

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

Board of Directors:

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

Staff Members:

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

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- 1.0 Meeting Called to Order – *M. Onesi*
 - 2.0 Roll Call – *J. Lamoreaux*
 - 3.0 Introduction of Guests – *M. Onesi*
 - 4.0 Pledge of Allegiance – *M. Onesi*
 - 5.0 Approval of Meeting Minutes – *W. Ross*
 - 5.1 Regular NCIDA/NCDC/NADC – September 10, 2025
 - 6.0 Finance & Audit Committee Reports – *J. Krempa*
 - 6.1 Agency Payables – September 30, 2025
 - 6.2 Budget Variance Report – September 30, 2025
 - 6.3 2026 Proposed Budgets

7.0 Unfinished Business

7.1 Woodstream Landing LLC – *J.Grenga*

7.1.1 Final Resolution

8.0 New Business

8.1 Buffalo Transformer Services LLC– *J.Grenga*

8.1.1 Preliminary Resolution

8.1.2 Authorize Public Hearing

9.0 Agency Counsel – *M. Gabriele*

10.0 Information Items

11.0 Any Other Matters the Board Wishes to Discuss

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: November 12, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment - *M. Ones*

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: September 10, 2025
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

1.0 Meeting Called to Order – M. Onesi

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

2.0 Roll Call

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

3.0 Introduction of Guests

Jonathan Epstein, Buffalo News
Jim Fink, WBFO Radio
Rob Creenan, Niagara Gazette
Jackee Brown, Woodstream Landing
Dave Mazur, Woodstream Landing
Sydney Mazur, Woodstream Landing
Paal Elfstrum, Wheatfield Gardens

Staff Present

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

4.0 Pledge of Allegiance

Mr. Berube led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – August 13, 2025

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – August 31, 2025

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

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

6.2 Budget Variance Report – August 31, 2025

Mr. Krempa stated that the Budget Variance Report has 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 Cataract Grant Hammer & Crown BC

Mr. Gabriele stated that Hammer & Crown BC has requested a second Inducement Extension on their Cataract Grant. The project is doing well and moving forward at this time.

7.1.1 Inducement Extension

SECOND AMENDED RESOLUTION AUTHORIZING A GRANT RELATING TO THE HAMMER & CROWN BREWING COMPANY PROJECT

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

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

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

The Resolution was thereupon duly adopted.

7.2 235 River Road LLC

Mr. Gabriele stated that 235 River Road LLC has requested an Inducement Extension. The company is moving forward with the project and anticipates closing in the spring of 2026.

7.2.1 Inducement Extension

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND THE INDUCEMENT TERM FOR 235 RIVER ROAD LLC FOR A SIX-MONTH PERIOD WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF 235 River Road LLC OR AN ENTITY FORMED OR TO BE FORMED.

Mr. Berube made a motion to approve the Inducement Extension Resolution, Mr. Mahoney seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

7.3 Wheatfield Gardens, LLC

Mr. Gabriele stated that Wheatfield Gardens, LLC has requested a job number creation extension with a one year waiver. The business has fallen behind the requested job numbers.

Mr. Elfstrum from Wheatfield Gardens stated that his company has created 31 jobs. He is requesting more time to expand and believes they can achieve their goal of 85 jobs.

Mr. Krempa inquired as to what the crop base is. Mr. Elfstrum stated that the company started off as vegetables, they have since pivoted to more specialty crops including basil and adult use cannabis. The company is dedicating 25,000 square feet to the cannabis alone. The company is hoping to grow and increase their space with anticipated growth.

Mr. Krempa stated that he has fundamental issues with the State's approach to recreational cannabis, he believes access to it is too high.

Ms. Langdon stated that she is familiar with this project since its inception. She added that that the business has pivoted and adapted to a lot of changes over time. She is recommending approval of the job number waiver.

7.3.1 Job Number Creation Change

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO PROVIDE THE COMPANY WITH A ONE (1) YEAR PERMANENT EMPLOYMENT WAIVER

Ms. Langdon made a motion to approve the Job Number Extension, Mr. Mahoney seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

8.0 New Business

8.1 Woodstream Landing LLC

Mr. Geartz stated that Woodstream Landing LLC has put in an application for a 10-year Pilot along with Sales Tax Exemption, and Mortgage Reordering Tax Exemption. The company will be creating 80 market rate units on Sawyer Drive in Wheatfield, NY. These units will consist of eight (8) two story buildings, creating 16 one bedroom units, and 48 two bedroom units of work force housing available to the Town of Wheatfield and surrounding area. This increase in housing will align with the Governor's office seeking to build 800,000 homes across NYS over the next decade in the Housing Compact.

Mr. Mazur stated that this 80-unit project will also offer a dog park along with a variety of stores nearby. They are hoping to start the project in the spring of 2026.

8.1.1 Preliminary Resolution

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

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

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

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

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Onesi stated that the Public Hearing will be held October 2, 2025 at 2:00 p.m. at the Center for Economic Development.

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

8.2 Economic Development Administration

Ms. Klyczek stated that the agency is required to submit management plans for EDA Loan Funds every five years. There have been no changes in the management plan that has been previously approved.

8.2.1 Approval of Revised EDA Management Plan

Mr. Krempa made a motion to approve the EDA Management Plan, Mr. Berube seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

8.3 Snow Removal RFP

8.3.1 6311 Inducon Corporate Drive

8.3.2 2045 & 2055 Niagara Falls Boulevard

Mr. Gabriele stated that the Agency would like to add a late item to the Agenda. The item that needs to be added is the Snow Removal RFP for 6311 Inducon Corporate Drive and 2045 & 2055 Niagara Falls Boulevard.

Mr. Krempa made a motion to approve adding an item to the Agenda, Mr. Berube seconded the motion. The Motion passed.

Ms. Klyczek stated that the Agency issued an RFP for snow removal services. The Agency received 11 bids for services. There were two bids that staff would like for the board to consider. Staff is requesting that the Board make a final decision between Grand Island Waste Solutions LLC and Mike Sinatra Landscaping & snowplowing, LLC.

The Board discussed and it was decided that Grand Island Waste Solutions LLC was the better choice because of the cost savings.

