

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: February 12, 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 J. Mahoney**, Member
___ **Anne E. McCaffrey**, Member
___ **David J. Masse**, Member
___ **William Fekete**, Member

Staff Members:

___ **Andrea Klyczek**, Executive Director
___ **Michael S. Dudley**, Director of Finance & Real Estate
___ **Susan Barone**, Grants, Loans & Compliance Manager
___ **Jeremy Geartz**, Director of Business Development & Retention
___ **Julie Lamoreaux**, Office & HR Administrator
___ **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 – January 8, 2025
 - 6.0 Finance & Audit Committee Reports – *J. Krempa*
 - 6.1 Agency Payables – January 31, 2025
 - 6.2 Budget Variance Report – January 31, 2025

7.0 Unfinished Business

7.1 VPS Property Ventures, LLC – A.Klyczek
7.1.1 Final Resolution

7.2 Voss Manufacturing, Inc. – A.Klyczek
7.2.1 Final Resolution

7.3 Shoab & Sons LLC – A.Klyczek
7.3.1 Final Resolution

NCDC LOANS

7.4 Legacy Dance Studio, Inc – J.Krempa
7.4.1 Loan Modification

7.5 AMBE Corp. – J. Krempa
7.5.1 Loan Modification

7.6 Lake Effect Ice Cream Wholesale, LLC – J.Krempa
7.6.1 Loan Modification

8.0 New Business

8.1 Saint-Gobain Ceramics & Plastics Inc. – A.Klyczek
8.1.1 Preliminary Resolution
8.1.2 Authorize Public Hearing

8.2 The Center for Kashmir, Inc. (Phase 2 Cataract Grant) – M.Gabriele
8.2.1 Extension of Grant Resolution Expiration Date

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: March 19, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment - M. Onesi

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: January 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

1.0 Meeting Called to Order

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

2.0 Roll Call

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

3.0 Introduction of Guests

Muhammad Shoaib, Shoaib & Sons LLC
Preet Singh, VPS Property Ventures, LLC
Alex Kammerer, Voss Manufacturing, Inc.
Kyle Brent, 9745 Rochester Road, LLC
Jonathan Epstein, Buffalo News
Robert Creenan, Niagara Gazette

Staff Present

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

4.0 Pledge of Allegiance

Mr. Masse led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – November 13, 2024

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – November 30, 2024

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

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

6.2 Agency Payables – December 31, 2024

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.

6.3 Budget Variance Report – November 30, 2024

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.

6.4 Budget Variance Report – December 31, 2024

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. Mr. Mahoney seconded the motion. The motion passed.

7.0 Unfinished Business

8.0 New Business

8.1 VPS Property Ventures, LLC

Mr. Geartz stated that VPS Property Ventures, LLC plans for a premier machine shop at the vacant 5000 Porter Road site, marking the first business to build in this location. The 33,000 square foot facility will specialize in providing Original Equipment Manufacturers (OEMs) with high – precision machining services for heavy fabricated, forged, or casted materials and assemblies. The facility will initially employ 12 full-time workers, with plans for future expansion as demanded for its services grows.

Mr. Singh stated that the main purpose of this business is servicing the power generation industries. Their focus is to bring skilled people to the area from the global market.

8.1.1 Preliminary Resolution

Mr. Scott made a motion to approve the Preliminary Resolution, Mr. Ross seconded the motion. The Motion passed.

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

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

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Onesi stated that the Hearing will be held January 29, 2025 at 2:00 p.m. at Niagara Falls City Hall.

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

8.2 Voss Manufacturing, Inc.

Mr. Geartz stated that Voss Manufacturing, Inc. is a manufacturing company located at 2345 Lockport Road. The company wishes to acquire the property at 6292 Walmore Road primarily for expanding sheet metal fabrication capacity and capabilities. The acquisition will allow Voss to free space at 2345 Lockport Road and meet the time demands of customers, many of which are local manufacturing companies. The company employs 107 people and plans to expand employment.

Mr. Kammerer added that Voss Manufacturing, Inc. has been in the community for over 50 years. They specialize in custom machinery in the heat transfer market. The global economy is putting a lot of pressure on US manufacturers to reduce cost and the employment market is pushing up employment wages. Because of this demand, the company would benefit from higher level technology and machinery. In order to be relevant, the company needs the space to invest in technology.

8.2.1 Preliminary Resolution

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

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

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

The Resolution was thereupon duly adopted.

8.2.2 Authorize Public Hearing

Mr. Onesi stated that the Public Hearing will be held January 28, 2025 at 2:00 p.m. at the Niagara County Center for Economic Development.

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

8.3 Shoab & Sons LLC

Mr. Geartz stated that Shoab & Sons LLC planning a dynamic tourism project aimed at revitalizing a vacant building at 222 Rainbow Boulevard that has been unused for well over a year. Strategically located in the heart of the Niagara Falls tourist area, this project promises to enhance the visitor experience by offering a diverse array of dining options. At street level, visitors will enjoy three popular snack shops: Carvel Ice Cream, Cinnabon Dessert Coffee, and Auntie Anne's Pretzel Place, each serving delicious treats to satisfy any craving. The ground level, will feature Subway, providing quick and satisfying meals for tourists on the go. The second level will offer Mediterranean cuisine, introducing guests to the vibrant and flavorful dishes of this region.

This project will not only rejuvenate a key property in the tourism district but will also contribute to the overall appeal of the area by enhancing the dining choices available to the millions who visit Niagara Falls each year.

This location is in Distressed Census Tract 211 with a federal poverty rate of 37.4% and a NYS unemployment rate of 14.9%.

Mr. Shoab stated that in the current area, there are not a lot of food choices. This will provide more of a food variety for tourists and locals. This project will employ 20 full-time, and 20 part-time employees over the next three years.

8.3.1 Preliminary Resolution

Mr. Scott 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			
Clifford Scott	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

8.3.2 Authorize Public Hearing

Mr. Onesi stated that the Public Hearing will be held January 29, 2025 at 2:15 p.m. at Niagara Falls City Hall.

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

8.4 Duncan’s Heating and Cooling Corp. (Phase 2)

Mr. Geartz stated that as part of Duncan’s Heating and Cooling Corp expansion, additional machinery and equipment will be necessary to fulfill the newly created jobs and increase in business contracts. As a result of the expansion, Duncan’s Heating and Cooling has been able to hire far more employees than what was initially expected. The additional equipment will allow for another 12 employees to be hired.

