

## **2025 Annual Report Summary**

This report is being submitted in accordance with the PAAA of 2005.

### **Operations and Accomplishments**

#### Operations

The Niagara County Development Corporation (the “NCDC”) is a not-for-profit corporation established under Section 402 of the Not-for-Profit Corporation Law of New York. The NCDC operates for the benefit of Niagara County and its populace. Specific powers and duties are conferred to the NCDC, and such purposes are mandatory and exclusive upon this corporation pursuant to said Section 1411. Those purposes are: to relieve and reduce unemployment, to promote and provide for additional and maximum employment, to maintain job opportunities and to better said job opportunities, to lease, purchase or otherwise acquire real property to be utilized and developed for commercial and industrial purposes to construct new industrial or manufacturing plants or new research and development plants and acquire machinery and equipment deemed related thereto, or acquire, rehabilitate, and improve for use by others, industrial or manufacturing plants within Niagara County, New York, to assist financially in such construction, acquisition, rehabilitation and improvement and to maintain such plans, buildings and equipment for others, to study and promote, either alone or in concert with other local officials and interested local groups, the economic growth and business prosperity of the County of Niagara, and the solution of other civic problems within the County of Niagara, to instruct or train individuals to improve or to develop their capabilities for jobs, to carry on scientific research for the purpose of aiding the community or geographical area by attracting industry to the community or area, or by encouraging the development of business concerns including small business. The public objective of each and every of the purposes enumerated above is to promote the general and public welfare of the people of the County of Niagara.

The Mission of the NCDC is to undertake projects and programmatic initiatives in furtherance of and to advance the job opportunities, health, general prosperity and economic welfare of the people of the County and to improve their recreation opportunities, prosperity and standard of living. In addition, and in doing so, the NCDC shall adhere to its adopted policies and applicable statutory requirements, including PAAA, PARA, OML, FOIL, and SEQRA. The NCDC’s goals include continued compliance with current obligations and responsibilities associated with ongoing loan programs, in addition to identifying new loan projects that will achieve the NCDC’s purposes and Mission.

#### Accomplishments

In 2025, the NCDC closed eleven (11) grants and three (3) loans.

1. **Brent Industries, LLC** is an online retailer for two industries – power sports performance parts and components for outdoor boilers, solar and geothermal systems. In order to accommodate the company’s growth and continue to provide efficiency in two different markets, they have constructed a single 100,000 sq. ft. facility with associated parking, loading dock and storm water management in the Town of Royalton. A CDBG Economic Development Deferred Loan (Grant) for \$172,000 was provided and the funds will be used for building construction, the purchase of furnishings, fixtures and equipment, and working capital associated with the project and the start-up of operations. The business will create 12 full-time equivalent jobs of which all 9 will be low-to-moderate income persons.
2. **Brent Industries, LLC** is an online retailer for two industries – power sports performance parts and components for outdoor boilers, solar and geothermal systems. In order to accommodate the company’s growth and continue to provide efficiency in two different markets, they have constructed a single 100,000 sq. ft. facility with associated parking, loading dock and storm water management in the Town of Royalton. A CDBG Economic Development Term Loan for \$172,000 was provided and the funds will be used for building construction, the purchase of furnishings, fixtures and equipment, and working capital associated with the project and the start-up of operations. The business will create 12 full-time equivalent jobs of which all 9 will be low-to-moderate income persons.
3. **Bairco Inc.** is a distributor and manufacturer of specialty filtration products for industrial and commercial purposes. In order to support its growing demand and need to increase production capacity, they are procuring new equipment and making improvements to the production floor for increased production while maintaining their distribution services. An EDA Revolving Loan Fund Term Loan for \$100,000 was provided and the funds will be used to procure previously used filter manufacturing equipment and inventory for distribution. The business will create 2.5 full-time equivalent jobs of which all will be low-to-moderate income persons.

The Niagara County Microenterprise program provides resources to support and foster the development of microbusinesses by providing grants in conjunction with capacity building and entrepreneurial assistance. Awards to individual businesses were up to \$25,000. Eligible businesses qualified as private for-profit businesses located in Niagara County with five or fewer employees that are a start-up or expanding business. They needed to contribute at least 10% in cash equity of the total project and create a job for at least one full-time equivalent low-to-moderate income individual or show the business is owned by a low-to-moderate income individual.

1. **Falcon Aircraft Maintenance, LLC** is a start-up company that will be providing aircraft maintenance services for small aircraft in WNY including repairs, inspections, avionics installation and advanced mechanical services. A grant for \$25,000 was provided and the funds were used for equipment and working capital. The business hired a full-time apprentice mechanic who qualifies as a low-to-moderate income individual.
2. **Timothy R. Woodean Chiropractic and Massage Therapy PLLC** recently opened his business named Nautical Alignment in Wilson. They will offer comprehensive and quality chiropractic care, massage therapy, and wellness services. This will include cold laser therapy, infrared saunas, shockwave therapy, neuromuscular re-education and therapeutic ultrasound. A grant for \$25,000 was provided and the funds used to procure state-of-the-art equipment, furnishings, and accessories. The business is owned by a low-to-moderate income individual.