8.3.1 RFP Snow Removal – 6311 Inducon Corporate Drive

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FROM GRAND ISLAND WASTE
SOLUTIONS LLC FOR SNOW PLOWING AND REMOVAL SERVICES AT 6311 INDUCON
CORPORATE DRIVE, SANBORN, NEW YORK.

Mr. Krempa made a motion to approve the Snow Removal RFP, Mr. Berube seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

8.3.2 RFP Snow Removal – 2045 & 2055 Niagara Falls Boulevard

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FROM GRAND ISLAND WASTE
SOLUTIONS LLC FOR SNOW PLOWING AND REMOVAL SERVICES AT 2045 AND 2055
NIAGARA FALLS BOULEVARD, WHEATFIELD, NEW YORK.

Mr. Krempa made a motion to approve the Snow Removal RFP, Mr. Berube seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

9.0 Agency Counsel

Agency Counsel had no comments at this time.

10.0 Information Items

There were no information items at this time.

11.0 Any Other Matters the Board Wishes to Discuss

There were no other matters the Board wished to discuss.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: October 8, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Onesi made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:06 a.m.

Respectfully Submitted:

Reviewed By:

Approved By:

Julie Lamoreaux
Administrative Assistant

Andrea Klyczek
Executive Director

Mark Berube
Assistant Secretary

6.1

Agency Payables

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
9/4/25	9/4/25	PAYCHEX, INC.	10001.100	119.02
30468	9/4/25	Amazon Capital Services	10001.100	179.00
30469	9/4/25	FedEx	10001.100	8.71
30470	9/4/25	THE HARTFORD	10001.100	315.95
30471	9/4/25	Jeremy Geartz	10001.100	362.81
30472	9/4/25	M&T Bank	10001.100	965.60
30473	9/4/25	National Grid	10001.100	711.99
30474	9/4/25	Summit MSP, LLC	10001.100	191.25
30475	9/4/25	Amazon Capital Services	10001.100	65.98
9/5/25	9/5/25	NYS DEFERRED COMPENSATION PLAN	10001.100	968.55
30476	9/9/25	Amazon Capital Services	10001.100	61.74
30477	9/16/25	360 PSG.com	10001.100	60.00
30478	9/16/25	Cintas Corporation LOC. 067P	10001.100	108.56
30479	9/16/25	Harris Beach Murtha Cullina PLLC	10001.100	9,412.94
30480	9/16/25	PURCHASE POWER	10001.100	300.00
30481	9/16/25	Safeguard Business Systems	10001.100	223.58
9/18/25	9/18/25	PAYCHEX, INC.	10001.100	98.96
9/19/25	9/19/25	NYS DEFERRED COMPENSATION PLAN	10001.100	926.55
30482	9/23/25	Charter Communications	10001.100	130.00
30483	9/23/25	County of Niagara	10001.100	32.35
30484	9/23/25	Guardian	10001.100	281.90
30485	9/23/25	Independent Health	10001.100	4,106.93
30486	9/23/25	Niagara Gazette Lockport Union Sun	10001.100	187.60
9/25/25	9/25/25	NEW YORK STATE AND LOCAL	10001.100	962.34
9/20/25	9/25/25	PAYCHEX, INC.	10001.100	134.00
30487	9/30/25	Amazon Capital Services	10001.100	179.22
30488	9/30/25	County of Niagara	10001.100	730.17
30489	9/30/25	M&T Bank	10001.100	3,301.93
30490	9/30/25	National Grid	10001.100	597.69
30491	9/30/25	Professional Janitorial Services, Inc.	10001.100	823.00
30492	9/30/25	STAPLES CONTRACT & COMMERCIAL	10001.100	80.51
Total				26,628.83

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
5067	9/4/25	Frontier	10001.600	327.26
5068	9/4/25	National Grid	10001.600	499.01
5069	9/9/25	A 24 Hour Door National, Inc.	10001.600	875.00
5070	9/9/25	Beau Enterprises, Inc.	10001.600	154.00
5071	9/9/25	H.W.BRYK & SONS, INC.	10001.600	748.10
5072	9/16/25	Amazon Capital Services	10001.600	97.16
5073	9/16/25	Modern Disposal Services, Inc.	10001.600	214.50
5074	9/16/25	Safeguard Business Systems	10001.600	223.58
5075	9/23/25	County of Niagara	10001.600	37.28
5076	9/30/25	H.W.BRYK & SONS, INC.	10001.600	525.00
5077	9/30/25	National Grid	10001.600	525.84
5078	9/30/25	County of Niagara	10001.600	614.91
5079	9/30/25	Professional Janitorial Services, Inc.	10001.600	346.00
Total				5,187.64

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3278	9/4/25	CIR Electrical Construction Co	10001.600	4,710.04
3279	9/4/25	Thomas R. Fedeson	10001.600	570.00
3280	9/4/25	National Fuel	10001.600	24.78
3281	9/4/25	National Grid	10001.600	233.57
3282	9/4/25	CIR Electrical Construction Co	10001.600	4,822.09
3283	9/9/25	Beau Enterprises, Inc.	10001.600	90.00
3284	9/9/25	H.W. Bryk & Sons, Inc.	10001.600	265.00
3285	9/9/25	National Grid	10001.600	742.43
3286	9/9/25	RMF Construction, LLC	10001.600	25,000.00
3287	9/16/25	H.W. Bryk & Sons, Inc.	10001.600	1,172.00
3288	9/16/25	National Grid	10001.600	143.71
3289	9/16/25	Safeguard Business Systems	10001.600	223.57
3290	9/16/25	VERIZON	10001.600	136.48
3291	9/23/25	RMF Construction, LLC	10001.600	14,150.00
3292	9/30/25	H.W. Bryk & Sons, Inc.	10001.600	1,473.26
3293	9/30/25	DAVIS-ULMER Sprinkler Co.	10001.600	180.00
3294	9/30/25	National Fuel	10001.600	37.86
Total				53,974.79