8.4.1 Final Resolution

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

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

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

The Resolution was thereupon duly adopted.

8.5 9745 Rochester Road, LLC

Mr. Gabriele stated that 9745 Rochester, LLC has put in a request for additional sales tax. There was a delay in the construction.

Mr. Brent stated that because of the delays with the pandemic, they did not start the project until July of 2022. Because of the price increases across the industry, these factors have significantly increased the project cost. He remains confident that this project represents a valuable investment for the local economy. The company is committed to completing the project.

8.5.1 Request for Additional Sales Tax

Mr. Masse made a motion to approve the Request for Additional Sales Tax, 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			
Clifford Scott	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

9.0 Agency Counsel

Mr. Gabriele did not have any updates at this time.

10.0 Information Items

Mr. Masse stated that recently he started a new job as the Treasury Director at KeyBank. KeyBank’s ethical requirements requires him to publicly declare the relationship with the NCIDA Board of Directors. This will not interfere with his position on the NCIDA Board of Directors. He did sign an affidavit that Mr. Gabriele notarized. He will recuse himself from decisions and deliberations related in any manner to matters related to his employer.

11.0 Any Other Matters the Board Wishes to Discuss

There were no matters the Board wished to discuss.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: February 12, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Onesi made a motion to adjourn; Mr. Krempa seconded the motion. The meeting adjourned at 9:34 a.m.

Respectfully Submitted:

Reviewed By:

Approved By:

Julie Lamoreaux
Administrative Assistant

Andrea Klyczek
Executive Director

William L. Ross
Secretary

6.1

Agency Payables

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
30272	1/2/25	Charter Communications	10001.100	129.99
30273	1/2/25	First Choice Coffee Services	10001.100	145.95
30274	1/2/25	THE HARTFORD	10001.100	229.39
30275	1/2/25	Independent Health	10001.100	2,413.35
30276	1/2/25	M&T Bank	10001.100	2,245.92
30277	1/2/25	Niagara Gazette Lockport Union Sun	10001.100	204.15
30278	1/2/25	Professional Janitorial Services, Inc.	10001.100	823.00
30279	1/2/25	Selective Insurance Company	10001.100	19,295.06
30280	1/2/25	NEW YORK STATE ECONOMIC	10001.100	1,750.00
1/3/25	1/3/25	NEW YORK STATE AND LOCAL	10001.100	502.04
30281	1/7/25	Buffalo Business First	10001.100	2,995.00
30282	1/7/25	Gabriele & Berrigan, P.C.	10001.100	10,539.87
30283	1/7/25	The Hartford	10001.100	560.37
30284	1/7/25	Jeremy Geartz	10001.100	253.73
30285	1/7/25	National Grid	10001.100	453.57
30286	1/7/25	Niag Cnty Dept of Economic Development	10001.100	57,115.38
1/9/25	1/9/25	PAYCHEX, INC.	10001.100	242.97
1/10/25	1/10/25	NYS DEFERRED COMPENSATION PLAN	10001.100	829.70
30287	1/15/25	360 PSG.com	10001.100	60.00
30288	1/15/25	County of Niagara	10001.100	470.08
30289	1/15/25	Niagara Orleans Land Improvement Corp	10001.100	606.62
30290	1/15/25	PURCHASE POWER	10001.100	300.00
30291	1/15/25	Summit MSP, LLC	10001.100	660.28
1/20/25	1/20/25	PAYCHEX, INC.	10001.100	128.00
30292	1/22/25	Charter Communications	10001.100	129.99
30293	1/22/25	Cintas Corporation LOC. 067P	10001.100	93.80
30294	1/22/25	County of Niagara	10001.100	568.80
30295	1/22/25	First Choice Coffee Services	10001.100	64.89
30296	1/22/25	Guardian	10001.100	233.69
30297	1/22/25	Independent Health	10001.100	2,413.35
30298	1/22/25	Niagara Gazette Lockport Union Sun	10001.100	410.86
1/23/2025	1/23/25	PAYCHEX, INC.	10001.100	60.06
1/24/25	1/24/25	NYS DEFERRED COMPENSATION PLAN	10001.100	757.70
1/29/25	1/29/25	NEW YORK STATE AND LOCAL	10001.100	546.94

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2015	1/29/25	Niagara Falls Urban Renewal Agency	10660.100	204,000.00
30299	1/31/25	Amazon Capital Services	10001.100	56.98
30300	1/31/25	American City Business Journals	10001.100	135.00
30301	1/31/25	County of Niagara	10001.100	31.41
30302	1/31/25	Eaton Office Supply Co., Inc.	10001.100	41.60
30303	1/31/25	Professional Janitorial Services, Inc.	10001.100	823.00
30304	1/31/25	STAPLES CONTRACT & COMMERCIAL	10001.100	96.08
Total				<u><u>313,418.57</u></u>

NCIDA VIP-MTF Operating
Check Register
For the Period From Jan 1, 2025 to Jan 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
4982	1/2/25	H.W.BRYK & SONS, INC.	10001.600	258.70
4983	1/2/25	Professional Janitorial Services, Inc.	10001.600	346.00
4984	1/2/25	Selective Insurance Company	10001.600	18,993.00
4985	1/2/25	Mike Sinatra's Landscaping and	10001.600	6,400.00
4986	1/7/25	H.W.BRYK & SONS, INC.	10001.600	1,714.02
4987	1/7/25	Frontier	10001.600	327.02
4988	1/7/25	National Grid	10001.600	355.98
4989	1/7/25	KATHY HARRINGTON-MCDONELL	10001.600	9,105.27
4990	1/15/25	Modern Disposal Services, Inc.	10001.600	191.51
4991	1/15/25	County of Niagara	10001.600	1,102.32
4992	1/21/25	County of Niagara	10001.600	378.57
4993	1/31/25	Professional Janitorial Services, Inc.	10001.600	346.00
Total				39,518.39

