Pendleton because they have been happy in the area. Most of the employees live in Niagara County. They are looking to expand their machine shop, grow in engineering, and expand their electronic assembly area.

**8.1.1 Preliminary Resolution**

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

***Mr. Fekete made a motion to approve the Preliminary Resolution, Ms. Langdon seconded the motion. The Motion passed.***

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jason Krempa	x			
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 held on June 29, 2026 at 2:00 p.m. at the Town of Pendleton Town Hall.

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

**8.2 Ventry Development and Rentals, Inc.**

Mr. Geartz stated that Ventry Development and Rentals, Inc. is requesting a 15-year PILOT, Sales Tax Abatement, and Mortgage Recording Tax Abatement. Ventry Concrete has been serving the Buffalo and Niagara region for over 40 years. The company seeks to expand its services by providing commercial warehousing 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 is development ready. The company is projecting 61 jobs within the next three years.

Mr. Ventry added the project will be four buildings with storage. There is demand for this project in the area.

**8.2.1 Preliminary Resolution**

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

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
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 held on June 30, 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 Candlelight Curated Inc.**

Mr. Geartz stated that Candlelight Curated Inc. is requesting a 15-year PILOT, Sales Tax Abatement, and Mortgage Recording Tax Abatement. Candlelight Cabinetry, a 36-year-old American manufacturer of custom kitchen cabinetry, abruptly furloughed 175 employees on January 28, 2026, following significant operational disruptions.

A group of local investors have acquired Candlelight Cabinetry's assets and partnered with a Canadian cabinet manufacturer Cuisine Idéale to establish a new U.S.-based entity. 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.

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.

The new company continues to face challenges stemming from outstanding obligations and liabilities associated with the former operations of Candlelight Cabinetry. Unresolved obligations, and 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 this start-up phase.

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. The company plans on creating 80 jobs within the next three years.

Mr. Demako added that they have already started hiring back the key management people. The company has covered past due health care, and employment wages. They have had to repair significant damage to the building. They have had a dozen orders since the announcement of re-opening the company.

Mr. Masse inquired about the past issues from the previous owners, he asked if the new owners are confident things will work this time. Mr. Demarko stated that the new owners are confident this project can succeed with proper management.

**8.3.1 Preliminary Resolution**

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

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

**8.3.2 Authorize Public Hearing**

Mr. Krempa stated that the Public Hearing will be held on July 1, 2026 at 2:00 p.m. at Lockport City Hall.

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

**9.0 Agency Counsel**

Agency Counsel had no updates at this time.

**10.0 Information Items**

Mr. Krempa stated that Bear Ridge Solar, LLC has been tabled for this month. He would like to task the Governance Committee with re-visiting our Green Energy Policy to make sure our policy is in the right position to make informed decisions.

Ms. Klyczek stated that she reached out to Saint-Gobain Ceramics & Plastics Inc. and they informed her the project is on hold due to market conditions and significant infrastructure upgrades that need to take precedence.

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

There were no other matters for the Board 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**

Mr. Fekete made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:23 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 Jun 1, 2026 to Jun 30, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
30687	6/1/26	THE HARTFORD	10001.100	327.64
6/1/26	6/1/26	NEW YORK STATE AND LOCAL	10001.100	1,653.15
30688	6/3/26	Dawn M. Sifers	10001.100	150.00
30689	6/3/26	Jeremy Geartz	10001.100	484.80
30690	6/3/26	M&T Bank	10001.100	1,946.50
30691	6/3/26	National Grid	10001.100	782.94
30692	6/10/26	Cintas Corporation LOC. 067P	10001.100	108.56
30693	6/10/26	County of Niagara	10001.100	246.62
30694	6/10/26	Dawn M. Sifers	10001.100	300.00
30695	6/10/26	Niagara Gazette Lockport Union Sun	10001.100	372.00
6/11/26	6/11/26	PAYCHEX, INC.	10001.100	121.57
6/12/26	6/12/26	NYS DEFERRED COMPENSATION PLAN	10001.100	885.35
30696	6/16/26	360 PSG.com	10001.100	60.00
30697	6/16/26	Amazon Capital Services	10001.100	30.95
30698	6/16/26	County of Niagara	10001.100	375.44
30699	6/16/26	PURCHASE POWER	10001.100	603.75
6/20/26	6/20/26	PAYCHEX, INC.	10001.100	134.00
6/25/26	6/25/26	PAYCHEX, INC.	10001.100	116.59
30700	6/25/26	Charter Communications	10001.100	130.00
30701	6/25/26	Dawn M. Sifers	10001.100	432.00
30702	6/25/26	First Choice Coffee Services	10001.100	127.37
30703	6/25/26	Guardian	10001.100	281.90
30704	6/25/26	Harris Beach Murtha Cullina PLLC	10001.100	9,721.73
30705	6/25/26	Independent Health Association Inc.	10001.100	4,366.89
6/26/26	6/26/26	NYS DEFERRED COMPENSATION PLAN	10001.100	855.35
6/29/26	6/29/26	NEW YORK STATE AND LOCAL	10001.100	1,102.10
<b>Total</b>				<b>25,717.20</b>

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5165	6/3/26	Beau Enterprises, Inc.	10001.600	5,632.00
5166	6/3/26	CIR Electrical Construction Co.	10001.600	950.00
5167	6/3/26	Frontier	10001.600	352.78
5168	6/3/26	National Grid	10001.600	628.93
5169	6/10/26	Modern Disposal Services, Inc.	10001.600	214.50
5170	6/10/26	County of Niagara	10001.600	116.16
5171	6/16/26	County of Niagara	10001.600	312.22
5172	6/25/26	DAVIS-ULMER Sprinkler Co.	10001.600	190.00
<b>Total</b>				<b>8,396.59</b>

**NCIDA - MTF - Operating Fund**  
**Check Register**  
For the Period From Jun 1, 2026 to Jun 30, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3357	6/3/26	Beau Enterprises, Inc.	10001.600	378.00
3358	6/3/26	National Fuel	10001.600	703.63
3359	6/3/26	National Grid	10001.600	825.76
3360	6/10/26	Harris Beach Murtha Cullina PLLC	10001.600	111.72
3361	6/10/26	National Grid	10001.600	146.67
3362	6/16/26	VERIZON	10001.600	139.65
<b>Total</b>				<b><u>2,305.43</u></b>

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1542	6/3/26	Gratwick Pest Control	10000.100	80.00
1543	6/3/26	National Grid	10000.100	335.22
1544	6/16/26	Town of Wheatfield	10000.100	62.90
1545	6/25/26	Gratwick Pest Control	10000.100	80.00
1546	6/30/26	A 24 Hour Door National, Inc.	10000.100	330.00
<b>Total</b>				<b>888.12</b>

**6.2**

**Budget Variance  
Reports**

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**BUDGET VARIANCE REPORT AS OF June 30, 2026**  
**UN-AUDITED STATEMENT FOR INTERNAL MANAGEMENT USE ONLY**

	Current Month Actual	Current Month Budget	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Budget
<b><u>Operating Revenues</u></b>						
Project Administrative Fees	\$ 0.00	\$ 48,830.00	\$ 1,066,110.00	\$ 459,516.00	606,594.00	\$ 589,316.00
Project Application Fees	5,000.00	1,000.00	11,000.00	6,000.00	5,000.00	12,000.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	25,000.02	25,000.02	0.00	50,000.00
Administratve Fees - Other	0.00	0.00	10,277.06	0.00	10,277.06	37,087.00
Interest Earnings	21,739.13	3,678.33	43,846.01	22,069.98	21,776.03	44,140.00
Miscellaneous Income	14,936.53	14,822.92	236,589.20	88,937.52	147,651.68	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
<b>Total Operating Revenues</b>	<b>45,842.33</b>	<b>72,497.92</b>	<b>1,392,822.29</b>	<b>601,523.52</b>	<b>791,298.77</b>	<b>1,210,418.00</b>
<b><u>Operating Expenses</u></b>						
Salaries	35,137.68	34,703.06	218,150.14	225,569.89	(7,419.75)	451,140.00
Benefits	5,495.76	7,619.17	32,250.50	45,715.02	(13,464.52)	91,430.00
Retirement Benefits	5,245.59	5,245.58	31,473.54	31,473.48	0.06	62,947.00
Payroll Taxes	2,734.70	2,598.92	16,877.07	16,911.28	(34.21)	33,759.00
Unemployment Taxes	83.57	0.00	1,847.16	1,638.00	209.16	1,638.00
Consultants	2,500.00	2,500.00	15,000.00	15,000.00	0.00	30,000.00
Executive Director	8,662.40	8,864.17	52,983.25	53,185.02	(201.77)	106,370.00
Legal Services	8,490.81	7,333.33	26,572.56	43,999.98	(17,427.42)	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	49.98	(49.98)	100.00
Marketing	60.00	2,183.33	4,959.50	13,099.98	(8,140.48)	26,200.00
Sponsorships	0.00	83.33	0.00	499.98	(499.98)	1,000.00
Printing	0.00	83.33	605.68	499.98	105.70	1,000.00
Office Supplies	0.00	166.67	625.97	1,000.02	(374.05)	2,000.00
Postage	217.97	141.00	1,892.25	2,319.00	(426.75)	4,454.00
Telephone & Fax	147.60	145.17	802.69	871.02	(68.33)	1,742.00
Internet Service	130.00	227.33	1,107.42	1,363.98	(256.56)	2,728.00
Common Area Charges	908.25	908.25	5,449.50	5,449.50	0.00	10,899.00
Energy	1,603.91	1,504.00	12,483.11	11,179.00	1,304.11	21,220.00
Conference & Travel	0.00	1,250.00	5,291.22	7,500.00	(2,208.78)	15,000.00
Employee Training	0.00	500.00	0.00	3,000.00	(3,000.00)	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	14,125.98	12,294.48	1,831.50	24,589.00
Library & Membership	0.00	325.25	2,301.00	1,951.50	349.50	3,903.00
General Office	796.86	1,154.33	8,571.20	6,925.98	1,645.22	13,852.00
Repairs & Maintenance	894.50	1,155.08	6,367.66	6,930.48	(562.82)	13,861.00
Computer Support	0.00	500.00	0.00	3,000.00	(3,000.00)	6,000.00
Public Hearings	0.00	25.00	0.01	150.00	(149.99)	300.00
Furniture & Equipment Purchase	0.00	166.67	416.91	1,000.02	(583.11)	2,000.00
Other Expense	0.00	83.33	0.00	499.98	(499.98)	1,000.00
<b>Total Operating Expenses</b>	<b>75,463.93</b>	<b>81,523.71</b>	<b>486,154.32</b>	<b>539,077.55</b>	<b>(52,923.23)</b>	<b>1,055,594.00</b>
<b>Net Operating Income/(Loss)</b>	<b>(29,621.60)</b>	<b>(9,025.79)</b>	<b>906,667.97</b>	<b>62,445.97</b>	<b>844,222.00</b>	<b>154,824.00</b>
<b><u>Non-Operating Revenue &amp; Expense</u></b>						
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
<b>Net Non-Operating Income/(Loss)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Net Income/(Loss)</b>	<b>(\$ 29,621.60)</b>	<b>(\$ 9,025.79)</b>	<b>\$ 906,667.97</b>	<b>\$ 62,445.97</b>	<b>844,222.00</b>	<b>\$ 154,824.00</b>