3. **BeOK LLC** is a fitness studio, a sauna and cold plunge room. Be OK Cafe will be a smoothie and juice bar located within BeOk Studio also serving health-conscious food. In addition, they will be adding a patio space to the studio. They have been in business six years. A grant for \$25,000 was provided for kitchen equipment and smallwares, furnishings, and inventory. The business is owned by a low-to-moderate income individual and also hired five part-time low-to-moderate income individuals for the new café.
4. **Cakes by Katya LLC** is a café and bakery offering specialty baked goods as well as custom cakes. They have been in business five years and have expanded with a new location in Wheatfield. A grant for \$25,000 was provided to procure equipment including a touchscreen automatic coffee and espresso machine and a refrigerated display cooler for the baked goods along with inventory. The business is owned by a low-to-moderate income individual and also hired four part-time low-to-moderate income individuals for the bakery/café.
5. **Release & Restore Therapy** is a new myofascial release therapy practice which will provide specialty massage therapy intended for clients that suffer from chronic pain due to injury or stress as well as holistic health and wellness. A grant for \$13,000 was provided for equipment such as hi-low therapy tables, therapy and massage supplies, laptop and printer, as well as working capital including continuing education for the owners. The business is owned by low-to-moderate income individuals.
6. **B's Flowers LLC** specializes in fresh cut and custom flowers. They are in their third season of providing flowers and floral arranging services for special occasions and events. A grant for \$21,000 was provided to improve their farming methods for a higher yield harvest and to meet higher demands of their expansion. The funds were used to purchase machinery and equipment as well as inventory. The business is owned by low-to-moderate income individual.
7. **Kunkle's Landscaping** is a landscaper that has provided lawn services and snowplowing for over 5 years. They are expanding with additional services such as trim work, garden bed design, construction and preparation. A grant for \$25,000 was provided for equipment upgrades and additional landscaping materials and equipment. The business is owned by low-to-moderate income individual.
8. **Prime Legacy Inc.** is a photography business operated by a husband and wife team who are both experienced photographers. Currently they provide photography services for various occasions and portraits. The business plans to diversify the company's offerings by expanding their portfolio to different types of photography; such as, real estate and fashion photography. A grant for \$25,000 was provided for photography equipment upgrades and additional lighting and printing equipment and supplies. The business is owned by low-to-moderate income individuals.
9. **NickNats Landscaping LLC** has been in business over three years and specializes in lawn and landscaping services. The company is expanding to offer concrete curbing services to add decorative and functional landscape edging. A grant for \$25,000 was provided to purchase the specialized curbing equipment for an efficient installation process. The business hired one full-time and one part-time laborer who qualify as low-to-moderate income individuals.

**10. Harmony Spa Head to Toe LLC** is a start-up salon offering manicures and pedicures and facials. The owner has been a cosmetologist for over eight years and will provide a calming atmosphere for services along with specials and programs to promote the business and grow the clientele. A grant of \$18,000 was provided to assist in equipping the spa with equipment and furnishings as well as inventory and supplies. The business is owned by a low-to-moderate income individual.

**11. Senek Farms Cider Co.** is a start-up business that is opening a new cider house and custom press services for other local orchards. They will offer their own apple cider and diversify their cider line by adding different flavors from fruit grown on their family farm and will sell year-round at farmers markets in Niagara and Erie counties and expand to retail and wholesale. A grant of \$18,000 was provided to assist in procuring a UV treatment system necessary for the production of cider. The business is owned by a low-to-moderate income individual.

**2025 Niagara County Development Corporation Annual Report**

**CERTIFICATE OF CHAIRMAN AND THE EXECUTIVE DIRECTOR**

Niagara County Development Corporation

The undersigned, being the duly appointed Chairman and Executive Director of the Niagara County Development Corporation (the "NCDC"), hereby certify, pursuant to subdivision 3 of Section 2800 of the Public Authorities Law, as follows:

The financial information provided within the Annual Report of the NCDC, dated as of March 19, 2025, is accurate, correct, and does not contain any untrue statement of material fact. The Annual Report does not omit any material fact which, if omitted, would cause the report to be misleading in light of the circumstances under which the report and any such statements made therein are made. The Annual Report fairly represents in all material respects the financial condition and results of operations of the Corporation as of, and for, the period presented in said report.

The Annual Report is hereby approved.

IN WITNESS WHEREOF, the undersigned Chairman and Executive Director have executed this Certificate as of the 18th day of March, 2026.



Mark A. Onesi, Chairman



Andrea L. Klyczek, Executive Director