NCIDA - MTF - Operating Fund
Check Register
For the Period From Jan 1, 2025 to Jan 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3221	1/2/25	DAVIS-ULMER Sprinkler Co.	10001.600	180.00
3222	1/2/25	Selective Insurance Company	10001.600	10,972.00
3223	1/2/25	Mike Sinatra's Landscaping and	10001.600	5,200.00
3224	1/7/25	Kathy Harrington-McDonell	10001.600	8,180.87
3225	1/15/25	National Grid	10001.600	72.84
3226	1/15/25	VERIZON	10001.600	133.18
Total				24,738.89

Niagara Industrial Incubator Associates
Check Register
For the Period From Jan 1, 2025 to Jan 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1450	1/2/25	Mike Sinatra's Landscaping and	10000.100	2,200.00
1451	1/7/25	Gabriele & Berrigan, P.C.	10000.100	285.00
1452	1/7/25	Kathy Harrington-McDonell	10000.100	3,841.52
1453	1/15/25	National Grid	10000.100	216.93
1454	1/15/25	Thomas Fedeson	10000.100	2,164.00
1455	1/22/25	H.W. Bryk & Sons, Inc.	10000.100	1,864.07
1456	1/29/25	A 24 Hour Door National, Inc.	10000.100	2,895.00
Total				<u><u>13,466.52</u></u>

NIAG ECONOMIC DEV FUND
Check Register
For the Period From Jan 1, 2025 to Jan 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1359	1/2/25	M&T Bank	10000-200	60.00
Total				60.00

NCDC - CDBG/HUD - RLF
Check Register
For the Period From Jan 1, 2025 to Jan 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
277	1/2/25	M&T Bank	10200-300	20.00
278	1/7/25	Niagara County Industrial Dev Agency	10200-300	20,000.16
279	1/7/25	Niagara Gazette Lockport Union Sun	10200-300	103.00
280	1/22/25	Brent Industries, LLC	10200-300	172,000.00
281	1/22/25	H. Sichernan & Company, Inc.	10200-300	16,000.00
282	1/22/25	Brent Industries, LLC	10200-300	172,000.00
283	1/29/25	Niagara Gazette Lockport Union Sun	10200-300	79.60
Total				380,202.76

Niag. Cnty Dev. Corp. - EDA RLF
Check Register
For the Period From Jan 1, 2025 to Jan 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1358	1/2/25	M&T Bank	10001.100	200.00
1359	1/7/25	Niagara County Industrial	10001.100	19,999.92
Total				<u>20,199.92</u>

Niag. Cnty Dev. Corp. - Micro RLF
Check Register
For the Period From Jan 1, 2025 to Jan 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1037	1/2/25	M&T Bank	10003.400	20.00
2137	1/7/25	Niagara County Industrial	10004.400	29,496.06
Total				<u><u>29,516.06</u></u>

6.2

**Budget Variance
Reports**

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BUDGET VARIANCE REPORT AS OF January 31, 2025
UN-AUDITED STATEMENT FOR INTERNAL MANAGEMENT USE ONLY

	Current Month Actual	Current Month Budget	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Budget
<u>Operating Revenues</u>						
Project Administrative Fees	\$ 364,925.00	\$ 63,461.00	\$ 364,925.00	\$ 63,461.00	301,464.00	\$ 527,232.00
Project Application Fees	3,000.00	1,000.00	3,000.00	1,000.00	2,000.00	12,000.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	4,166.67	4,166.67	0.00	50,000.00
Administratve Fees - Other	4,080.00	4,080.00	4,080.00	4,080.00	0.00	52,070.00
Interest Earnings	125.27	125.00	125.27	125.00	0.27	65,969.00
Miscellaneous Income	14,675.76	14,674.50	14,675.76	14,674.50	1.26	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	390,972.70	87,507.17	390,972.70	87,507.17	303,465.53	1,083,365.00
<u>Operating Expenses</u>						
Salaries	24,461.52	32,923.06	24,461.52	32,923.06	(8,461.54)	428,000.00
Benefits	3,317.08	7,790.92	3,317.08	7,790.92	(4,473.84)	93,491.00
Retirement Benefits	4,926.33	4,926.33	4,926.33	4,926.33	0.00	59,116.00
Payroll Taxes	1,906.07	2,485.08	1,906.07	2,485.08	(579.01)	32,239.00
Unemployment Taxes	532.61	710.28	532.61	710.28	(177.67)	1,613.00
Consultants	2,500.00	2,500.00	2,500.00	2,500.00	0.00	30,000.00
Executive Director	9,674.33	9,674.33	9,674.33	9,674.33	0.00	116,092.00
Legal Services	8,762.67	6,666.67	8,762.67	6,666.67	2,096.00	80,000.00
Accounting Services	0.00	0.00	0.00	0.00	0.00	21,510.00
Accounting Services - NADC	0.00	0.00	0.00	0.00	0.00	1,500.00
Advertising & Promotion	76.00	0.00	76.00	0.00	76.00	0.00
Marketing	60.00	1,833.33	60.00	1,833.33	(1,773.33)	22,000.00
Sponsorships	0.00	83.33	0.00	83.33	(83.33)	1,000.00
Printing	157.11	83.33	157.11	83.33	73.78	1,000.00
Office Supplies	107.62	166.67	107.62	166.67	(59.05)	2,000.00
Postage	575.85	575.85	575.85	575.85	0.00	3,950.00
Telephone & Fax	139.26	127.50	139.26	127.50	11.76	1,530.00
Internet Service	185.98	197.42	185.98	197.42	(11.44)	2,369.00
Common Area Charges	906.33	906.33	906.33	906.33	0.00	10,876.00
Energy	1,600.00	2,000.00	1,600.00	2,000.00	(400.00)	16,100.00
Conference & Travel	295.00	1,000.00	295.00	1,000.00	(705.00)	12,000.00
Employee Training	0.00	500.00	0.00	500.00	(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	1,847.47	1,824.42	23.05	21,893.00
Library & Membership	1,885.00	1,885.00	1,885.00	1,885.00	0.00	3,202.00
General Office	836.86	1,110.00	836.86	1,110.00	(273.14)	13,320.00
Repairs & Maintenance	886.84	1,132.25	886.84	1,132.25	(245.41)	13,587.00
Computer Support	0.00	500.00	0.00	500.00	(500.00)	6,000.00
Public Hearings	0.00	25.00	0.00	25.00	(25.00)	300.00
Furniture & Equipment Purchase	0.00	166.67	0.00	166.67	(166.67)	2,000.00
Other Expense	0.00	83.33	0.00	83.33	(83.33)	1,000.00
Total Operating Expenses	65,639.93	81,877.10	65,639.93	81,877.10	(16,237.17)	1,010,150.00
Net Operating Income/<Loss>	325,332.77	5,630.07	325,332.77	5,630.07	319,702.70	73,215.00
<u>Non-Operating Revenue & Expense</u>						
Grant Rev- City NF Initiative	204,000.00	0.00	204,000.00	0.00	204,000.00	2,145,609.00
Grant Sub-City NF Initiative	204,000.00	0.00	204,000.00	0.00	204,000.00	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>	\$ 325,332.77	\$ 5,630.07	\$ 325,332.77	\$ 5,630.07	319,702.70	\$ 73,215.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet
January 31, 2025