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1490	9/4/25	H.W. Bryk & Sons, Inc.	10000.100	217.50
1491	9/4/25	National Grid	10000.100	161.86
1492	9/4/25	Thomas Fedeson	10000.100	3,950.00
1493	9/9/25	H.W. Bryk & Sons, Inc.	10000.100	265.00
1494	9/16/25	Town of Wheatfield	10000.100	63.01
1495	9/30/25	H.W. Bryk & Sons, Inc.	10000.100	2,822.50
1496	9/30/25	Gratwick Pest Control	10000.100	80.00
Total				7,559.87

NIAG ECONOMIC DEV FUND

Check Register

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1367	9/16/25	Harris Beach Murtha Cullina PLLC	10000-200	1,173.06
1368	9/16/25	Niagara County Industrial	10000-200	6,250.00
Total				7,423.06

Niag. Cnty Dev. Corp. - EDA RLF

Check Register

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1366	9/4/25	M&T Bank	10001.100	200.00
1367	9/30/25	M&T Bank	10001.100	20.00
Total				220.00

NCDC - CDBG/HUD - RLF
Check Register

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
294	9/4/25	M&T Bank	10200-300	80.00
Total				80.00

6.2

Budget Variance Reports

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

BUDGET VARIANCE REPORT AS OF September 30, 2025

UN-AUDITED STATEMENT FOR INTERNAL MANAGEMENT USE ONLY

	Current Month Actual	Current Month Budget	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Budget
<u>Operating Revenues</u>						
Project Administrative Fees	\$ 0.00	\$ 30,660.00	\$ 703,669.00	\$ 478,151.00	225,518.00	\$ 527,232.00
Project Application Fees	1,000.00	1,000.00	11,000.00	9,000.00	2,000.00	12,000.00
NEDF Origination Fees	6,250.00	0.00	6,250.00	0.00	6,250.00	0.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	37,500.03	37,500.03	0.00	50,000.00
Administrative Fees - Other	0.00	10,563.00	22,080.00	31,689.00	(9,609.00)	52,070.00
Interest Earnings	406.66	5,497.42	73,419.45	49,476.78	23,942.67	65,969.00
Miscellaneous Income	14,675.76	14,674.50	133,990.56	132,070.50	1,920.06	176,094.00
Distributions From Affiliates	0.00	0.00	0.00	0.00	0.00	100,000.00
Distribution from VIP MTF	0.00	0.00	0.00	0.00	0.00	100,000.00
Total Operating Revenues	26,499.09	66,561.59	987,909.04	737,887.31	250,021.73	1,083,365.00
<u>Operating Expenses</u>						
Salaries	33,692.28	32,923.06	277,384.40	312,769.07	(35,384.67)	428,000.00
Benefits	5,133.37	7,790.92	36,864.22	70,118.28	(33,254.06)	93,491.00
Retirement Benefits	4,926.33	4,926.33	44,336.97	44,336.97	0.00	59,116.00
Payroll Taxes	2,611.26	2,485.08	21,581.71	23,574.75	(1,993.04)	32,239.00
Unemployment Taxes	103.23	0.00	1,599.02	1,613.00	(13.98)	1,613.00
Consultants	2,500.00	2,500.00	22,500.00	22,500.00	0.00	30,000.00
Executive Director	9,674.33	9,674.33	88,118.49	87,068.97	1,049.52	116,092.00
Legal Services	6,666.67	6,666.67	90,053.83	60,000.03	30,053.80	80,000.00
Accounting Services	0.00	0.00	23,000.00	21,510.00	1,490.00	21,510.00
Accounting Services - NADC	0.00	0.00	1,600.00	1,500.00	100.00	1,500.00
Advertising & Promotion	0.00	0.00	76.00	0.00	76.00	0.00
Marketing	60.00	1,833.33	14,146.49	16,499.97	(2,353.48)	22,000.00
Sponsorships	0.00	83.33	250.00	749.97	(499.97)	1,000.00
Printing	0.00	83.33	472.18	749.97	(277.79)	1,000.00
Office Supplies	142.25	166.67	1,072.93	1,500.03	(427.10)	2,000.00
Postage	308.71	222.00	2,569.81	2,796.00	(226.19)	3,950.00
Telephone & Fax	139.09	127.50	1,153.70	1,147.50	6.20	1,530.00
Internet Service	186.99	197.42	2,069.12	1,776.78	292.34	2,369.00
Common Area Charges	906.33	906.33	8,156.97	8,156.97	0.00	10,876.00
Energy	1,242.69	1,187.00	14,494.37	12,253.00	2,241.37	16,100.00
Conference & Travel	943.80	1,000.00	7,723.56	9,000.00	(1,276.44)	12,000.00
Employee Training	0.00	500.00	0.00	4,500.00	(4,500.00)	6,000.00
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	6,462.00
Insurance Expense	1,847.47	1,824.42	16,627.23	16,419.78	207.45	21,893.00
Library & Membership	0.00	119.73	2,918.48	2,842.84	75.64	3,202.00
General Office	3,195.01	1,110.00	11,771.77	9,990.00	1,781.77	13,320.00
Repairs & Maintenance	894.50	1,132.25	9,220.00	10,190.25	(970.25)	13,587.00
Computer Support	0.00	500.00	0.00	4,500.00	(4,500.00)	6,000.00
Public Hearings	0.00	25.00	0.00	225.00	(225.00)	300.00
Furniture & Equipment Purchase	0.00	166.67	0.00	1,500.03	(1,500.03)	2,000.00
Other Expense	15.00	83.33	201.29	749.97	(548.68)	1,000.00
Total Operating Expenses	75,189.31	78,234.70	699,962.54	750,539.13	(50,576.59)	1,010,150.00
Net Operating Income/(Loss)	(48,690.22)	(11,673.11)	287,946.50	(12,651.82)	300,598.32	73,215.00
<u>Non-Operating Revenue & Expense</u>						
Grant Rev- City NF Initiative	0.00	536,402.25	1,104,000.00	1,609,206.75	(505,206.75)	2,145,609.00
Grant Sub-City NF Initiative	0.00	536,402.25	1,104,000.00	1,609,206.75	(505,206.75)	2,145,609.00
Net Non-Operating Income/(Loss)	0.00	0.00	0.00	0.00	0.00	0.00
Total Net Income/(Loss)	(\$ 48,690.22)	(\$ 11,673.11)	\$ 287,946.50	(\$ 12,651.82)	300,598.32	\$ 73,215.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet
September 30, 2025