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

Balance Sheet

June 30, 2026

**ASSETS**

<b>Current Assets</b>		
Cash - Checking	\$ 673,080.21	
Petty Cash	300.00	
Certificates of Deposit	2,713,291.20	
Mmkt Acct. - M&T Bank	251,327.06	
Cash - First Response	66,822.63	
Cash - City of N.F.	2,678.42	
Cataract Tourism C/D	1,007,922.22	
Mmkt Acct. - Cataract Tourism	226,366.50	
Accts Rec - Public Hearings	4,846.31	
Accounts rec. - Fees/Var.	350,000.00	
Accounts Rec. EDA - RLF	389,166.61	
Due To/From Micro RLF	14,483.01	
Due To/From VIP - MTF	316,224.76	
Due From NCDC CDBG/HUD	14,166.78	
Due To/Due From NADC	500.56	
Due To/From MTF Operating	141,670.32	
Prepaid Insurance	<u>16,799.03</u>	
<b>Total Current Assets</b>		<b>6,189,645.62</b>
<b>Other Assets</b>		
Deferred Outflows	179,158.00	
Investment in NIIA	<u>342,500.00</u>	
<b>Total Other Assets</b>		<b>521,658.00</b>
<b>Fixed Assets</b>		
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>	
<b>Total Fixed Assets</b>		<b>17,506.43</b>
<b>Total Assets</b>		<b><u>\$ 6,728,810.05</u></b>

**LIABILITIES AND NET ASSETS**

<b>Current Liabilities</b>		
Accrued Retirement	\$ 31,473.54	
Deferred Rev. - NEDF	24,999.98	
Deferred Rev. - First Repsonse	66,822.63	
Def. Rev. - City of N.F.	1,236,967.14	
Accounts Payable	<u>66,528.68</u>	
<b>Total Current Liabilities</b>		<b>1,426,791.97</b>
<b>Long-Term Liabilities</b>		
Pension Liability	159,094.00	
Deferred Inflows of Resources	<u>5,836.00</u>	
<b>Total Long-Term Liabilities</b>		<b><u>164,930.00</u></b>
<b>Total Liabilities</b>		<b>1,591,721.97</b>
<b>Net Assets</b>		
Fund Balance - Operating Fund	4,230,420.11	
Net Income	<u>906,667.97</u>	
<b>Total Net Assets</b>		<b><u>5,137,088.08</u></b>
<b>Total Liabilities &amp; Net Assets</b>		<b><u>\$ 6,728,810.05</u></b>

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

Vendor ID Vendor	Invoice #	Amount Due
ama	1DTV-Q9KR-N7TQ	17.58
Amazon Capital Services	1RNT-WNLG-96T4	117.60
NATGRID	39004 6/26	953.91
National Grid		
NCDED	1/1/26-6/30/26	52,983.25
Niag Cnty Dept of Economic Development		
NIAGLOCKPORT	364122	274.80
Niagara Gazette Lokcport Union S	364123	137.60
	364124	267.60
ProJan	2846	823.00
Professional Janitorial Services		
Report Total		<u>55,575.34</u>

**Adjusting Journal Entries**

Estimated Jun 2026 Legal Fees	7,333.34
Estimated May-Jun 2026 Copier usage	380.00
Estimated Apr-Jun 2026 Telephone	90.00
Estimated Jun 2026 Niagara County Electric	500.00
Estimated Jun 2026 Niagara County Gas	150.00
Estimated Apr 2026 Consulting	2,500.00
	<u><u>66,528.68</u></u>

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

7/1/2026

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

<b>Closed 2026</b>	<b>Project Type</b>	<b>Total Project Amount</b>	<b>IDA Project Amount</b>	<b>Admin. Fees</b>	<b>Application Fees</b>	<b>Amount Received to Date</b>	<b>Date Received</b>	<b>Balance Due</b>	<b>Date Closed</b>
Amazon.com Services LLC	L/L Back			357,500		357,500	1/12/26	-	
Precision Industrial, LLC	L/L Back	1,277,000	1,265,000	7,500	1,000	8,500	2/25/26	-	2/9/26
235 River Road LLC	L/L Back	36,665,978	28,426,762	250,000	1,000	101,000	4/16/26	150,000	4/8/26
Hotel Niagara Development, LLC	L/L Back	43,959,500	41,709,500	200,000	1,000	1,000	7/5/24	200,000	4/16/26
Live-USA Incorporated	L/L Back	16,000,000	10,500,000	92,000		92,000	4/20/26	-	
6292 Walmore LLC(Voss Manufacturing, Inc.)	L/L Back	4,731,000	2,700,000	27,000	1,000	28,000	4/16/26	-	4/8/26
140 Van Buren, LLC (fka Allegheny Manufact	L/L Back	1,336,000	416,000	13,360	1,000	14,360	4/20/26	-	4/15/26
Woodstream Landing LLC	L/L Back	14,295,000	13,795,000	118,750	1,000	119,750	5/26/26	-	5/15/26
Saint-Gobain Ceramics & Plastics Inc.	No assistance provided.								
National Vacuum Environmental Services Corp	No assistance provided.				1,000	1,000	1/2/26	-	

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)

<b>Projected 2026</b>	<b>Project Type</b>	<b>Total Project Amount</b>	<b>IDA Project Amount</b>	<b>Anticipated Fees</b>	<b>Application Fee</b>	<b>Amount Received to Date</b>	<b>Date Received</b>	<b>Anticipated Balance Due</b>	<b>Inducement Expiration</b>
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
Somerset Solar, LLC		276,621,091			1,000	1,000	2/25/26	-	3/31/27
Bridge Street Landing, LLC	L/L Back	24,174,700	17,921,000		1,000	1,000	5/8/26	-	6/30/27
Macerich Niagara, LLC	STA				1,000	1,000	6/10/26	-	6/30/27
Fashion Outlets II LLC	STA				1,000	1,000	6/10/26	-	6/30/27
Bear Ridge Solar, LLC	STA	220,624,371			1,000	1,000	5/8/26	-	
Ventry Development and Rentals Inc.	L/L Back	2,560,000	2,400,000		1,000	1,000	5/29/26	-	
T&J Cauty LLC	L/L Back	8,220,000	7,800,000		1,000	1,000	6/9/26	-	
Candlelight Curated Inc.	L/L Back	4,250,000	2,600,000		1,000			1,000	
* Hellner Development Company LLC	L/L Back	2,142,000			1,000	1,000	6/22/26	-	
* Peter Certo Corporation	L/L Back	7,131,688			1,000	1,000	6/22/26	-	

TOTAL

261,371    14,000    13,000

262,371    0

TOTAL - Projected Income 2026

1,327,481    14,000    13,000

262,371    1,066,110

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

0    0    0

0    0

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

**Cataract Tourism Fund  
Grant Program**

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

<b>Cash on hand as of 6/30/2026</b>	<b>1,236,967.14</b>
<b>Less: Outstanding Awards</b>	<b>(696,417.00)</b>
<b>Available for awarding grants</b>	<b>540,550.14</b>

<b>Grant Fund Balance</b>	-
<b>Grant Funding from NYS 11/22/2016</b>	1,600,000.00
<b>Grant Funding from NYS 10/16/2017</b>	1,440,000.00
<b>Grant Funding from NYS 10/12/2018</b>	1,600,000.00
<b>Bank Interest</b>	308,710.74
<b>Bank Fees</b>	(43.26)
<b>Grant Disbursements</b>	(3,711,700.34)
<b>Grant Fund Balance</b>	<b>1,236,967.14</b>

**7.1**

**T & J Canty, LLC**

## PROJECT SUMMARY

### T & J Canty, LLC



<b>Applicant:</b>	u' K# LLC	
<b>Project Location:</b>	6100 Donner Road, Lockport NY 14094	
<b>Assistance:</b>	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<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 &amp; 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>	
<b>Project Costs:</b>	Construction/Improvements	\$ 5,000,000
	Furniture, Fixtures & Equipment	\$ 2,800,000
	Soft costs	\$ 420,000
	Other	\$ _____
	<b>TOTAL</b>	<b>\$ 8,220,000</b>
<b>Employment:</b>	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	
<b>Evaluative Criteria:</b>	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 Cauty, LLC  
 Project Location: 6100 Donner Road, Lockport NY 14094



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

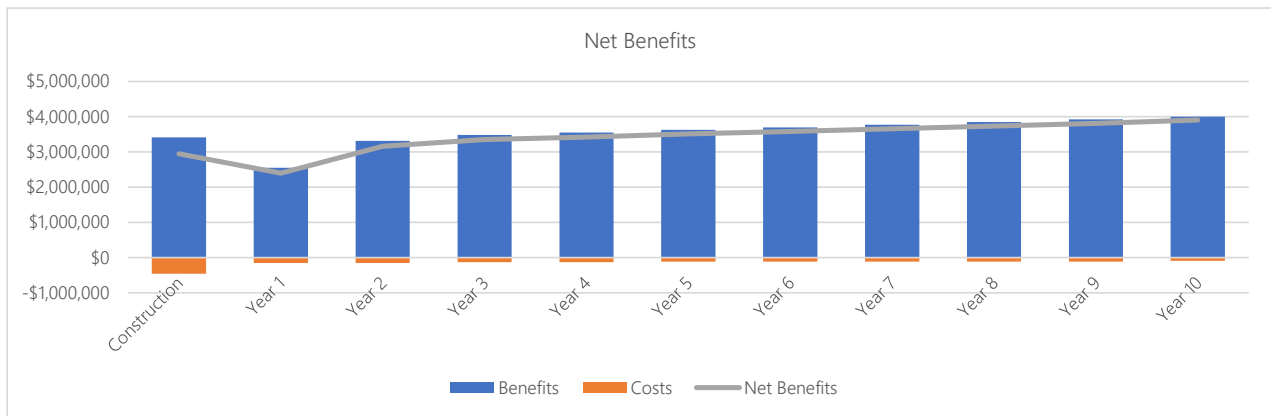
Project Total Investment  
 \$8,220,000

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

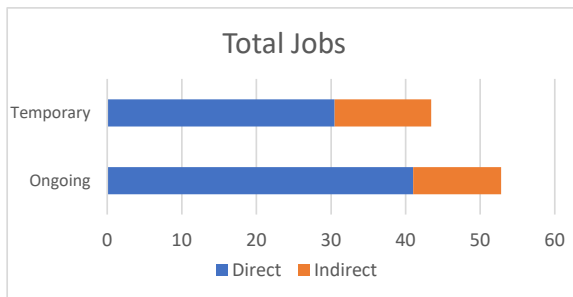
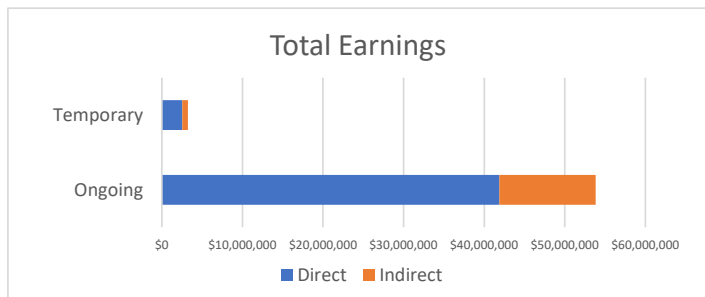