ASSETS

Current Assets	
Cash - Checking	\$ 443,688.67
Petty Cash	300.00
Certificates of Deposit	2,500,000.00
Mmkt Acct. - M&T Bank	73,814.27
Cash - First Response	66,475.38
Cash - City of N.F.	848.58
Cataract Tourism C/D	2,500,000.00
Mmkt Acct. - Cataract Tourism	65,354.34
Accts Rec - Public Hearings	3,181.08
Accounts Rec. EDA - RLF	162,500.00
Accounts Rec - NEDF	4,166.67
Due To/From VIP - MTF	535,626.58
Due To/Due From NADC	500.56
Due To/From MTF Operating	107,884.84
Prepaid Insurance	<u>22,028.42</u>
 Total Current Assets	 6,486,369.39
Other Assets	
Deferred Outflows	180,568.00
Investment in NIIA	<u>342,500.00</u>
 Total Other Assets	 523,068.00
Fixed Assets	
Furniture & Equipment	231,672.18
Furn & Fixtures - Fed purchase	5,861.08
Accum Dep. - Furn & Equip	(208,515.61)
Accum Dep. - F&F Fed Purch	<u>(5,861.08)</u>
 Total Fixed Assets	 23,156.57
 Total Assets	 <u>\$ 7,032,593.96</u>

LIABILITIES AND NET ASSETS

Current Liabilities	
Accrued Retirement	\$ 4,926.33
Deferred Rev. - First Repsonse	66,475.38
Def. Rev. - City of N.F.	2,566,202.92
Accounts Payable	14,033.67
Acct. Payable - Niag. County	<u>9,674.33</u>
 Total Current Liabilities	 2,661,312.63
Long-Term Liabilities	
Pension Liability	139,492.00
Deferred Inflows of Resources	<u>22,355.00</u>
 Total Long-Term Liabilities	 <u>161,847.00</u>
 Total Liabilities	 2,823,159.63
Net Assets	
Fund Balance - Operating Fund	3,884,101.56
Net Income	<u>325,332.77</u>
 Total Net Assets	 <u>4,209,434.33</u>
 Total Liabilities & Net Assets	 <u>\$ 7,032,593.96</u>

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

Vendor ID Vendor	Invoice #	Amount Due
GMC	124493	295.50
Gibson, McAskill & Crosby, LLP	124500	165.00
	124497	154.00
	124489	143.00
	124496	159.50
	124495	154.00
	124490	521.00
	124498	121.00
	124491	94.00
	124492	113.00
	124501	176.00
M&TBUS M&T Bank	Jan 2025	420.50
NIAGLOCKPORT Niagara Gazette Lokport Union Sun	344170	76.00
PITBOW Pitney Bowes Global Financial	3320284289	275.85
STAPLES STAPLES CONTRACT & COMMERCIAL	7003858839	11.54
sum Summit MSP, LLC	68859	157.11
Report Total		<u>3,037.00</u>
<u>Adjusting Journal Entries</u>		
	Estimated Jan 2025 Legal Fees	6,666.67
	Estimated Jan 2025 Copier usage	200.00
	Estimated Jan 2025 Telephone	30.00
	Estimated Jan 2025 Niagara County Electric	550.00
	Estimated Jan 2025 Niagara County Gas	600.00
	Estimated Jan 2025 National Grid	450.00
	Estimated Jan 2025 Consulting	2,500.00
		<u>14,033.67</u>

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

2/5/2025

**Project Income - 2025
Lease/Lease Back and Bonds**

Closed 2025	Project Type	Total Project Amount	IDA Project Amount	Admin. Fees	Application Fees	Amount Received to Date	Date Received	Balance Due	Date Closed
	Amazon.com Services LLC	L/L Back		357,500		357,500	1/10/25	-	
	9745 Rochester Road LLC (Brent Industries)	Additional Sales Tax Exemption		7,425		7,425	1/22/25	-	
	TOTAL			<u>364,925</u>					
				Fees received in prior year		-			
				Total fees received to date in 2025		<u>364,925</u>			
				Total 2025 Budgeted Fees		<u>527,232</u>			
				Balance of Budgeted Fees		<u>162,307</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
	Cityscape Property Management Inc. - Divisior	L/L Back	1,122,000	970,000	9,700	1,000	1,000	9/20/23	9,700 5/9/25
	Peak Development Partners, LLC	L/L Back	7,475,000	7,175,000	71,750	1,000	1,000	1/31/23	71,750 3/22/25
	Niacet Corporation 2023	L/L Back	121,000,000	89,000,000	TBD	1,000	1,000	3/14/23	- 3/22/25
	Vishay Dale Electronics, LLC	L/L Back	8,200,000	8,000,000	80,000	1,000	1,000	12/12/23	80,000 6/30/25
	MGA Construction, LLC	L/L Back	11,027,000	8,900,000	89,000	1,000	1,000	3/1/24	89,000 6/30/25
	Live-USA Incorporated	L/L Back	16,000,000	10,500,000	102,500	1,000	1,000	7/3/24	102,500 7/31/25
	Hotel Niagara Development, LLC	L/L Back	43,959,500	41,709,500	220,000	1,000	1,000	7/5/24	220,000 7/31/25
	235 River Road LLC	L/L Back	36,665,978	28,426,762	190,000	1,000	1,000	9/11/24	190,000 10/31/25
	MT Altimeter LLC	L/L Back	13,450,000	12,800,000	114,000	1,000	1,000	9/17/24	114,000 10/31/25
	Indian Ocean LLC (Phase II)	L/L Back	10,000,000	9,000,000	90,000	1,000	1,000	10/24/24	90,000 11/30/25
	Duncan's Heating and Cooling Corj Sales & Mtg Tax Only	L/L Back	1,300,000	1,300,000	TBD	1,000			- 1/8/26
	VPS Property Ventures, LLC	L/L Back	7,270,000	7,000,000	TBD	1,000	1,000	1/3/25	-
	Voss Manufacturing, Inc.	L/L Back	4,731,000	2,700,000	TBD	1,000	1,000	1/3/25	-
	Shoaib & Sons LLC	L/L Back	2,550,000	1,500,000	TBD	1,000	1,000	1/8/25	-
	TOTAL			<u>966,950</u>	<u>14,000</u>	<u>13,000</u>		<u>966,950</u>	<u>1,000</u>
	TOTAL - Projected Income 2025			<u>1,331,875</u>	<u>14,000</u>	<u>13,000</u>		<u>966,950</u>	<u>365,925</u>