ASSETS

Current Assets		
Cash - Checking	\$	124,248.72
Petty Cash		300.00
Certificates of Deposit		2,600,000.00
Mmkt Acct. - M&T Bank		247,595.56
Cash - First Response		66,691.32
Cash - City of N.F.		955.81
Cataract Tourism C/D		1,400,000.00
Mmkt Acct. - Cataract Tourism		337,109.09
Accts Rec - Public Hearings		2,050.39
Accounts Receivable Niag. Cnty		848.40
Accounts Rec. EDA - RLF		269,166.64
Due To/From Micro RLF		6,983.04
Due To/From VIP - MTF		508,963.41
Due From NCDC CDBG/HUD		6,666.72
Due To/Due From NADC		500.56
Due To/From MTF Operating		121,128.84
Prepaid Insurance		<u>8,265.09</u>
Total Current Assets		5,701,473.59
Other Assets		
Deferred Outflows		204,837.00
Investment in NIIA		<u>342,500.00</u>
Total Other Assets		547,337.00
Fixed Assets		
Furniture & Equipment		231,672.18
Furn & Fixtures - Fed purchase		5,861.08
Accum Dep. - Furn & Equip		(211,340.68)
Accum Dep. - F&F Fed Purch		<u>(5,861.08)</u>
Total Fixed Assets		20,331.50
Total Assets		<u><u>\$ 6,269,142.09</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Accrued Retirement	\$	44,336.97
Deferred Rev. - NEDF		12,499.97
Deferred Rev. - First Repsonse		66,691.32
Def. Rev. - City of N.F.		1,738,064.90
Accounts Payable		10,501.67
Acct. Payable - Niag. County		<u>29,022.99</u>
Total Current Liabilities		1,901,117.82
Long-Term Liabilities		
Pension Liability		115,680.00
Deferred Inflows of Resources		<u>67,839.00</u>
Total Long-Term Liabilities		<u>183,519.00</u>
Total Liabilities		2,084,636.82
Net Assets		
Fund Balance - Operating Fund		3,896,558.77
Net Income		<u>287,946.50</u>
Total Net Assets		<u>4,184,505.27</u>
Total Liabilities & Net Assets		<u><u>\$ 6,269,142.09</u></u>

Unaudited - For Management Purposes Only

Niagara County Industrial Development Agency

Aged Payables

As of September 30, 2025

Vendor ID	Invoice #	Amount Due
Vendor		

Report Total

Adjusting Journal Entries

Estimated Sep 2025 Legal Fees	6,666.67
Estimated Jul-Sep 2025 Copier usage	600.00
Estimated Jul-Sep 2025 Telephone	90.00
Estimated Sep 2025 Niagara County Electric	600.00
Estimated Sep 2025 Niagara County Gas	45.00
Estimated Sep 2025 Consulting	2,500.00
	<u>10,501.67</u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

10/2/2025

Project Income - 2025 Lease/Lease Back and Bonds

Closed 2025	Project Type	Total Project Amount	IDA Project Amount	Admin. Fees	Application Fees	Amount Received to Date	Date Received	Balance Due	Date Closed
Amazon.com Services LLC	L/L Back			357,500		357,500	1/10/25	-	
9745 Rochester Road LLC (Brent Industries)	Additional Sales Tax Exemption			7,425		7,425	1/22/25	-	1/10/25
Duncan's Heating and Cooling Corj Sales & Mtg	Tax Only	1,300,000	1,300,000	7,200	1,000	8,200	2/19/25	-	1/8/25
Peak Development Partners, LLC	No assistance provided.			0	1,000	1,000	1/31/23	-	
Niacet Corporation 2023	No assistance provided.			0	1,000	1,000	3/14/23	-	
Shoaib & Sons LLC	L/L Back	2,550,000	1,500,000	25,500	1,000	26,500	3/6/25	-	3/3/25
MT Altimeter LLC	L/L Back	13,450,000	12,800,000	114,000	1,000	115,000	3/19/25	-	3/17/25
Rainbow Sweet Cravings, LLC	Sales Tax C	460,000	460,000	4,600	1,000	5,600	5/27/25	-	3/19/25
Niagaras Krispy Crunchy Fried Chicken, LLC	Sales Tax C	410,000	410,000	4,100	1,000	5,100	5/27/25	-	3/19/25
Niagara Club LLC	Sales Tax C	2,004,961	1,951,961	2,719	1,000	3,719	5/14/25	-	4/21/25
Vishay Dale Electronics, LLC	No assistance provided.			0	1,000	1,000	12/12/23	-	
3816 Forest Parkway Holdings, LLC fka MGA	L/L Back	11,027,000	8,900,000	89,000	1,000	90,000	6/16/25	-	3/19/25
Indian Ocean LLC (Phase II)	L/L Back	10,000,000	6,900,000	69,000	1,000	70,000	6/18/25	-	5/14/25
National Vacuum Environmental Services Corp	Sales Tax C	1,164,020	1,012,500	10,125	1,000	11,125	6/30/25	-	
Bogart-Sinatra Development, LLC	L/L Back	1,625,000	1,250,000	12,500	1,000	13,500	8/27/25	-	7/25/25
Cityscape Property Management Inc. - Divisor	No assistance provided.			0	1,000	1,000	9/20/23	-	
VPS Property Ventures, LLC	No assistance provided.			0	1,000	1,000	1/3/25	-	
TOTAL				<u>703,669</u>					
Fees received in prior year				-					
Total fees received to date in 2025				<u>703,669</u>					
Total 2025 Budgeted Fees				<u>527,232</u>					
Balance of Budgeted Fees				<u>(176,437)</u>					