Figure 3



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

# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,708,947	\$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
<b>Total Costs</b>	<b>\$2,170,447</b>	<b>\$1,945,584</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$57,892,395</b>	<b>\$49,592,884</b>
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
<b>State Benefits</b>	<b>\$2,966,725</b>	<b>\$2,542,229</b>
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
<b>Total Benefits to State &amp; Region</b>	<b>\$60,859,120</b>	<b>\$52,135,112</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$49,592,884	\$1,708,584	29:1
State	\$2,542,229	\$237,000	11:1
<b>Grand Total</b>	<b>\$52,135,112</b>	<b>\$1,945,584</b>	<b>27:1</b>

\*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

**T & J Canty LLC**

**PUBLIC HEARING SCRIPT**

Public Hearing to be held at the

Town of Pendleton Town Hall

June 29, 2026 at 2:00 p.m.

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

*Hearing Officer:* Welcome. This public hearing is now open; it is Monday, June 29, 2026 at 2:00p.m. My name is Jeremy Geartz, I am the Director of Business Development & Retention at the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.niagaracountybusiness.com](http://www.niagaracountybusiness.com).

**Notification: Notice of Public Hearing.**

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

*Notice of this hearing appeared in The Niagara Gazette and Lockport Sun & Journal on June 18, 2026.*

**Purpose: Purpose of Hearing.**

*Hearing Officer:* We are here to hold the public hearing on T & J Canty, 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 T & J Canty, LLC. The project application and project summary are posted in the Agency's website at [niagaracountybusiness.com](http://niagaracountybusiness.com) and I have copies with me today.

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

*Hearing Officer:*        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.

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 a 30 to 40,000 square foot expansion, 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.

**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 July 2, 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 2:05 p.m. Thank you.

**SIGN IN SHEET  
PUBLIC HEARING**

regarding:

**T & J Canty LLC /or Individual(s) or Affiliate(s), Subsidiary(ies),  
or Entity(ies) formed or to be formed on its behalf**

June 29, 2026 – 2:00 p.m.  
Town of Pendleton Town Hall

Name	Company and/or Address	X box to speak/ comment
Meredith McDonald	J.M. Canty, Inc.	

**7.2**

**Ventry Development  
and Rentals, Inc.**

## PROJECT SUMMARY

### Ventry Development and Rentals, Inc.



<b>Applicant:</b>	<b>Ventry Development and Rentals, Inc.</b>	
<b>Project Location:</b>	201 Rainbow Boulevard, Niagara Falls, NY 14303	
<b>Assistance:</b>	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	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.	
<b>Project Costs:</b>	Construction/Improvements	\$ 1,800,000
	Furniture, Fixtures & Equipment	\$ 600,000
	Soft costs	\$ 60,000
	Other	\$ 100,000
	<b>TOTAL</b>	<b>\$ 2,560,000</b>
<b>Employment:</b>	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	
<b>Evaluative Criteria:</b>	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

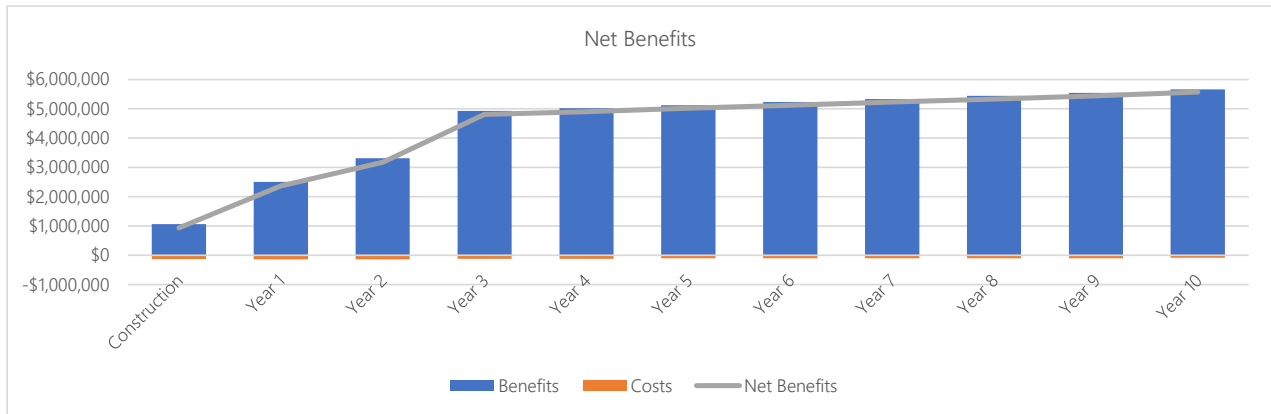
Project Total Investment  
 \$2,560,000

	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)		
	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

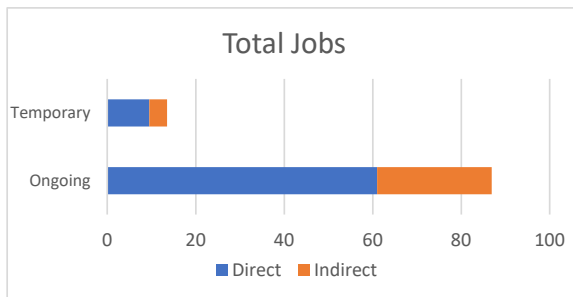
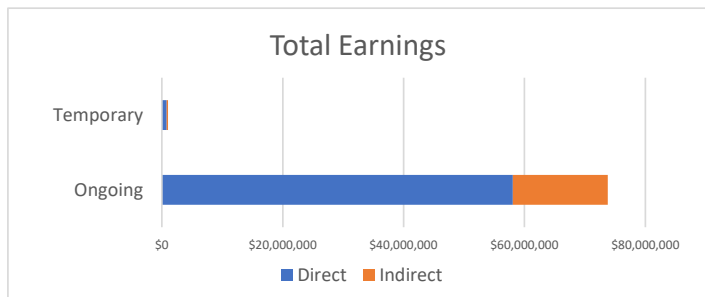


Figure 3



# 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
<b>Total Costs</b>	<b>\$1,686,315</b>	<b>\$1,481,207</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$75,896,948</b>	<b>\$64,244,231</b>
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
<b>State Benefits</b>	<b>\$3,888,334</b>	<b>\$3,291,839</b>
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
<b>Total Benefits to State &amp; Region</b>	<b>\$79,785,282</b>	<b>\$67,536,070</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$64,244,231	\$1,416,207	45:1
State	\$3,291,839	\$65,000	51:1
<b>Grand Total</b>	<b>\$67,536,070</b>	<b>\$1,481,207</b>	<b>46:1</b>

\*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

**Ventry Development and Rentals, Inc.**

PUBLIC HEARING SCRIPT

Public Hearing to be held at the

Town of Niagara Town Hall

June 30, 2026 at 2:00

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

*Hearing Officer:* Welcome. This public hearing is now open; it is Tuesday, June 30, 2026 at 2:00 p.m. My name is Jeremy Geartz, I am the Director of Business Development & Retention at the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.niagaracountybusiness.com](http://www.niagaracountybusiness.com).

**Notification:** **Notice of Public Hearing.**

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

*Notice of this hearing appeared in The Niagara Gazette on June 18, 2026.*

**Purpose:** **Purpose of Hearing.**

*Hearing Officer:* We are here to hold the public hearing on Ventry Development and Rentals, Inc. and/or individual(s) or Affiliate(s), subsidiary(ies), or entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project.

The purpose of this hearing is to solicit comments, both written and oral, for the Ventry Development and Rentals. The project application and project summary are posted in the Agency's website at [niagaracountybusiness.com](http://niagaracountybusiness.com) and I have copies with me today.

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

*Hearing Officer:* Ventry Concrete has been serving the Buffalo – Niagara region for over 40 years. Now, the company seeks to expand its services by providing commercial warehousing 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.

**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 July 2, 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 2:02 p.m. Thank you.

**SIGN IN SHEET  
PUBLIC HEARING**

regarding:

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

June 30, 2026, 2:00 p.m.  
Town of Niagara Town Hall

Name	Company and/or Address	X box to speak/ comment
Alissa Piresare-orn	NC Real Property	

**7.3**

**Candlelight  
Curated Inc.**

**PROJECT SUMMARY**  
**Candlelight Curated Inc.**



<b>Applicant:</b>	<b>Candlelight Curated Inc.</b>	
<b>Project Location:</b>	24 Michigan Street, Lockport, NY 14094	
<b>Assistance:</b>	15 Year PILOT, Sales Tax Abatement, Mortgage Recording Tax Abatement	
<b>Description:</b>	<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 faces 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>	
<b>Project Costs:</b>	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other <b>TOTAL</b>	\$ 750,000 \$ 1,850,000 \$ 100,000 \$ 200,000 <hr/> <b>\$ 4,250,000</b>
<b>Employment:</b>	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	
<b>Evaluative Criteria:</b>	Development supports or aligns with regional or local development plans. Regional Wealth Creation, Job creation,	