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
	TOTAL			<u>0</u>	<u>0</u>	<u>0</u>		<u>0</u>	<u>0</u>

* 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	3/31/2025	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		Renovations to vacant church for a museum of art and culture for Kashmir.
Savatino 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	900,000	2/9/2022	To Be Disbursed	0.00	12/31/2024	Renovations to the Niagara Gorge Discovery Center for expanded programming.
Niagara Aquarium Foundation	35,000	0	2/8/2023	1/2/2024	35,000.00		Sea turtle exhibit.
Burger Factory Niagara Falls, Inc.	185,250	0	2/8/2023	1/11/2024	185,250.00		Façade renovations.
Niagara Falls International Cuisine, Inc.	76,500	0	2/8/2023	1/11/2024	44,922.31		Dining area renovations.
TM Montante Development(Radio Niagara)	912,609	912,609	3/22/2023	To Be Disbursed	0.00	11/1/2025	Renovations for restaurant, bar, game space, bowling lounge and boutique hotel.
Live-USA Incorporated	450,000	450,000	8/14/2024	To Be Disbursed	0.00	12/31/2025	Renovation of restaurant, bar and music entertainment venue.
Niagara Falls Urban Renewal Agency	204,000	0	10/9/2024	1/29/2025	204,000.00		Acquisition of properties along Main Street in Niagara Falls.
To Date Sub-Total	5,244,893	2,562,609			2,249,367.34		

Cash on hand as of 1/31/2025
 2,566,202.92
 Less: Outstanding Awards
 (2,562,609.00)
 Available for awarding grants
 3,593.92

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 175,613.52
 Bank Fees (43.26)

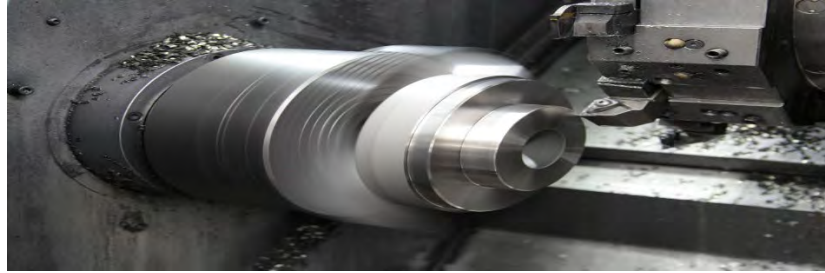
Grant Disbursements (2,249,367.34)

Grant Fund Balance 2,566,202.92

7.1

**VPS Property
Ventures, LLC**

PROJECT SUMMARY
VPS Property Ventures, LLC



Applicant:	VPS Property Ventures, LLC	
Project Location:	5000 Porter Rd, Niagara Falls, 14304	
Assistance:	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	Canadian based LP Custom Machining Ltd. is set to establish their presence in the United States. Plans for a premier machine shop at the vacant 5000 Porter Rd site, marking the first business to build in this location. The 33,000 square foot facility will specialize in providing Original Equipment Manufacturers (OEMs) with high-precision machining services for heavy fabricated, forged, or casted materials and assemblies. Serving a wide range of industries including automotive tooling, oil and gas, mining, solar power, wind energy, and other industrial, fabricating, and manufacturing sectors, LP Custom Machining Ltd. is poised to become a key player in advancing technological capabilities across multiple fields. The facility will initially employ 12 full-time workers, with plans for future expansion as demand for its services grows. With a strong focus on high-quality custom and CNC machining, the company aims to deliver top-tier solutions that support the continued growth of its industry partners.	
Project Costs:	Construction/Improvements	\$ 4,000,000
	Furniture, Fixtures & Equipment	\$ 3,000,000
	Soft costs	\$ 150,000
	Other	\$ 120,000
	TOTAL	\$ 7,270,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 12 Estimated Annual Payroll for New Jobs: \$660,000 Skills: Management, Administrative, Production	
Evaluative Criteria:	Redevelopment supports or aligns with regional and local development plans. Regional Wealth Creation, Supports Local Business or Cluster, In region Purchase.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: January 8, 2025
 Project Title: VPS Property Ventures, LLC
 Project Location: 5000 Porter Rd, Niagara Falls, 14304



Economic Impacts

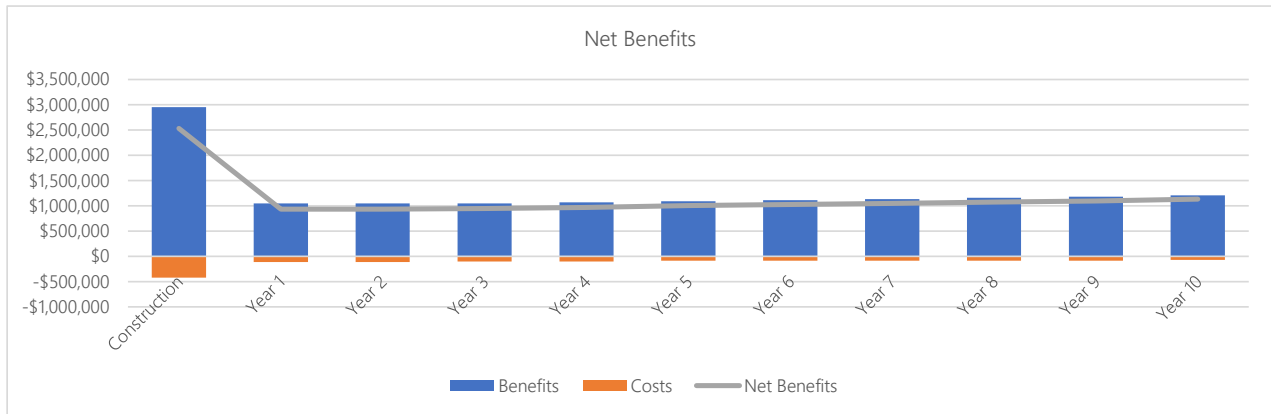
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$7,120,000