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

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

* Pending Board Approval

Cataract Tourism Fund Grant Program

Grantee Name	Grant Awards	Outst'd'g Awards	Approval Date	Disbursement Date	Disbursement Amount	Offer Expiration	Project Description
Niagara County Dept. of Economic Development	37,667	0	10/11/2017	1/23/2018	37,667.00		Feasibility study for Niagara Falls area multi-use facility.
Niagara Aquarium Foundation	88,147	0	2/14/2018	7/15/2019	88,147.00		Jellyfish exhibit and equipment.
The Tourism Research Entrepreneurship Center (TReC)	176,600	0	8/8/2018	6/2/2020	176,600.00		Buildout, audio/visual equipment and network connectivity hardware.
Niagara Aquarium Foundation	16,717	0	2/12/2020	10/21/2020	16,717.00		Renovations to second floor event room.
Niagara Aquarium Foundation	370,000	0	8/14/2019	2/9/2021	370,000.00		Interactive touch pools adjacent to main entrance of the Aquarium.
Red Star Builders, LLC (The Niagara Club)	64,403	0	7/10/2019	9/7/2021	64,403.00		Spot Coffee.
Niagara Falls Center for Tourism LLC	1,000,000	0	6/12/2019	7/7/2023	598,661.03		Construction of an indoor family entertainment center and outdoor improvements.
The Center for Kashmir, Inc.	573,000	300,000	6/14/2023	8/9/2023	273,000.00	3/1/2026	Renovations to vacant church for a museum of art and culture for kashmir.
Savarino Companies, LLC	155,000	0	4/14/2021	4/26/2023	155,000.00		Rehabilitation of 4,000 square feet of commercial/retail storefront space.
Niagara Aquarium Foundation	900,000	0	2/9/2022	3/6/2025	900,000.00		Renovations to the Niagara Gorge Discovery Center for expanded programming.
Niagara Aquarium Foundation	35,000	0	2/8/2023	1/2/2024	35,000.00		Sea turtle exhibit.
Burger Factory Niagara Falls, Inc.	185,250	0	2/8/2023	1/11/2024	185,250.00		Facade renovations.
Niagara Falls International Cuisine, Inc.	76,500	0	2/8/2023	1/11/2024	44,922.31		Dining area renovations.
TM Montante Development(Radio Niagara)	912,609	912,609	3/22/2023	To Be Disbursed	0.00	11/1/2025	Renovations for restaurant, bar, game space, bowling lounge and boutique hotel.
Live-USA Incorporated	450,000	450,000	8/14/2024	To Be Disbursed	0.00	6/30/2026	Renovation of restaurant, bar and music entertainment venue.
Niagara Falls Urban Renewal Agency	204,000	0	10/9/2024	1/29/2025	204,000.00		Acquisition of properties along Main Street in Niagara Falls.
Niagaras Krispy Crunchy Fried Chicken, LLC	48,750	48,750	6/11/2025	To Be Disbursed	0.00	12/31/2025	Open a Niagaras Krispy Crunchy Fried Chicken restaurant in the Hyatt Hotel in dow
Hammer & Crown BC	33,000	33,000	3/22/2023	To Be Disbursed	0.00	12/31/2025	Kitchen buildout, bar and dining area remodeling.
To Date Sub-Total	5,326,643	1,744,359			3,149,367.34		
Cash on hand as of 9/30/2025	1,738,064.90						
Less: Outstanding Awards	(1,744,359.00)						
Available for awarding grants	(6,294.10)						
Grant Fund Balance	-						
Grant Funding from NYS 11/22/2016	1,600,000.00						
Grant Funding from NYS 10/16/2017	1,440,000.00						
Grant Funding from NYS 10/12/2018	1,600,000.00						
Bank Interest	247,475.50						
Bank Fees	(43.26)						
Grant Disbursements	(3,149,367.34)						
Grant Fund Balance	1,738,064.90						

7.1

**Woodstream
Landing LLC**

PROJECT SUMMARY
Woodstream Landing, LLC



Applicant:	Woodstream Landing LLC	
Project Location:	Sawyer Drive Wheatfield NY 14304	
Assistance:	10 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Woodstream Landing LLC will be creating 80 market rate units on Sawyer Drive in Wheatfield, NY. These units will consist of Eight (8) two story buildings, creating 16 three bedroom units, 16 one bedroom units, and 48 two bedroom units of work force housing available to the Town of Wheatfield and surrounding area. This increase in housing will align with the Governor's office seeking to build 800,000 homes across NYS over the next decade in the Housing Compact.</p> <p>This residential complex is in close proximity to a multitude of commercial businesses in the Town of Niagara, including the Fashion Outlets, increasing traffic and spending to the multitude of local businesses in the Wheatfield / Niagara Region.</p>	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 12,400,000 \$ 1,300,000 \$ 500,000 \$ _____ \$ 14,295,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 2 Total Annual Payroll End Year 3: \$100,000 Skills: Management, Administrative	
Evaluative Criteria:	Regional Wealth Creation, Supports Local Business or Cluster, In region Purchases, Increasing available housing	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date September 2, 2025
Project Title Woodstream Landing LLC
Project Location 2097,2093,2089,2091,2087,2083 & 2085 Sawyer Drive, Wheatfield NY, 14132



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
\$14,295,000

Temporary (Construction)

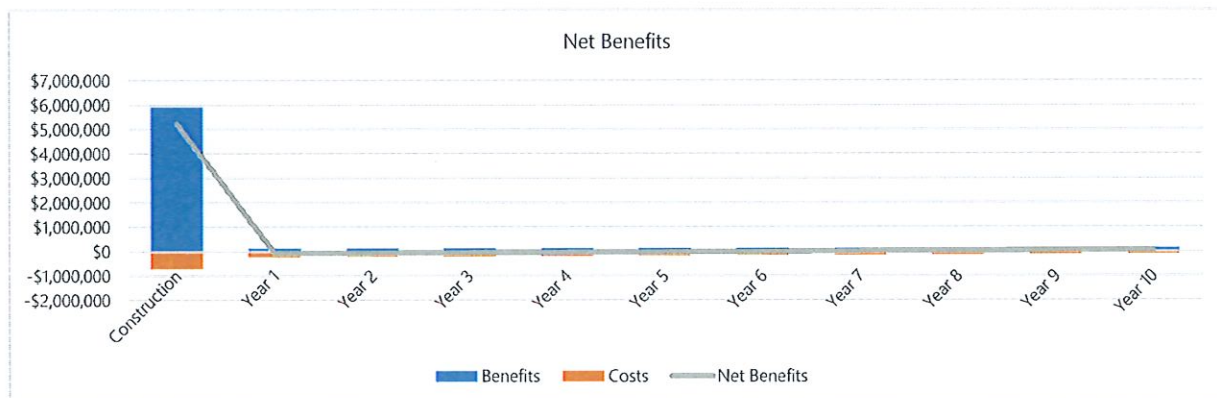
	Direct	Indirect	Total
Jobs	120	23	142
Earnings	\$4,405,480	\$1,199,237	\$5,604,717
Local Spend	\$11,436,000	\$4,126,570	\$15,562,570