# 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

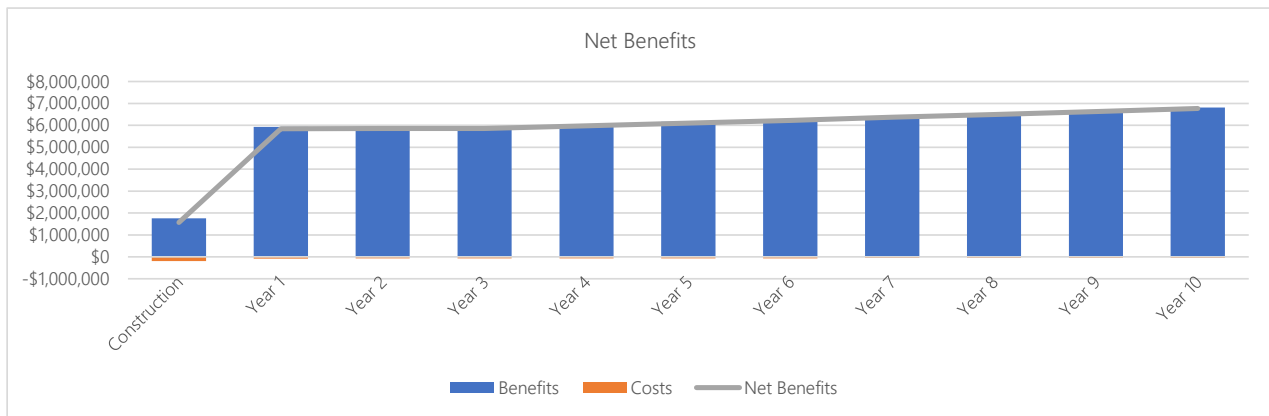
Project Total Investment  
 \$4,250,000

	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

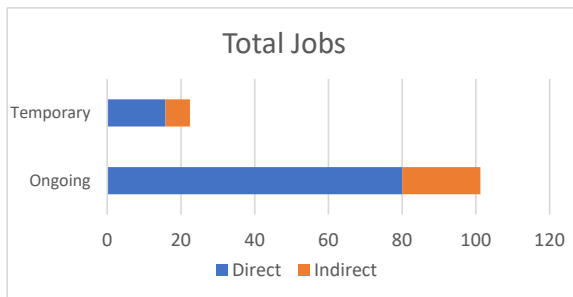
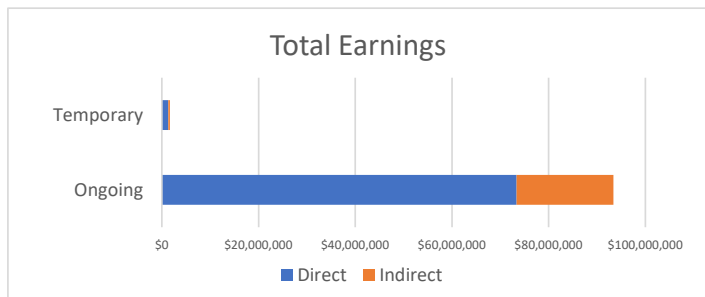


Figure 3



# 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
<b>Total Costs</b>	<b>\$1,002,537</b>	<b>\$904,966</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$96,020,230</b>	<b>\$81,929,055</b>
<b>To Private Individuals</b>	<b>\$95,042,947</b>	<b>\$81,111,683</b>
Temporary Payroll	\$1,665,170	\$1,665,170
Ongoing Payroll	\$93,377,777	\$79,446,514
Other Payments to Private Individuals	\$0	\$0
<b>To the Public</b>	<b>\$977,283</b>	<b>\$817,371</b>
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
<b>State Benefits</b>	<b>\$4,942,233</b>	<b>\$4,217,808</b>
<b>To the Public</b>	<b>\$4,942,233</b>	<b>\$4,217,808</b>
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
<b>Total Benefits to State &amp; Region</b>	<b>\$100,962,463</b>	<b>\$86,146,862</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$81,929,055	\$804,716	102:1
State	\$4,217,808	\$100,250	42:1
<b>Grand Total</b>	<b>\$86,146,862</b>	<b>\$904,966</b>	<b>95:1</b>

\*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)

### Additional Comments from IDA

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

**Candlelight Curated Inc.**

**PUBLIC HEARING SCRIPT**

Public Hearing to be held at Lockport City Hall

July 1, 2026 at 2:00 p.m.

One Locks Plaza, Lockport, NY 14094

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

*Hearing Officer:* Welcome. This public hearing is now open; it is Wednesday, July 1, 2026 at 2:00 p.m. My name is Jeremy Geartz, I am the Director of Business Development and Retention at the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.niagaracountybusiness.com](http://www.niagaracountybusiness.com).

**Notification: Notice of Public Hearing.**

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

*Notice of this hearing appeared in The Niagara Gazette on June 18, 2026.*

**Purpose: Purpose of Hearing.**

*Hearing Officer:* We are here to hold the public hearing on Candlelight Curated Inc. and/or individual(s) or Affiliate(s), subsidiary(ies), or entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project.

The purpose of this hearing is to solicit comments, both written and oral, for the Candlelight Curated Inc. The project application and project summary are posted in the Agency's website at [niagaracountybusiness.com](http://niagaracountybusiness.com) and I have copies with me today.

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

*Hearing Officer:* Candlelight Cabinetry, a 36-year-old American manufacturer of custom kitchen cabinetry, abruptly furloughed 175 employees on January 28, 2026, following significant operational disruptions.

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.

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.

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.

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.

**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 July 2, 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 2:05 p.m. Thank you.

**SIGN IN SHEET  
PUBLIC HEARING**

regarding:

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

July 1, 2026 at 2:00 p.m..  
Lockport City Hall

Name	Company and/or Address	X box to speak/ comment
Tracy Funch	NC. RPTS.	
Alissa Orr	NC RPTS	

**8.1**

**3425 Hyde Park  
Boulevard, LLC**

**PROJECT SUMMARY**  
**3425 Hyde Park Boulevard, LLC**



<b>Applicant:</b>	<b>3425 Hyde Park Boulevard, LLC</b>	
<b>Project Location:</b>	3425 Hyde Park Blvd, Niagara Falls NY 14305	
<b>Assistance:</b>	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>Hellner Development Co. is a full service real estate development and management company, with experience in developing and managing commercial real estate. Hellner Development owns and manages multiple properties across Western New York, with a specialty in revitalizing distressed and historic properties. They have done previous industrial work such as Middleport Cold Storage, and the Niagara Fresh Fruit Company in Lockport, NY.</p> <p>The company plans to restore the 114,000 square foot Kanthal Global site to productive use as warehousing, as well as an industrial manufacturing facility for commercial tenants. The project would include building stabilization, utility upgrades and renovations.</p>	
<b>Project Costs:</b>	Acquisition	\$ 100,000
	Construction/Improvements	\$ 1,882,000
	Soft costs	\$ 160,000
	<b>TOTAL</b>	<b>\$ 2,142,000</b>
<b>Employment:</b>	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 10 Estimated Annual Payroll for New Jobs: \$500,000 Skills: Management, Professional, Administrative, Production	
<b>Evaluative Criteria:</b>	Regional Wealth Creation, Supports Local Business or Cluster, In region Purchase, Revitalization of vacant industrial facility	

# Niagara County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: June 29, 2026  
 Project Title: 3425 Hyde Park Boulevard, LLC  
 Project Location: 3425 Hyde Park Boulevard, Niagara Falls NY 14304



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

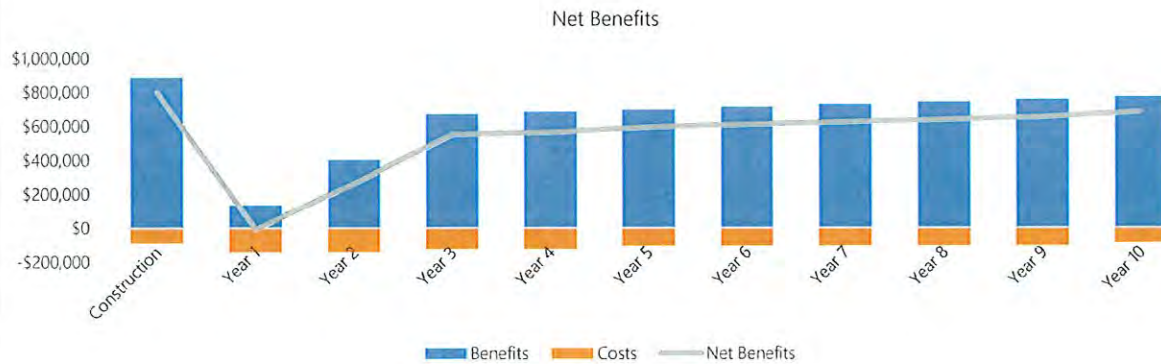
**Project Total Investment**  
 \$2,142,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		8	3	11
Earnings		\$660,383	\$178,862	\$839,246
Local Spend		\$1,713,600	\$615,733	\$2,329,333

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		10	4	14
Earnings		\$7,740,166	\$2,096,394	\$9,836,560

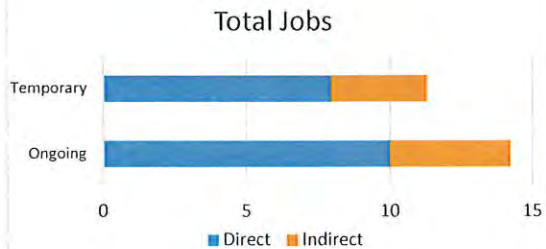
Figure 1



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	\$1,564,719	\$1,358,834
Sales Tax Exemption	\$75,280	\$75,280
Local Sales Tax Exemption	\$37,640	\$37,640
State Sales Tax Exemption	\$37,640	\$37,640
Mortgage Recording Tax Exemption	\$10,046	\$10,046
Local Mortgage Recording Tax Exemption	\$3,349	\$3,349
State Mortgage Recording Tax Exemption	\$6,697	\$6,697
<b>Total Costs</b>	<b>\$1,650,045</b>	<b>\$1,444,160</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$9,864,924</b>	<b>\$8,413,083</b>
To Private Individuals	<b>\$10,675,805</b>	<b>\$9,114,341</b>
Temporary Payroll	\$839,246	\$839,246
Ongoing Payroll	\$9,836,560	\$8,275,095
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>(\$810,881)</b>	<b>(\$701,258)</b>
Increase in Property Tax Revenue	(\$885,612)	(\$765,058)
Temporary Jobs - Sales Tax Revenue	\$5,875	\$5,875
Ongoing Jobs - Sales Tax Revenue	\$68,856	\$57,926
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$555,142</b>	<b>\$473,946</b>
To the Public	<b>\$555,142</b>	<b>\$473,946</b>
Temporary Income Tax Revenue	\$37,766	\$37,766
Ongoing Income Tax Revenue	\$442,645	\$372,379
Temporary Jobs - Sales Tax Revenue	\$5,875	\$5,875
Ongoing Jobs - Sales Tax Revenue	\$68,856	\$57,926
<b>Total Benefits to State &amp; Region</b>	<b>\$10,420,066</b>	<b>\$8,887,029</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$8,413,083	\$1,399,823	6:1
State	\$473,946	\$44,337	11:1
<b>Grand Total</b>	<b>\$8,887,029</b>	<b>\$1,444,160</b>	<b>6:1</b>

\*Discounted at 2%

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

### Additional Revenues:

County	\$240,323
City/Town/Village	\$84,406
School District	\$718,417

\*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) **\$941,000**

### 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

3425 Hyde Park Boulevard, LLC

---

(Applicant Name)

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

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

<http://niagaracountybusiness.com>

**Please note the following Application conditions:**

1. One (1) original signed copy of the Application for Assistance along with a signed Environmental Assessment form is to be submitted to the Niagara County Industrial Development Agency ("Agency").
2. A **\$1,000.00 non-refundable application fee** payable to the Niagara County Industrial Development Agency **MUST** accompany the Application submission.
3. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.
4. At the time of the Project closing, the project Applicant is required to pay certain costs associated with the Project, including payment of an Agency Fee in the amount of 1% of the total value of the project, and payment of Agency Counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant.