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	26	11	38
Earnings	\$2,195,112	\$594,537	\$2,789,649
Local Spend	\$5,696,000	\$2,046,693	\$7,742,693

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	12	8	20
Earnings	\$11,009,019	\$5,509,624	\$16,518,643

Figure 1



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

Figure 2

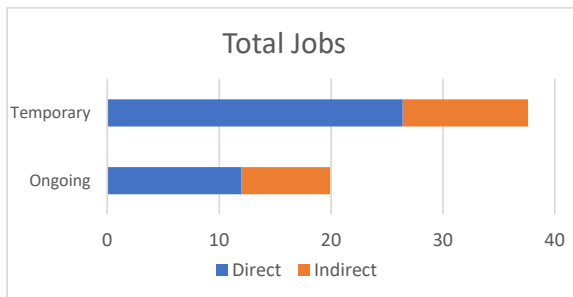
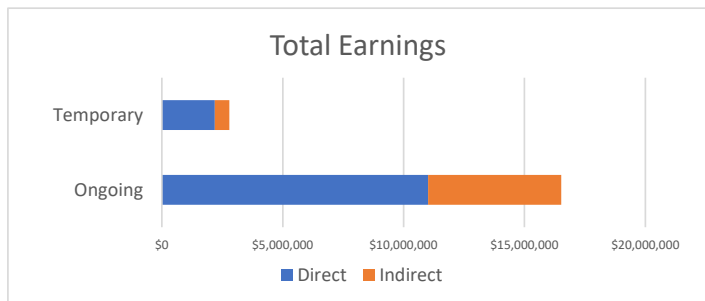


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,289,741	\$1,120,037
Sales Tax Exemption	\$400,000	\$400,000
Local Sales Tax Exemption	\$200,000	\$200,000
State Sales Tax Exemption	\$200,000	\$200,000
Mortgage Recording Tax Exemption	\$22,500	\$22,500
Local Mortgage Recording Tax Exemption	\$7,500	\$7,500
State Mortgage Recording Tax Exemption	\$15,000	\$15,000
Total Costs	\$1,712,241	\$1,542,537

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$20,116,809	\$17,524,494
To Private Individuals	\$19,308,292	\$16,843,834
Temporary Payroll	\$2,789,649	\$2,789,649
Ongoing Payroll	\$16,518,643	\$14,054,185
Other Payments to Private Individuals	\$0	\$0
To the Public	\$808,517	\$680,659
Increase in Property Tax Revenue	\$673,359	\$562,752
Temporary Jobs - Sales Tax Revenue	\$19,528	\$19,528
Ongoing Jobs - Sales Tax Revenue	\$115,630	\$98,379
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,004,031	\$875,879
To the Public	\$1,004,031	\$875,879
Temporary Income Tax Revenue	\$125,534	\$125,534
Ongoing Income Tax Revenue	\$743,339	\$632,438
Temporary Jobs - Sales Tax Revenue	\$19,528	\$19,528
Ongoing Jobs - Sales Tax Revenue	\$115,630	\$98,379
Total Benefits to State & Region	\$21,120,840	\$18,400,373

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$17,524,494	\$1,327,537	13:1
State	\$875,879	\$215,000	4:1
Grand Total	\$18,400,373	\$1,542,537	12:1

*Discounted at 2%

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

Additional Revenues:

County	\$121,499
City/Town/Village	\$497,114
School District	\$241,214

*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

VPS Property Ventures, LLC

PUBLIC HEARING SCRIPT

Public Hearing to be held in the City of Niagara Falls

at Niagara Falls City Hall, Room 117, 745 Main Street, Niagara Falls, NY 14301.

Welcome: Call to Order and Identify Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is Wednesday, January 29, 2025 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, and 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 VPS Property Ventures, LLC.

Notice of this hearing appeared in The Niagara Gazette on January 10, 2025.

Purpose: Purpose of Hearing.

Hearing Officer: We are here to hold the public hearing on the (company) 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 VPS Property Ventures, LLC. The project application and project summary are posted in the Agency’s website at niagaracountybusiness.com and I have copies with me today.

Project Summary: Description of Project and Contemplated Agency Benefits.

Hearing Officer: The proposed project (the “Project”) consists of: Plans for a premier machine shop at the vacant 5000 Porter Rd site, marking the first business to build in this location. The 33,000 square foot facility will specialize in providing Original Equipment Manufacturers (OEMs) with high-precision machining services for heavy fabricated, forged, or casted materials and assemblies. Serving a wide range of industries including automotive tooling, oil and gas, mining, solar power, wind energy, and other industrial, fabricating, and manufacturing sectors, LP Custom Machining Ltd. is poised to

become a key player in advancing technological capabilities across multiple fields. The facility will initially employ 12 full-time workers, with plans for future expansion as demand for its services grows. With a strong focus on high-quality custom and CNC machining, the company aims to deliver top-tier solutions that support the continued growth of its industry partners.

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 of 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 February 6, 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 2:02 p.m. Thank you.

SIGN IN SHEET
PUBLIC HEARING
regarding:

**VPS Property Ventures, LLC /or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

January 29, 2025 – 2:00 p.m.
Niagara Falls City Hall

Name	Company and/or Address	X box to speak/ comment
Alyssa D. Besare-Gun	Niagara County Real Property	
Tracy Farrell	Niagara County Real Property	

7.2

Voss

Manufacturing, Inc.

PROJECT SUMMARY
Voss Manufacturing, Inc.