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	2	0	2
Earnings	\$1,058,297	\$288,084	\$1,346,381

Figure 1



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

Figure 2

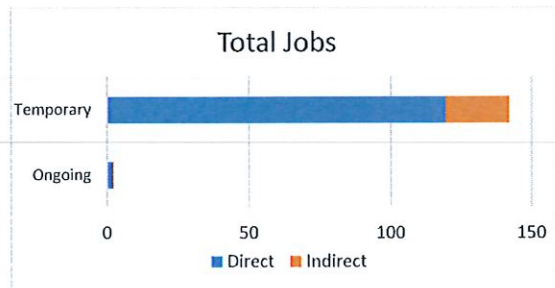


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,479,264	\$1,347,626
Sales Tax Exemption	\$600,000	\$600,000
Local Sales Tax Exemption	\$300,000	\$300,000
State Sales Tax Exemption	\$300,000	\$300,000
Mortgage Recording Tax Exemption	\$85,770	\$85,770
Local Mortgage Recording Tax Exemption	\$28,590	\$28,590
State Mortgage Recording Tax Exemption	\$57,180	\$57,180
Total Costs	\$2,165,034	\$2,033,396

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$8,027,771	\$7,763,219
To Private Individuals	\$6,951,098	\$6,810,794
Temporary Payroll	\$5,604,717	\$5,604,717
Ongoing Payroll	\$1,346,381	\$1,206,077
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,076,673	\$952,425
Increase in Property Tax Revenue	\$1,028,016	\$904,749
Temporary Jobs - Sales Tax Revenue	\$39,233	\$39,233
Ongoing Jobs - Sales Tax Revenue	\$9,425	\$8,443
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$361,457	\$354,161
To the Public	\$361,457	\$354,161
Temporary Income Tax Revenue	\$252,212	\$252,212
Ongoing Income Tax Revenue	\$60,587	\$54,273
Temporary Jobs - Sales Tax Revenue	\$39,233	\$39,233
Ongoing Jobs - Sales Tax Revenue	\$9,425	\$8,443
Total Benefits to State & Region	\$8,389,228	\$8,117,380

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$7,763,219	\$1,676,216	5:1
State	\$354,161	\$357,180	1:1
Grand Total	\$8,117,380	\$2,033,396	4:1

*Discounted at 2%

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

Yes

Additional Revenues:

County	\$0
City/Town/Village	\$0
School District	\$0

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application)
(To be used on NYS ST-60) \$7,500,000

Additional Comments from IDA

0

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

Yes

Woodstream Landing, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held at the Center for Economic Development

6311 Inducon Corporate Drive, Suite 1, Sanborn, New York 14132

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

Hearing Officer: Welcome. This public hearing is now open; it is Thursday, October 2, 2025 at 2:00 p.m. My name is Andrea Klyczek, I am the Executive Director of the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at www.niagaracountybusiness.com.

Notification: **Notice of Public Hearing.**

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

Notice of this hearing appeared in The Niagara Gazette on September 17, 2025

Purpose: **Purpose of Hearing.**

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

The purpose of this hearing is to solicit comments, both written and oral, for the Woodstream Landing, LLC project. The project application and project summary are posted in the Agency's website at niagaracountybusiness.com and I have copies with me today.

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

Hearing Officer: The proposed project (the "Project") consists of: 80 market rate units on Sawyer Drive in Wheatfield, NY. The units will consist of Eight (8) two story buildings, creating 16 three bedroom units, 16 one bedroom units and 48 two bedroom units of workforce housing available to the Town of Wheatfield and surrounding area. This increase in housing will align with the Governor's office seeking to build 800,000 homes across NYS over the next decade in the Housing Compact.

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 October 3, 2025. There are no limitations on written statements or comments.

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

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

Adjournment: **Closing the hearing.**

Are there any comments? Hearing none, I will now adjourn the meeting. It is now 2:05 p.m. Thank you.

SIGN IN SHEET
PUBLIC HEARING

regarding:

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

October 2, 2025 at 2:00 p.m.
Center for Economic Development

[illegible]

8.1

**Buffalo Transformer
Services, LLC**

PROJECT SUMMARY

Buffalo Transformer Services, LLC



BUFFALO

TRANSFORMER SERVICES

Applicant:	Buffalo Transformer Services	
Project Location:	10 Simonds St, Lockport, NY 14094	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Buffalo Transformer Services, LLC is a locally owned and operated company in the City of Lockport, with deeply rooted values that are OEM (Original Equipment Manufacturer) Engineered Based, customer centric and dedicated to always doing what is best for transformers.</p> <p>Their capability and expertise is incredibly important in this line of work, and its need on the ever growing demand in our electrical grid. The new and improved transformers are better for the environment due to better energy efficiency, use of less hazardous materials, and enhanced recycling processes.</p> <p>The project aims to purchase the land and building. The Company will make significant improvements which will lead to higher efficiency and an increase in hiring more skilled employment. The improvements include 2 new overhead crane systems which will allow the company to not only be more streamlined, but can work on a larger range of transformers due to not being limited by space.</p>	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other (Property Acquisition) TOTAL	\$ 1,000,000 \$ 300,000 \$ 40,000 \$ 1,100,000 <hr/> \$ 2,440,000
Employment:	Current jobs in Niagara County: 12 New Jobs in Niagara County within 3 years: 12 Estimated Annual Payroll for New Jobs: \$1,992,000 Skills: Production line, Workleader technician, Transformer technician, Administration, Engineering, Management, Sales	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, Job creation and retention, In region Purchase.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date July 30, 2025
Project Title Buffalo Transformer Services LLC
Project Location 10 Simonds St Lockport NY 14094