**IMPORTANT NOTE:** In the event of a project termination or withdrawal, the Applicant will still be responsible for payment of the Agency Counsel fees mentioned above.

*The Niagara County Industrial Development Agency does not discriminate on the basis of race, color, religion, sex, sexual orientation, marital status, age, national origin, disability or status as a disabled or Vietnam Veteran or any other characteristic protected by law.*

6311 Inducon Corporate Drive, Suite One ■ Sanborn, NY 14132-9099 ■ 716-278-8760  
Fax 716-278-8769 ■ [www.niagaracountybusiness.com](http://www.niagaracountybusiness.com)

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

### I. APPLICANT INFORMATION

Company Name: 3425 Hyde Park Boulevard, LLC

Mailing Address: 10 Kelly Ave

City/Town/Village & Zip code: Middleport NY 14105

Phone: (M) 716-940-7653 , (O) 716-616-9546

Website: \_\_\_\_\_

Fed Id. No.: 33-2980424

Contact Person and Title: Rollin Hellner, President

Email: rhellner@hellnerdevelopment.com

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

Rollin Hellner, 100%

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

#### Form of Entity

**Corporation**

Date of Incorporation: \_\_\_\_\_

State of Incorporation: \_\_\_\_\_

**Partnership**

General \_\_\_\_\_ or Limited \_\_\_\_\_

Number of general partners \_\_\_\_\_

If applicable, number of limited partners \_\_\_\_\_

Date of formation \_\_\_\_\_

Jurisdiction of Formation \_\_\_\_\_

**Limited Liability Company/Partnership** (number of members <sup>1</sup> \_\_\_\_\_ )

Date of organization: 1/21/2025

State of Organization: NY

**Sole Proprietorship**

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

\_\_\_\_\_

**Applicant's Counsel**

Company Name: Roach, Lennn & Brown, PLLC

Contact Person, and Title: Chris Brown

Mailing Address: 535 Washington Street, Suite 1000

City/Town/Village & Zip code: Buffalo, NY 14203

Email: \_\_\_\_\_

Phone: (716) 235-3025

Fax No.: \_\_\_\_\_

**II. PROJECT INFORMATION**

A) Project Address: 3425 Hyde Park Blvd, Niagara Falls, NY 14305

Tax Map Number (SBL) 130.19-2-1  
(Section/Block/Lot)

SWIS Number 293000

Located in City of \_\_\_\_\_

Located in Town of Niagara

Located in Village of \_\_\_\_\_

School District of Niagara Wheatfield

B) Current Assessment of Property:

Land \$145,000

Total \$1,700,000

C) Present legal owner of the site 3425 Hyde Park Boulevard, LLC

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

\_\_\_\_\_

D) Describe the project:

Rehabilitation and redevelopment of an approximately 114,000 square foot

vacant industrial facility. This project includes building stabilization, utility

upgrades, site improvements, tenant fix-up, and related renovations

to return property to productive use.

1. Project site (land)

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

7 acres

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

Vacant, industrial facility

2. Indicate number, size (in square feet) and approximate age of existing buildings on site  
114,000 sf, 82 years old  
\_\_\_\_\_
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, rehabilitation of existing building, including service and site upgrades  
\_\_\_\_\_
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.  
~~114,000 sf available to lease to commercial and industrial tenants. None specified yet.~~  
\_\_\_\_\_
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.  
Electrical infrastructure, utility equipment, security systems, lighting and related  
\_\_\_\_\_ building systems.  
\_\_\_\_\_
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.

Applicant is pursuing environmental review, and Brownfield redevelopment opportunities

- 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>Rollin Hellner</u>	Name/Title: _____
Address: <u>10 Kelly Avenue</u>	Address: _____
<u>Middleport, NY 14105</u>	_____
Phone: <u>(716) 940-7653</u>	Phone: _____
Email: <u>rhellner@hellnerdevelopment.com</u>	Email: _____

III. SOURCES & USES OF FUNDS

- A) Estimated Project Costs:

Property Acquisition	\$	100,000
Construction (Improvements)	\$	1,882,000
Equipment Purchases/Fixtures/Furnishings	\$	0
Soft costs (i.e. engineering, architectural)	\$	160,000
Other (describe)	\$	0
TOTAL USES OF FUNDS	\$	2,142,000

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

Bank Financing	\$	1,339,400
Equity	\$	552,600
Grants/Tax Credits	Pending \$	0
Taxable or Tax Exempt Bond	\$	0
Other	NCIDA / NEDF Loan \$	250,000
TOTAL SOURCES OF FUNDS	\$	2,142,000

- C) Identify each state and federal grant/credit:

Brownfield Assistance (pending)	\$	
	\$	
	\$	
	\$	
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: \$ 75,280

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 0

Estimated duration of Sales Tax exemption: 2 years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 10,046

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:

Due to substantial rehab costs associated with redeveloping a long vacant industrial facility, financial assistance from NCIDA is an important factor in the feasibility of the project. The requested incentives will assist with building improvements, tenant attraction, job creation, and returning a vacant industrial property to productive use.

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			10	\$ 50,000
Part time		\$ 0		
TOTAL FTEs		\$ 0		

Annual Salary Range of Jobs to be Created: \$ 40,000 to \$ 80,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Industrial manufacturing, warehousing, administrative, management, maintenance

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.

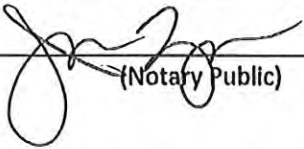
STATE OF NEW YORK )  
COUNTY OF ) ss.:

Robin Hellner, being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of 3425 Hyde Park Boulevard LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
\_\_\_\_\_  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 9 day of JUNE, 2020

  
\_\_\_\_\_  
(Notary Public)

Joseph M Zeff  
Notary Public, State of New York  
Reg. No. 01ZE0043665  
Qualified in Niagara County  
Commission Expires November 05, 2021


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

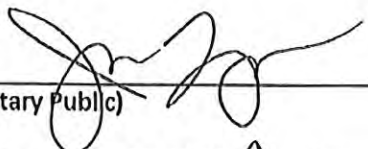
Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

**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: Rollin Hellner  
Name: Rollin Hellner  
Title: President

  
\_\_\_\_\_  
(Notary Public)  
Sworn to before me this 9 day  
of June, 2020

Joseph M Zelliff  
Notary Public, State of New York  
Reg. No. 01ZE0043565  
Qualified in Niagara County  
Commission Expires November 05, 2020  
[stamp]

**Real Property Tax Benefits (Detailed):**

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

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$1,882,000	\$2,650,000	15.114633	5.308567	45.183483

\*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%	\$ 8,011	\$ 2,814	\$ 23,947	\$ 34,772	\$ 173,858	\$ 139,086
2	20%	\$ 8,011	\$ 2,814	\$ 23,947	\$ 34,772	\$ 173,858	\$ 139,086
3	30%	\$ 12,016	\$ 4,220	\$ 35,921	\$ 52,157	\$ 173,858	\$ 121,700
4	30%	\$ 12,016	\$ 4,220	\$ 35,921	\$ 52,157	\$ 173,858	\$ 121,700
5	40%	\$ 16,022	\$ 5,627	\$ 47,894	\$ 69,543	\$ 173,858	\$ 104,315
6	40%	\$ 16,022	\$ 5,627	\$ 47,894	\$ 69,543	\$ 173,858	\$ 104,315
7	40%	\$ 16,022	\$ 5,627	\$ 47,894	\$ 69,543	\$ 173,858	\$ 104,315
8	40%	\$ 16,022	\$ 5,627	\$ 47,894	\$ 69,543	\$ 173,858	\$ 104,315
9	40%	\$ 16,022	\$ 5,627	\$ 47,894	\$ 69,543	\$ 173,858	\$ 104,315
10	50%	\$ 20,027	\$ 7,034	\$ 59,868	\$ 86,929	\$ 173,858	\$ 86,929
11	50%	\$ 20,027	\$ 7,034	\$ 59,868	\$ 86,929	\$ 173,858	\$ 86,929
12	50%	\$ 20,027	\$ 7,034	\$ 59,868	\$ 86,929	\$ 173,858	\$ 86,929
13	50%	\$ 20,027	\$ 7,034	\$ 59,868	\$ 86,929	\$ 173,858	\$ 86,929
14	50%	\$ 20,027	\$ 7,034	\$ 59,868	\$ 86,929	\$ 173,858	\$ 86,929
15	50%	\$ 20,027	\$ 7,034	\$ 59,868	\$ 86,929	\$ 173,858	\$ 86,929
<b>TOTAL</b>		<b>\$ 240,323</b>	<b>\$ 84,406</b>	<b>\$ 718,417</b>	<b>\$ 1,043,146</b>	<b>\$ 2,607,866</b>	<b>\$ 1,564,719</b>

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

NEW YORK STATE DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE  
FILING RECEIPT

ENTITY NAME : 3425 HYDE PARK BOULEVARD LLC  
DOCUMENT TYPE : ARTICLES OF ORGANIZATION  
ENTITY TYPE : DOMESTIC LIMITED LIABILITY COMPANY

DOS ID : 7513298  
FILE DATE : 01/17/2025  
FILE NUMBER : 250121001375  
TRANSACTION NUMBER : 202501170001799-4083999  
EXISTENCE DATE : 01/17/2025  
DURATION/DISSOLUTION : PERPETUAL  
COUNTY : NIAGARA



SERVICE OF PROCESS ADDRESS : C/O ROLLIN B. HELLNER  
10 KELLY AVENUE,  
MIDDLEPORT, NY, 14105, USA

ELECTRONIC SERVICE OF PROCESS  
EMAIL ADDRESS : N/A

FILER : DENNIS J. SPELLER, P.C.  
6161 TRANSIT ROAD, SUITE 2A  
EAST AMHERST, NY, 14051, USA  
SERVICE COMPANY : UNITED CORPORATE SERVICES, INC.  
SERVICE COMPANY ACCOUNT : 37  
CUSTOMER REFERENCE : 3425H38312

You may verify this document online at : <http://ecorp.dos.ny.gov>  
AUTHENTICATION NUMBER : 100007318911

TOTAL FEES:	\$235.00	TOTAL PAYMENTS RECEIVED:	\$235.00
FILING FEE:	\$200.00	CASH:	\$0.00
CERTIFICATE OF STATUS:	\$0.00	CHECK/MONEY ORDER:	\$0.00
CERTIFIED COPY:	\$10.00	CREDIT CARD:	\$0.00
COPY REQUEST:	\$0.00	DRAWDOWN ACCOUNT:	\$235.00
EXPEDITED HANDLING:	\$25.00	REFUND DUE:	\$0.00

STATE OF NEW YORK  
DEPARTMENT OF STATE

I hereby certify that the annexed copy for 3425 HYDE PARK BOULEVARD LLC, File Number 250121001375 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the  
Department of State, at the City of Albany,  
on January 21, 2025.