Applicant:	Voss Manufacturing, Inc.	
Project Location:	6292 Walmore Road, Niagara Falls, NY 14305	
Assistance:	Sales Tax Abatement 10 Real Property Tax Abatement (PILOT) Mortgage Recording Tax Exemption	
Description:	<p>Voss Manufacturing, Inc. founded in 1967, is a three-generation family owned manufacturer currently located at 2345 Lockport Road, in the Town of Wheatfield. The company, which started as a small tool and die shop has grown and diversified into a company which designs and builds tooling, equipment, fabrications and machined components for the heat transfer and the custom machinery market.</p> <p>Voss Manufacturing, Inc. wishes to acquire the property at 6292 Walmore Rd primarily for expanding sheet metal fabrication capacity and capabilities Also providing appropriate space to invest into new state-of-the-art technology, incorporating automation to accommodate their growing market demand. The acquisition will allow Voss to free space at 2345 Lockport Rd and meet the time demands of customers, many of which are local manufacturing companies.</p>	
Project Costs:	Construction/Improvements	\$ 200,000
	Furniture, Fixtures & Equipment	\$ 2,500,000
	Soft costs	\$ 0
	Property Acquisition	\$ 2,031,000
	TOTAL	\$ 4,731,000
Employment:	Current jobs in Niagara County: 107 New Jobs in Niagara County within 3 years: 5 Estimated Annual Payroll for New Jobs: \$300,000 Skills: Production Direct, Production Indirect (Supervision)	
Evaluative Criteria:	Regional wealth creation, Job Creation and Retention, In region purchases	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: January 8, 2025
 Project Title: Voss Manufacturing, Inc.
 Project Location: 6292 Walmore Road, Niagara Falls, NY 14305



Economic Impacts

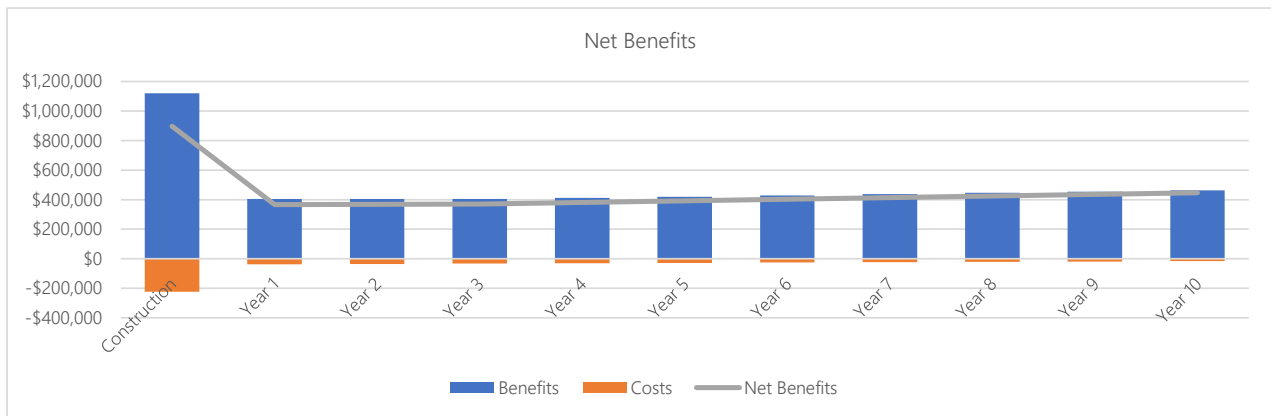
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$2,700,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	10	4	14
Earnings	\$832,416	\$225,457	\$1,057,873
Local Spend	\$2,160,000	\$776,134	\$2,936,134

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	5	2	7
Earnings	\$3,174,891	\$859,907	\$4,034,798

Figure 1



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

Figure 2

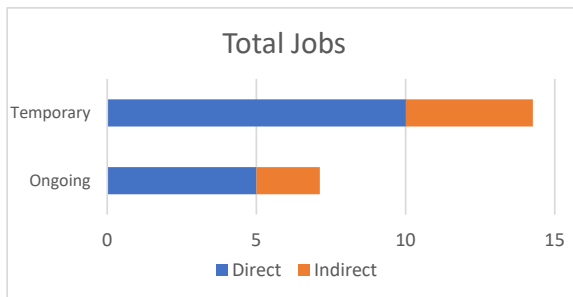
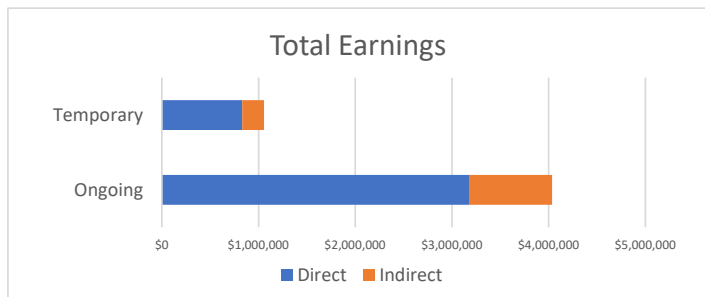


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$269,696	\$245,696
Sales Tax Exemption	\$208,000	\$208,000
Local Sales Tax Exemption	\$104,000	\$104,000
State Sales Tax Exemption	\$104,000	\$104,000
Mortgage Recording Tax Exemption	\$15,233	\$15,233
Local Mortgage Recording Tax Exemption	\$5,078	\$5,078
State Mortgage Recording Tax Exemption	\$10,155	\$10,155
Total Costs	\$492,929	\$468,929

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$5,235,340	\$4,797,879
To Private Individuals	\$5,092,670	\$4,672,212
Temporary Payroll	\$1,057,873	\$1,057,873
Ongoing Payroll	\$4,034,798	\$3,614,340
Other Payments to Private Individuals	\$0	\$0
To the Public	\$142,670	\$125,667
Increase in Property Tax Revenue	\$107,021	\$92,961
Temporary Jobs - Sales Tax Revenue	\$7,405	\$7,405
Ongoing Jobs - Sales Tax Revenue	\$28,244	\$25,300
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$264,819	\$242,955
To the Public	\$264,819	\$242,955
Temporary Income Tax Revenue	\$47,604	\$47,604
Ongoing Income Tax Revenue	\$181,566	\$162,645
Temporary Jobs - Sales Tax Revenue	\$7,405	\$7,405
Ongoing Jobs - Sales Tax Revenue	\$28,244	\$25,300
Total Benefits to State & Region	\$5,500,159	\$5,040,834

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$4,797,879	\$354,774	14:1
State	\$242,955	\$114,155	2:1
Grand Total	\$5,040,834	\$468,929	11:1

*Discounted at 2%

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

Additional Revenues:

County	\$108,603
City/Town/Village	\$0
School District	\$325,256

*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

PUBLIC HEARING SCRIPT

Voss Manufacturing, Inc.