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

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$2,440,000

Temporary (Construction)

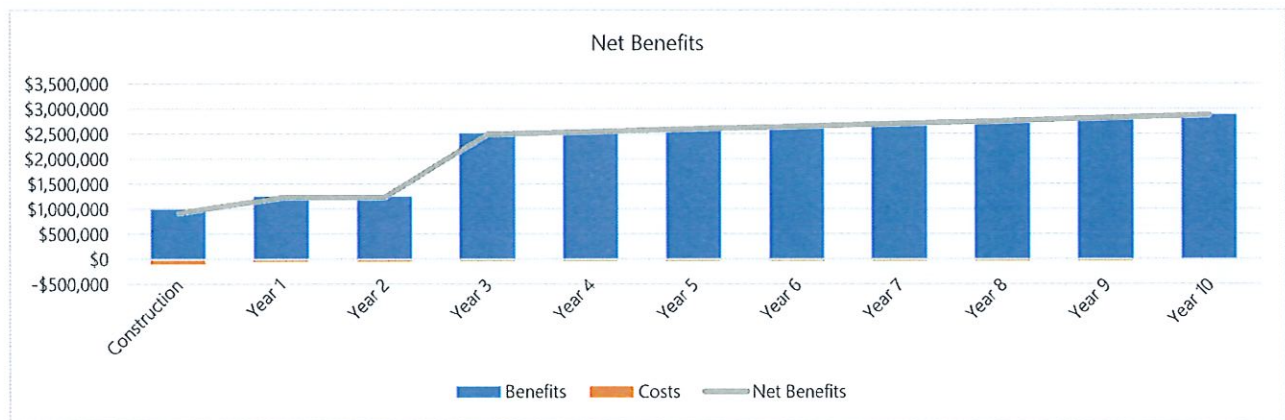
	Direct	Indirect	Total
Jobs	9	4	12
Earnings	\$745,515	\$204,045	\$949,560
Local Spend	\$1,952,000	\$703,234	\$2,655,234

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	24	3	27
Earnings	\$31,235,220	\$6,174,958	\$37,410,178

Figure 1



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

Figure 2

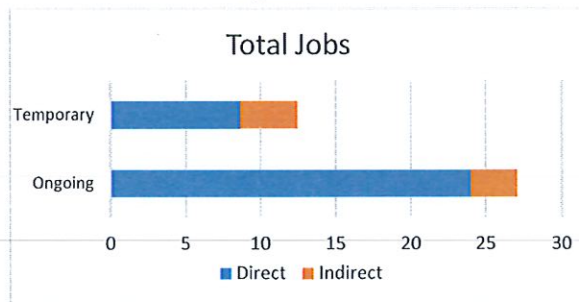
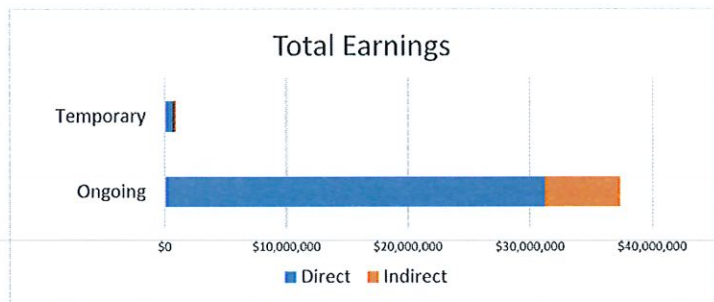


Figure 3



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

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Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$348,910	\$303,000
Sales Tax Exemption	\$64,000	\$64,000
Local Sales Tax Exemption	\$32,000	\$32,000

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

State Sales Tax Exemption	\$32,000	\$32,000
Mortgage Recording Tax Exemption	\$18,300	\$18,300
Local Mortgage Recording Tax Exemption	\$6,100	\$6,100
State Mortgage Recording Tax Exemption	\$12,200	\$12,200
Total Costs	\$431,210	\$385,300

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$38,469,781	\$32,582,204
To Private Individuals	\$38,359,738	\$32,492,189
Temporary Payroll	\$949,560	\$949,560
Ongoing Payroll	\$37,410,178	\$31,542,629
Other Payments to Private Individuals	\$0	\$0
To the Public	\$110,042	\$90,015
Increase in Property Tax Revenue	(\$158,476)	(\$137,430)
Temporary Jobs - Sales Tax Revenue	\$6,647	\$6,647
Ongoing Jobs - Sales Tax Revenue	\$261,871	\$220,798
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,994,706	\$1,689,594
To the Public	\$1,994,706	\$1,689,594
Temporary Income Tax Revenue	\$42,730	\$42,730
Ongoing Income Tax Revenue	\$1,683,458	\$1,419,418
Temporary Jobs - Sales Tax Revenue	\$6,647	\$6,647
Ongoing Jobs - Sales Tax Revenue	\$261,871	\$220,798
Total Benefits to State & Region	\$40,464,487	\$34,271,798

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$32,582,204	\$341,100	96:1
State	\$1,689,594	\$44,200	38:1
Grand Total	\$34,271,798	\$385,300	89:1

*Discounted at 2%

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

Additional Revenues:

County	\$0
City/Town/Village	\$0
School District	\$0

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE:
These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application).
(To be used on NYS ST-60) **\$800,000**

Additional Comments from IDA

0

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

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Buffalo Transformer Services LLC

(Applicant Name)

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

Updated May 2025

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Buffalo Transformer Services LLC