WALTER T. MOSLEY  
Secretary of State

*Brendan C. Hughes*

BRENDAN C. HUGHES  
Executive Deputy Secretary of State



Authentication Number: 100007318909 To Verify the authenticity of this document you may access the  
Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Former Carborundum Facility redevelopment			
Project Location (describe, and attach a location map): 3425 Hyde Park Blvd, Niagara Falls NY 14305			
Brief Description of Proposed Action: Acquisition, environmental remediation, renovation and redevelopment of a vacant industrial facility for industrial / commercial tenant occupancy and job creation.			
Name of Applicant or Sponsor: 3425 Hyde Park Boulevard, LLC		Telephone: 716-940-7653 E-Mail: rhellner@hellnerdevelopment.com	
Address: 10 Kelly Avenue			
City/PO: Middleport		State: NY	Zip Code: 14105
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"/>
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: NCIDA PILOT, Brownfields, NCIDA / NEDF Loan			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 7 acres			
b. Total acreage to be physically disturbed? _____ 0 to 1 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 7 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" 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			



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: <u>Former industrial manufacturing facility. Environmental investigation and remediation activities have occurred and/or are planned in conjunction with redevelopment efforts.</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Rollin Hallow, President</u>	Date: <u>6/8/26</u>	
Signature: _____		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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>W.C. IDA</u>	<u>7/1/20</u>
Name of Lead Agency	Date
<u>Andrea Kuyezek</u>	<u>Executive Director</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Christine [Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**8.2**

**Peter Certo  
Corporation**

**PROJECT SUMMARY**  
**Peter Certo Corporation**



<b>Applicant:</b>	<b>Peter Certo Corporation</b>	
<b>Project Location:</b>	5700 & 5710 Porter Road, Niagara Falls, NY 14304	
<b>Assistance:</b>	10 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>The developers currently own two adjacent single-family properties located at 5700 and 5710 Porter Road. The proposed redevelopment project will demolish the existing structures and consolidate the individual lots into a single parcel. In their place, the development will introduce two multifamily buildings, each approximately 14,000 square feet.</p> <p>The completed project will deliver 22 high-quality, market-rate apartments to the regional inventory. Each of the two buildings will house 11 units, with all apartments designed under a uniform two-bedroom, 1.5-bathroom configuration.</p> <p>By delivering 22 market-rate units, this development directly addresses the critical, ongoing demand for housing in New York State. Furthermore, the project aligns with state-level economic development priorities, specifically supporting the Governor’s Housing Compact initiative to construct 800,000 new homes across NYS over the next decade.</p>	
<b>Project Costs:</b>	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other <b>TOTAL</b>	\$ 5,448,550 \$ 280,000 \$ 1,373,138 \$ 30,000 <hr/> <b>\$ 7,131,688</b>
<b>Employment:</b>	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 1 Estimated Annual Payroll for New Jobs: \$60,000 per year Skills: Management, Maintenance	
<b>Evaluative Criteria:</b>	Alignment with local planning and development efforts. Regional Wealth Creation, Supports Local Business or Cluster, In region Purchases, Increasing available housing.	

# Niagara County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: June 24, 2026  
 Project Title: Peter Certo Corportion  
 Project Location: Town of Niagara



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

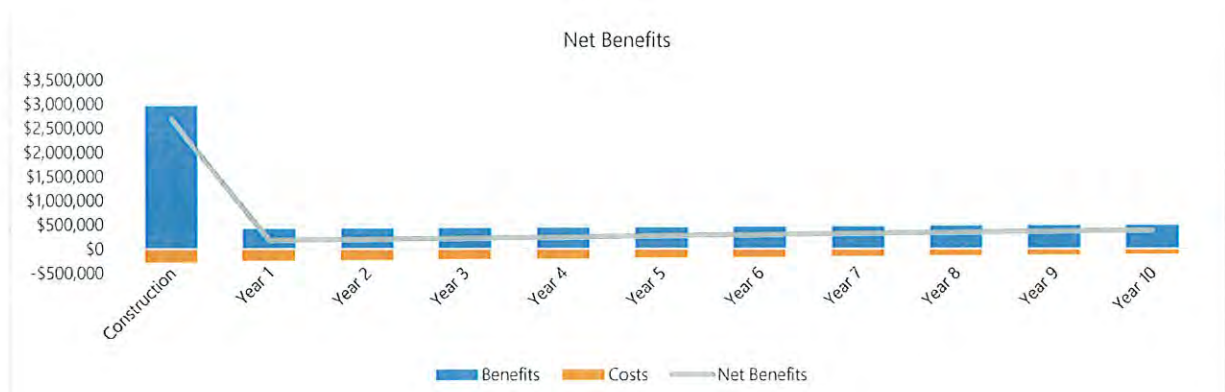
Project Total Investment  
 \$7,131,688

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		26	11	38
Earnings		\$2,198,715	\$595,513	\$2,794,228
Local Spend		\$5,705,350	\$2,050,053	\$7,755,404

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		6	2	8
Earnings		\$3,147,021	\$1,087,005	\$4,234,025

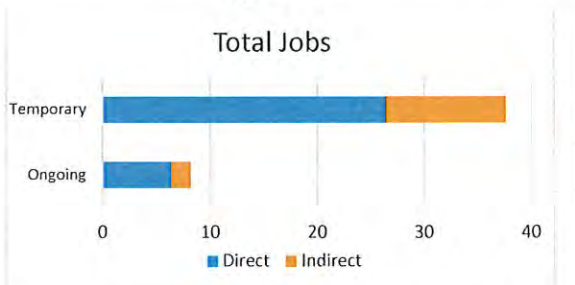
Figure 1



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	\$1,733,943	\$1,579,641
Sales Tax Exemption	\$240,342	\$240,342
Local Sales Tax Exemption	\$120,171	\$120,171
State Sales Tax Exemption	\$120,171	\$120,171
Mortgage Recording Tax Exemption	\$32,093	\$32,093
Local Mortgage Recording Tax Exemption	\$10,698	\$10,698
State Mortgage Recording Tax Exemption	\$21,395	\$21,395
<b>Total Costs</b>	<b>\$2,006,378</b>	<b>\$1,852,076</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$8,271,401</b>	<b>\$7,682,283</b>
To Private Individuals	<b>\$7,028,254</b>	<b>\$6,585,566</b>
Temporary Payroll	\$2,794,228	\$2,794,228
Ongoing Payroll	\$4,234,025	\$3,791,338
Other Payments to Private Individuals	\$0	\$0
To the Public	<b>\$1,243,147</b>	<b>\$1,096,716</b>
Increase in Property Tax Revenue	\$1,172,051	\$1,031,011
Temporary Jobs - Sales Tax Revenue	\$19,560	\$19,560
Ongoing Jobs - Sales Tax Revenue	\$51,536	\$46,146
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$387,367</b>	<b>\$362,056</b>
To the Public	<b>\$387,367</b>	<b>\$362,056</b>
Temporary Income Tax Revenue	\$125,740	\$125,740
Ongoing Income Tax Revenue	\$190,531	\$170,610
Temporary Jobs - Sales Tax Revenue	\$19,560	\$19,560
Ongoing Jobs - Sales Tax Revenue	\$51,536	\$46,146
<b>Total Benefits to State &amp; Region</b>	<b>\$8,658,769</b>	<b>\$8,044,339</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$7,682,283	\$1,710,510	4:1
State	\$362,056	\$141,566	3:1
<b>Grand Total</b>	<b>\$8,044,339</b>	<b>\$1,852,076</b>	<b>4:1</b>

\*Discounted at 2%

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

## Additional Revenues:

County	\$295,343
City/Town/Village	\$97,097
School District	\$889,170

\*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) **\$3,004,275**

## 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

Peter Certo Corporation

---

(Applicant Name)

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

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

<http://niagaracountybusiness.com>

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

### I. APPLICANT INFORMATION

Company Name: Peter Certo Corporation

Mailing Address: PO Box 380

City/Town/Village & Zip code: West Seneca, NY 14224

Phone: (716) 609 4075

Website: n/a

Fed Id. No.: 16 0841505

Contact Person and Title: Chris Lofstrand Vice President

Email: thecertoholdinggroup@gmail.com

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

Joseph J. Certo President 13.5%, Anthony P. Certo Secretary 13.5%

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

#### Form of Entity

**Corporation**

Date of Incorporation: 2/27/1957

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: Duke Holzman Pholidis & Ritter

Contact Person, and Title: John Celani Partner

Mailing Address: 701 Seneca Street, Suite 750

City/Town/Village & Zip code: Buffalo, New York 14210

Email: jcelani@dukeholzman.com

Phone: (716) 855 1111

Fax No.: (716) 855 0327

**II. PROJECT INFORMATION**

A) Project Address: 5700 & 5710 Porter Road, Niagara Falls, NY 14304

Tax Map Number (SBL) 145.10 3 27 and 145.10 3 26  
(Section/Block/Lot)

SWIS Number 293000

Located in City of \_\_\_\_\_

Located in Town of Niagara

Located in Village of \_\_\_\_\_

School District of Niagara Wheelfield

B) Current Assessment of Property:

Land 35900 and 15200

Total 145000 and 72000

C) Present legal owner of the site Peter Certo Corporation

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

D) Describe the project:

Two phase multifamily new construction on 2 adjacent lots at 5700 5710 Porter

Phase 1: demolish existing home @ 5710 and construct 11 unit residential build

(2BR/1.5BA townhomes, ~1,265 SF/unit, 2 parking spaces/unit). Phase 2:

demolish existing home @ 5700 and construct same

1. Project site (land)

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

60,000 SF (1.38 acres) two adjacent lots, each 100 ft x 300 ft

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

Two existing single family residential homes (to be demolished)

2. Indicate number, size (in square feet) and approximate age of existing buildings on site  
Two single family homes, approx. 1,056 and 728 SF each  
\_\_\_\_\_
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.  
2 new multifamily buildings; each 13,915 SF (11 units x 1,265 SF); 27,830 SF total  
\_\_\_\_\_
4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation.  
Demolition of existing buildings  
\_\_\_\_\_
5. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.  
Residential leasing upon completion  
\_\_\_\_\_
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.  
N/A residential rental development (no specialized 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: Chris Lofstrand Vice President Name/Title: \_\_\_\_\_  
 Address: PO Box 380 Address: \_\_\_\_\_  
West Seneca, NY 14224  
 Phone: (716) 609 4075 Phone: \_\_\_\_\_  
 Email: thecertoholdinggroup@gmail.com Email: \_\_\_\_\_

III. **SOURCES & USES OF FUNDS**

- A) Estimated Project Costs:

Property Acquisition	\$	0
Construction (Improvements)	\$	5,448,550
Equipment Purchases/Fixtures/Furnishings	\$	280,000
Soft costs (i.e. engineering, architectural)	\$	1,373,138
Other (describe) development (zoning, survey, feasibility)	\$	30,000
<b>TOTAL USES OF FUNDS</b>	<b>\$</b>	<b>7,131,688</b>

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

Bank Financing	Construction Loan 60% LTC	\$	4279012
Equity		\$	2,852,676
Grants/Tax Credits		\$	
Taxable or Tax Exempt Bond		\$	
Other		\$	
<b>TOTAL SOURCES OF FUNDS</b>		<b>\$</b>	<b>7,131,688</b>

- C) Identify each state and federal grant/credit:

	\$	
	\$	
	\$	
	\$	
<b>TOTAL PUBLIC FUNDS</b>	<b>\$</b>	<b>0</b>

**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: 10 years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 217,942

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 22,400

Estimated duration of Sales Tax exemption: 2 years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 32,093

**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:

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**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			1	\$ 60,000
Part time		0		
<b>TOTAL FTEs</b>		0	1	\$ 60,000

Annual Salary Range of Jobs to be Created: \$ \_\_\_\_\_ to \$ \_\_\_\_\_

**Category of Jobs to be Retained and Created:**

Job Categories (ie. Management, Administrative, Production, etc.) Maintenance Manager

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**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.:

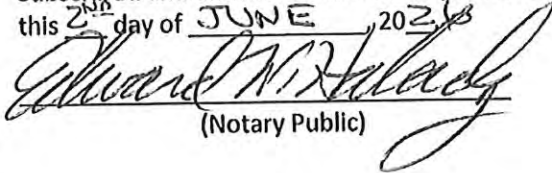
Christopher J. Lofstrand, being first duly sworn, deposes and says:

1. That I am the Vice President (Corporate Office) of Peter Certo Corporation (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 2<sup>nd</sup> day of JUNE, 2021

  
(Notary Public)

EDWARD W HALADY  
Notary Public, State of New York  
Qualified In Erie County  
Reg. No. 01HA4997933  
My Commission Expires June 15, 2026


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

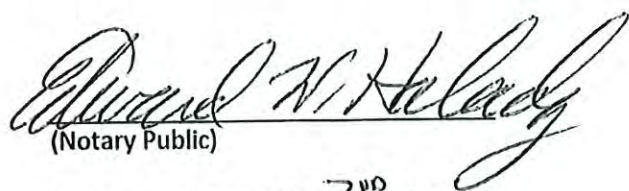
Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

**HOLD HARMLESS AGREEMENT**

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

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

  
\_\_\_\_\_  
(Applicant Signature)  
By: Peter Certo Corporation  
Name: Christopher Lofstrand  
Title: Vice President

  
\_\_\_\_\_  
(Notary Public)

Sworn to before me this 2<sup>nd</sup> day  
of JUNE, 2024

EDWARD W HALADY  
Notary Public, State of New York  
Qualified in Erie County  
Reg. No. 01HA4997933  
[stamp] My Commission Expires June 15, 2026

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.

<b>Part 1 - Project and Sponsor Information</b>			
Two Phase Multifamily Residential Development 5700 & 5710 Porter Road			
Name of Action or Project: Town of Niagara, Niagara County, New York			
Project Location (describe, and attach a location map): 5700 & 5710 Porter Road, Niagara Falls NY 14304			
Brief Description of Proposed Action: Two phase multifamily new construction on two adjacent lots (totaling 60,000 SF / 1.38 acres) at 5700 & 5710 Porter Road. Phase 1: demolish existing home at 5710 Porter Rd and construct an 11 unit residential building (2BR/1.5BA townhomes, ~1,265 SF/unit, 2 parking spaces/unit). Phase 2: demolish existing home at 5700 Porter Rd and construct a second identical 11 unit building (mirror layout).			
Name of Applicant or Sponsor: Peter Certo Corporation		Telephone: 7166094075 E-Mail: thecertoholdinggroup@gmail.com	
Address: PO Box 380			
City/PO: West Seneca		State: NY	Zip Code: 14224
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: Local planning board and zoning board of appeals, local building inspector, local zoning enforcement officer			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.38 acres	
b. Total acreage to be physically disturbed?		1.38 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.38 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 checked="" 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			

**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
\$5,448,550	\$5,000,000	15.114633	5.308567	45.183483

\*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%	\$ 15,115	\$ 5,309	\$ 45,183	\$ 65,607	\$ 328,033	\$ 262,427
2	25%	\$ 18,893	\$ 6,636	\$ 56,479	\$ 82,008	\$ 328,033	\$ 246,025
3	30%	\$ 22,672	\$ 7,963	\$ 67,775	\$ 98,410	\$ 328,033	\$ 229,623
4	35%	\$ 26,451	\$ 9,290	\$ 79,071	\$ 114,812	\$ 328,033	\$ 213,222
5	40%	\$ 30,229	\$ 10,617	\$ 90,367	\$ 131,213	\$ 328,033	\$ 196,820
6	45%	\$ 34,008	\$ 11,944	\$ 101,663	\$ 147,615	\$ 328,033	\$ 180,418
7	50%	\$ 37,787	\$ 13,271	\$ 112,959	\$ 164,017	\$ 328,033	\$ 164,017
8	55%	\$ 41,565	\$ 14,599	\$ 124,255	\$ 180,418	\$ 328,033	\$ 147,615
9	60%	\$ 45,344	\$ 15,926	\$ 135,550	\$ 196,820	\$ 328,033	\$ 131,213
10	65%	\$ 49,123	\$ 17,253	\$ 146,846	\$ 213,222	\$ 328,033	\$ 114,812
<b>TOTAL</b>		<b>\$ 321,186</b>	<b>\$ 112,807</b>	<b>\$ 960,149</b>	<b>\$ 1,394,142</b>	<b>\$ 3,280,334</b>	<b>\$ 1,886,192</b>

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



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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Peter Certo Corporation</u> Date: <u>5/31/2026</u>		
Signature: <u> Chris Lofstrom, vice President</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:	<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 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>MCIDA</u>	<u>7/1/20</u>
Name of Lead Agency	Date
<u>Andrea Kuczek</u>	<u>Executive Director</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**8.3**

**NCDC**

**Microenterprise  
Grant Approvals**

## REQUEST FOR GRANT APPROVAL

### Niagara County Development Corporation Micro Enterprise Program

#### APPLICANT INFORMATION:

Grant Applicant: Angela Wekenmann dba Aela Beauty Botanica  
UEID Number: MZ63N7CGNK65  
Business Type: Skincare Spa  
Business Established: January 2026  
Business Address: 6445A Dysinger Rd, Ste 5  
Lockport, NY 14094  
Email: aelabeautybotanica@gmail.com  
Phone: (585) 332-6213  
Owner(s): Angela Wekenmann  
Percent Ownership: 100%

#### PROJECT INFORMATION:

Aela Beauty Botanica is a new holistic beauty spa located in Lockport. They specialize in natural skin rejuvenation through customized facials, facial massage, and skin treatments designed to support both skin health and overall wellness. Clients receive individualized care and professional services with herbal products, teas and tinctures that promotes confidence, relaxation and long-term skin health. Ms. Wekenmann created the business to fill a growing demand for holistic beauty services that combines professional skincare treatments with natural wellness practices and has already invested over \$8,000 in the start-up business.

The \$10,000 microenterprise grant funds will be used to purchase furniture and equipment such as, an ergonomic spa bed and stool, a galvanic microcurrent device and red light therapy panel to support client's holistic skincare with non-invasive treatments. In addition, the funds will be used for shelving and trays and inventory to increase product sales with new skincare brands. There will also be some funds used for marketing including a branding photoshoot to promote the new skincare brands across all social media platforms.

LMI Owner 1 LMI Hiring #         

#### CREDIT SUMMARY:

The financial projections for 3 years were provided by the applicant along with a complete business plan with the assistance of the SBDC. The income for the business is based on facials, skin therapies and red light therapy sales. The projections show a 10% increase in sales for years 2 and 3. The company projects a moderate net profit for the next few years.

A credit report was obtained for the business owner, Angela Wekenmann. Since the business is a start-up and only in existence less than six months there is no credit information. The credit report obtained for the owner shows a FICO credit score of 758. The report indicates there are three open credit accounts with a \$450 total balance amount and had a car loan that was recently paid off. All open accounts are in good standing and paid timely. No Delinquencies, bankruptcies, judgments or liens were reported.

#### SOURCE & USE OF FUNDS:

Source and Use of Funds				
Use of Funds	Estimated Project Total	Owner Equity	Other Sources	Grant Request
Working Capital	\$850	\$50		\$800
Fixtures	\$1,000	\$100		\$900
Equipment	\$5,250	\$550		\$4,700
Inventory	\$4,000	\$400		\$3,600
Totals	<b>\$11,100</b>	<b>\$1,100</b>		<b>\$10,000</b>
	100%	10%		90%

**RISK ASSESSMENT: (10 points)**Points: 8**Positive Factors:**

- Experienced and educated owner
- Has a base clientele to start
- Meeting rising demand for more organic and natural facial products
- Large target market for skin health, self-care and anti-aging
- Adding red light therapy services to differentiate from local competition
- Established spa partner with natural spa products brand
- Plan to hire 3 additional positions within 3 years

**Negative Factors:**

- Start-up company facing more established competitors
- Costs to create branding and marketing efforts
- Upfront costs to build inventory to support facial services
- Operating the business solely until year 2 or 3

**GRANT RANKING CRITERIA: (10 Points)**Points: 9

Clearly Defined Project: Yes  No   
 If Yes, Expansion  or Start-up

Project Industry: Skincare and Facial salon

Potential for future job creation: Yes  No

Minority, Woman, or Veteran Owned: Yes  No

Community Impact: The business fulfills a growing demand for botanical and wellness-focused skincare to help clients that are seeking more natural professional skincare and self-care products.

Cost/Benefit: Year One Income: \$ 92,000  
 Total Project costs: \$ 11,000  
 Grant funds requested: \$ 10,000  
 Owner Equity: 10%

**GRANT SUMMARY: (10 Points)**Points: 10

*Grant Request:* \$10,000 reimbursable based on submitted expense receipts

*Grant Term:* Release upon grantee compliance with all grant requirements and closeout of OCR grant.