Mailing Address: P.O. Box 1210

City/Town/Village & Zip code: Lockport, NY 14095

Phone: (716) 438-7004

Website: www.buffalotransformer.com, www.buffalotransformerservcies.com

Fed Id. No.: 82-1964141

Contact Person and Title: Chad W. Curtis, President

Email: chadcurtis@buffalotransformerservices.com

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

Chad W. Curtis, 100%

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

Form of Entity

☐

Corporation

Date of Incorporation: _____

State of Incorporation: _____

☐

Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____

☒

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

Date of organization: February 6, 2017

State of Organization: New York

☐

Sole Proprietorship

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

Applicant's Counsel

Company Name: Kloss, Stenger, and Gormley LLP

Contact Person, and Title: Dave Kloss

Mailing Address: 9245 Main Street

City/Town/Village & Zip code: Clarence, NY 14031

Email: dwkloss@klosslaw.com

Phone: (716) 853-1111

Fax No.: (716) 759-1094

II. PROJECT INFORMATION

A) Project Address: 10 Simonds Street, Lockport, NY 14094

Tax Map Number (SBL) 108.83-2-23
(Section/Block/Lot)

SWIS Number 290900

Located in City of Lockport

Located in Town of Lockport

Located in Village of

School District of Lockport

B) Current Assessment of Property:

Land \$36,100.00

Total \$700,000

C) Present legal owner of the site Anna McCann, Merritt Machinery & 10 Simonds Holdings LLC

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

None

D) Describe the project:

Buffalo Transformer Services currently leases 30% of the building at 10 Simonds
Street. The project is to purchase the land, and building. The company plans to
improve the building/property to do more efficient work and transformer handling
with appropriate conditions for the transformer manufacturing industry.

1. Project site (land)

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

1.2 acres

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

Industrial Manufacturing

2. Indicate number, size (in square feet) and approximate age of existing buildings on site
1 continuous building made from 4 different expansions, range between 40yrs - 25yrs 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. An extension/addition to the small bay, moving the wall out 12ft to west prop. line
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.
No
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.
(2) new overhead cranes/rails/beams, 30-50 tons each, (2) Natural gas Generators 500-750kW each, Incoming power circuit breaker system, (1) Mezzanine,
8. Has construction work on this project begun?
No

E) Inter-Municipal Move Determination

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

☐ Yes or ☒ No

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

☐ Yes or ☒ No

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

☐ Yes or ☒ No

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

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

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

Name/Title: <u>Chad W. Curtis, President</u>	Name/Title: _____
Address: <u>10 Simonds Street</u>	Address: _____
<u>Lockport, NY 14094</u>	_____
Phone: <u>(716) 698-4635</u>	Phone: _____
Email: <u>chadcurtis@buffalotransformerservice</u>	Email: _____

III. SOURCES & USES OF FUNDS

- A) Estimated Project Costs:

Property Acquisition	\$	1,100,000
Construction (Improvements)	\$	1,000,000
Equipment Purchases/Fixtures/Furnishings	\$	300,000
Soft costs (i.e. engineering, architectural)	\$	40,000
Other (describe)	\$	
TOTAL USES OF FUNDS	\$	2,440,000

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

Bank Financing	\$	2,440,000
Equity	\$	
Grants/Tax Credits	\$	
Taxable or Tax Exempt Bond	\$	
Other	\$	
TOTAL SOURCES OF FUNDS	\$	2,440,000

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

	\$	
	\$	
	\$	
	\$	
TOTAL PUBLIC FUNDS	\$	0

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:



Sales Tax Exemption



Mortgage Recording Tax Exemption



Real Property Tax Abatement (PILOT)

B.) Value of Incentives: LEAVE THIS SECTION BLANK (will be estimated by NCIDA Staff)

Property Tax Exemption

Estimated duration of Property Tax exemption: 15

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 40,000

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 24,000

Estimated duration of Sales Tax exemption: 2

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 18,300

C.) Financial Assistance Determination:

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



Yes



No

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

V. EMPLOYMENT PLAN

	# of Retained Jobs	Retained Jobs Average Annual Salary	# of Created Jobs (3 yrs after project completion)	Created Jobs Average Annual Salary
Full Time	11	\$ 83,000	12	\$ 83,000
Part time	2	\$ 40,000		
TOTAL FTEs		\$ 0		

Annual Salary Range of Jobs to be Created: \$ 58,000 to \$ 115,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Retained: Technicians,
Admin, Engineering. Created: Technicians, Admininstration, Engineering,
Management

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.:

Chad W. Curtis, being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of Buffalo Transformer Services 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.

Chad W. Curtis
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 27 day of August, 20 .

Julie Lynn Lamoreaux
(Notary Public)

Julie Lynn Lamoreaux
Notary Public, State of New York
Registration No. 01LA0421616
Qualified in Erie County
My Commission Expires September 7, 2025

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.

Julie Lynn Lamoreaux
Notary Public, State of New York
Registration No. 01LA6421618
Qualified in Erie County
My Commission Expires September 7, 2025

Chad W. Curtis
(Applicant Signature)

By: _____

Name: Chad W. Curtis

Title: President

Julie Lynn Lamoreaux
(Notary Public)

Sworn to before me this 27th day

of August, 2025

[stamp]

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information									
Name of Action or Project:									
Project Location (describe, and attach a location map): 10 Simonds Street, Lockport, NY 14094, property with building and contents									
Brief Description of Proposed Action: Purchase and Improve the property and building located at 10 Simonds Street, Lockport, NY 14094									
Name of Applicant or Sponsor: Chad W. Curtis, Buffalo Transformer Services		Telephone: 7166984635							
		E-Mail: chadcurtis@buffalotransformerservices.com							
Address: 10 Simonds Street									
City/PO: Lockport		State: NY	Zip Code: 14094						
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<table style="width: 100%;"> <tr> <td style="width: 60%;">3.a. Total acreage of the site of the proposed action?</td> <td style="width: 40%; text-align: right;">1.2 acres</td> </tr> <tr> <td>b. Total acreage to be physically disturbed?</td> <td style="text-align: right;">0.1 acres</td> </tr> <tr> <td>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</td> <td style="text-align: right;">1.2 acres</td> </tr> </table>				3.a. Total acreage of the site of the proposed action?	1.2 acres	b. Total acreage to be physically disturbed?	0.1 acres	c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	1.2 acres
3.a. Total acreage of the site of the proposed action?	1.2 acres								
b. Total acreage to be physically disturbed?	0.1 acres								
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	1.2 acres								
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland									

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

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

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

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

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>NCIDA</u>	<u>10/3/25</u>
Name of Lead Agency	Date
<u>Andrea Kyezer</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