*Repayment:* Grant subject to recapture if Grantee fails to comply with grant reimbursement requirements as included in Grant Agreement.

*Feasibility:* There is nothing in the company's historical operating performance or projections that suggests the proposed grant would produce an unreasonable return on equity or result in profitability substantially in excess of industry standards.

*Eligibility:*

- Private for-profit business entity in Niagara County with less than 5 employees
- Start-up business
- Business will commit at least 10% in owner equity
- SBDC Technical Assistance Program has been completed

*National Objective:*  Will create at least one FTE job made available to/taken by an individual of Low-to-Moderate-Income  
 Owner is Low-to-Moderate Income

TOTAL POINTS: 27

## REQUEST FOR GRANT APPROVAL

### Niagara County Development Corporation Micro Enterprise Program

#### APPLICANT INFORMATION:

Grant Applicant: Three Little Hens, LLC  
UEID Number: YGPQA4NUU1Z9  
Business Type: Bakery  
Business Established: January 2024  
Business Address: 120 Lockport Street  
Youngstown, NY 14174  
Email: rjolbert26@gmail.com  
Phone: (716) 531-2024  
Owner(s): Rachel Jolbert  
Percent Ownership: 100%

#### PROJECT INFORMATION:

Three Little Hens is a bakery that was a home-based business since 2020 and is now has a storefront located in Youngstown. They began selling at local farmers markets and the owner acquired the Lewiston Artisan Farmers Market and has expanded the bakery and the market to year-round sales with bakery classes and special events. With the new location, they will be able to expand baking operations and production capacity to include specialty pastries, custom cakes, small-scale catering services. They will also have a shared commercial kitchen space for local food entrepreneurs, dine-in and take-out and a space for their popular baking workshops. They will be hiring one full-time LMI Bakery Assistant to support bakery production, special orders, classes & workshops and scheduling shared kitchen users.

The \$24,000 microenterprise grant funds will be used for kitchen equipment such as, a pizza oven, griddle, induction range, fryer, ice cream maker, dough sheeter and KitchenAide Mixer. They will also be purchasing various kitchenwares, tables and chairs, bakery display case, label printer and labels as well as inventory that includes paper products and to-go containers.

LMI Owner \_\_\_\_\_ LMI Hiring # 1

#### CREDIT SUMMARY:

The financial projections for 3 years were provided by the applicant with the assistance of the SBDC. The income for the business is based on farmers market, and bakery retail sales and kitchen rental fees. The projections show a conservative increase of 10% in sales for years 2 and 3. The company projects a modest increase in net profit for the next few years.

A credit report was obtained for Three Little Hens, LLC and the owner Rachel Jolbert. The business is rated as a moderate risk business in regard to financial distress due to the low amount of commercial accounts and risk associated with the business type and size and length of business existence.

The credit report obtained for the owner shows a FICO credit score of 730. The report indicates there are five credit cards with a total balance of \$41,000, several deferred payment student loans with a balance of \$24,000, and a \$257,000 home mortgage with a \$2,822 monthly payment. All accounts are in good standing and paid timely.

No delinquencies, bankruptcies, judgments or liens were reported.

#### SOURCE & USE OF FUNDS:

Source and Use of Funds				
Use of Funds	Estimated Project Total	Owner Equity	Other Sources	Grant Request
Working Capital				
Fixtures	\$1,800	\$200		\$1,600
Equipment	\$21,000	\$2,000		\$19,000
Inventory	\$4,000	\$600		\$3,400
Totals	\$26,800	\$2,800		\$24,000
	100%	10%		90%

**RISK ASSESSMENT: (10 points)**Points: 10**Positive Factors:**

- Highly experienced and educated owner
- Has grown from a home-based business to a storefront with a loyal customer base
- Large, active presence on social media and other marketing efforts
- New equipment will allow growth in production , products, and services
- Will remain active in local farm markets and events
- Highly visible and well-known in the community
- Offering shared kitchen space to assist other Niagara County businesses
- Will hire an LMI person for Bakery Assistant

**Negative Factors:**

- Competitive Industry
- Investment in increased inventory and equipment to go home-based to storefront
- Will need to market in a wide area to promote business

**GRANT RANKING CRITERIA: (10 Points)**Points: 10

Clearly Defined Project: Yes  No   
 If Yes, Expansion  or Start-up

Project Industry: Bakery

Potential for future job creation: Yes  No

Minority, Woman, or Veteran Owned: Yes  No

Community Impact: The business will provide high-quality baked goods offered in store as well as at farmers markets and community events. In addition, they will be providing a shared-use kitchen for other farmers market vendors.

Cost/Benefit: Year One Income: \$ 176,000  
 Total Project costs: \$ 26,800  
 Grant funds requested: \$ 24,000  
 Owner Equity: 10%

**GRANT SUMMARY: (10 Points)**Points: 10

*Grant Request:* \$24,000 reimbursable based on submitted expense receipts

*Grant Term:* Release upon grantee compliance with all grant requirements and closeout of OCR grant.

*Repayment:* Grant subject to recapture if Grantee fails to comply with grant reimbursement requirements as included in Grant Agreement.

*Feasibility:* There is nothing in the company's historical operating performance or projections that suggests the proposed grant would produce an unreasonable return on equity or result in profitability substantially in excess of industry standards.

*Eligibility:*

- Private for-profit business entity in Niagara County with less than 5 employees
- Business expansion
- Business will commit at least 10% in equity
- SBDC Technical Assistance Program in process, must be completed for eligibility

*National Objective:*  Will create at least one FTE job made available to/taken by an individual of Low-to-Moderate-Income  
 Owner is Low-to-Moderate Income

TOTAL POINTS: 30

## REQUEST FOR GRANT APPROVAL

### Niagara County Development Corporation Micro Enterprise Program

#### APPLICANT INFORMATION:

Grant Applicant: Menard Family Maple LLC  
UEID Number: STT8NMAC6137  
Business Type: Maple Production and Retail  
Business Established: June 2024  
Business Address: 6811 Townline Road  
North Tonawanda, NY 14120  
Email: menardfamilymaple@gmail.com  
Phone: (716) 628-3354  
Owner(s): Carissa Menard Scott Menard  
Percent Ownership: 5% 49%

#### PROJECT INFORMATION:

Menard Family Maple is a maple farm located in Pendleton since 2023. After years of growing sales at farmers markets and wholesale customers, they are expanding by building an on-farm store to sell maple syrup and confections and acquire additional equipment to keep up with sales demand of the new retail in addition to wholesale and farmers markets. They will invest in several pieces of machinery and equipment that will allow the business to expand sap collection and increase syrup production by improving operational efficiency and product quality which will lead to growth in sales, increased profit margin and job creation of one full-time production assistant. They recently had a record producing year which helped them to realize they needed more efficiency as the production needs to be automated and monitored 24/7 to achieve maximum harvest and product output especially with expanding with the farm store. They have ordered the timber frame building for the store and the anticipated completion is November. The building is \$16,000 which they will fund with their own personal funds coming from a deferred compensation account.

The \$25,000 microenterprise grant funds will be used for machinery and equipment, bottling and packaging, and website development services. The equipment will be the main usage as they will be purchasing a truck mounted transport tank to haul sap from remote locations, a vacuum pump and releaser to help maximize the short harvest season, storage tanks, canning unit and a monitoring system for 24/7 monitoring to reduce leaks and repairs. They are currently set up and ready on their farm property as well as at their remote sap locations for all the new equipment.

LMI Owner \_\_\_\_\_ LMI Hiring # 1

#### CREDIT SUMMARY:

The financial projections for 3 years were provided by the applicant with the assistance of the SBDC. The income for the business is based on retail and wholesale product sales. The projections show a conservative increase of 10% in sales for years 2 and 3. The company projects a modest increase in net profit for the next few years.

A credit report was obtained for Menard Family Maple LLC and the owners Scott and Carissa Menard. The business is rated as a low-to-moderate risk business in regard to financial distress due to the low amount of commercial accounts and risk associated with the business type and size and length of business existence.

The credit reports obtained for the owners show a FICO credit score of 789 and 681. The reports indicate there are seven credit cards with a total balance of \$8,000 and a \$17,000 auto loan with a \$300 monthly payment. There had been a few 30-day late payments in the past; however, all accounts are currently in good standing. No delinquencies, bankruptcies, judgments or liens were reported.

#### SOURCE & USE OF FUNDS:

Source and Use of Funds				
Use of Funds	Estimated Project Total	Owner Equity	Other Sources	Grant Request
Working Capital	\$3,500			\$3,500
Fixtures				
Equipment	\$24,000	\$3,000		\$21,000
Inventory	\$500			\$500
Totals	\$28,000	\$3,000		\$25,000
	100%	11%		89%

**RISK ASSESSMENT: (10 points)**Points: 9**Positive Factors:**

- Highly experienced owners
- Adding a Farm Store in addition to farmers markets and wholesale business
- New equipment will allow growth in production and products
- Has a loyal base of customers
- Provides product to several Niagara County businesses for use and resale
- Will hire an LMI person for Production Assistant
- Owner equity over 10% of project costs

**Negative Factors:**

- Specialized product market
- Investment in equipment to increase production
- New website needed to promote new store and products
- Will need to market in a wide area to promote business

**GRANT RANKING CRITERIA: (10 Points)**Points: 10

Clearly Defined Project: Yes  No   
 If Yes, Expansion  or Start-up

Project Industry: Maple Production and Retail/Wholesale Sales

Potential for future job creation: Yes  No

Minority, Woman, or Veteran Owned: Yes  No

Community Impact: The business will continue to provide high-quality maple products with increased distribution and will also participate in community events and outreach to educate about maple syrup production which will contribute positively to the agricultural landscape of Niagara County.

Cost/Benefit: Year One Income: \$ 100,000  
 Total Project costs: \$ 28,000  
 Grant funds requested: \$ 25,000  
 Owner Equity: 11%

**GRANT SUMMARY: (10 Points)**Points: 10

*Grant Request:* \$25,000 reimbursable based on submitted expense receipts

*Grant Term:* Release upon grantee compliance with all grant requirements and closeout of OCR grant.

*Repayment:* Grant subject to recapture if Grantee fails to comply with grant reimbursement requirements as included in Grant Agreement.

*Feasibility:* There is nothing in the company's historical operating performance or projections that suggests the proposed grant would produce an unreasonable return on equity or result in profitability substantially in excess of industry standards.

*Eligibility:*

- Private for-profit business entity in Niagara County with less than 5 employees
- Business expansion
- Business will commit at least 10% in equity
- SBDC Technical Assistance Program in process, must be completed for eligibility

*National Objective:*  Will create at least one FTE job made available to/taken by an individual of Low-to-Moderate-Income  
 Owner is Low-to-Moderate Income

TOTAL POINTS: 29