Public Hearing to be held at the Niagara County Industrial Development Agency, 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132

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

Hearing Officer: Welcome. This public hearing is now open; it is Tuesday, January 28, 2025 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.

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 Voss Manufacturing, Inc.

Notice of this hearing appeared in The Niagara Gazette on January 10, 2025.

Purpose: **Purpose of Hearing.**

Hearing Officer: We are here to hold the public hearing on the (company) 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 Voss Manufacturing Inc. The project application and project summary are posted on 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: acquiring the property at 6292 Walmore Rd primarily for expanding sheet metal fabrication capacity and capabilities Also providing appropriate space to invest into new state-of-the-art technology, incorporating automation to accommodate their growing market demand. The acquisition will allow Voss to free space at 2345 Lockport Rd and meet the time demands of customers, many of which are local manufacturing companies.

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 February 6, 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 2:02 p.m. Thank you.

**SIGN IN SHEET
PUBLIC HEARING**

regarding:

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

January 28, 2025 – 2:00 p.m.
Niagara County Industrial Development Agency

Name	Company and/or Address	X box to speak/ comment
Alissa DiBisceglie-Orin	Niagara County Real Prop	

7.3

Shoaib & Sons LLC

PROJECT SUMMARY

Shoib & Sons



Applicant:	Shoib & Sons	
Project Location:	222 Rainbow Boulevard, Niagara Falls, NY 14303	
Assistance:	5 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Shoib & Sons is planning a dynamic tourism project aimed at revitalizing a vacant building at 222 Rainbow Boulevard that has been unused for well over a year. Strategically located in the heart of the Niagara Falls tourist area, this project promises to enhance the visitor experience by offering a diverse array of dining options. At street level, visitors will enjoy three popular snack shops: Carvel Ice Cream, Cinnabon Dessert Coffee, and Auntie Anne's Pretzel Place, each serving delicious treats to satisfy any craving. The ground level, will feature either Subway or Church's Chicken, providing quick and satisfying meals for tourists on the go. The second level will offer Mediterranean cuisine, introducing guests to the vibrant and flavorful dishes of this region.</p> <p>This project will not only rejuvenate a key property in the tourism district but will also contribute to the overall appeal of the area by enhancing the dining choices available to the millions who visit Niagara Falls each year.</p> <p>This location is in Distressed Census Tract 211 with a federal poverty rate of 37% and a NYS unemployment rate of 14.9%.</p>	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 900,000 \$ 600,000 \$ 50,000 \$ 1,000,000 <hr/> \$ 2,550,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 20 FT, 20 PT Estimated Annual Payroll for New Jobs: \$1,870,000 Skills: Management, Customer Service, Food Service	
Evaluative Criteria:	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, Proximity/Support of Regional Tourism Attractions/Facilities, Generation of Local Revenues, Supports Local Business or Cluster, In region Purchase, Local Vendors.	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: January 8, 2025
 Project Title: Shoab & Sons LLC
 Project Location: 222 Rainbow Blvd., Niagara Falls, NY 14303



Economic Impacts

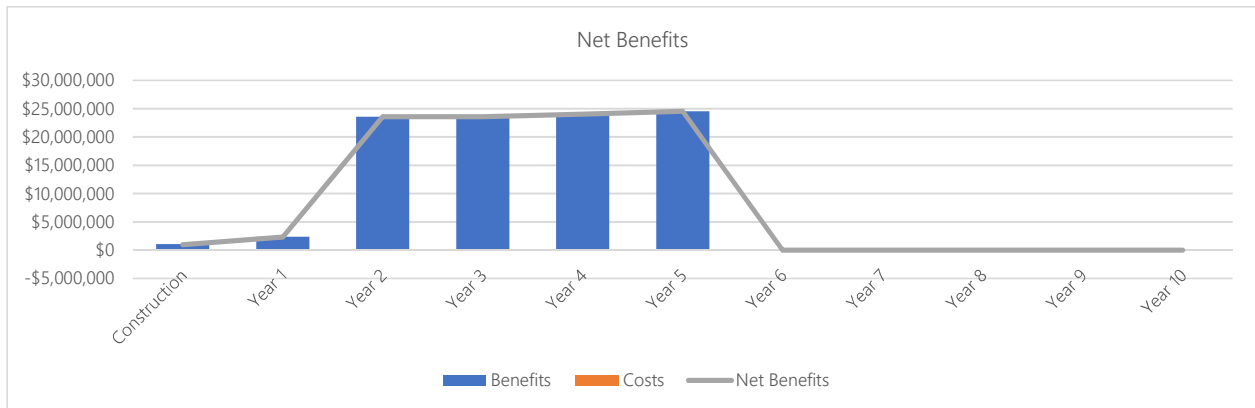
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$2,550,000

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	9	4	13
Earnings	\$786,171	\$212,931	\$999,102
Local Spend	\$2,040,000	\$733,015	\$2,773,015

	Ongoing (Operations) Aggregate over life of the PILOT		
	Direct	Indirect	Total
Jobs	30	11	41
Earnings	\$53,045,100	\$39,596,404	\$92,641,504

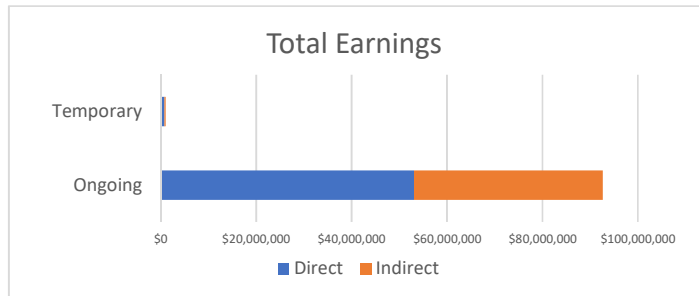
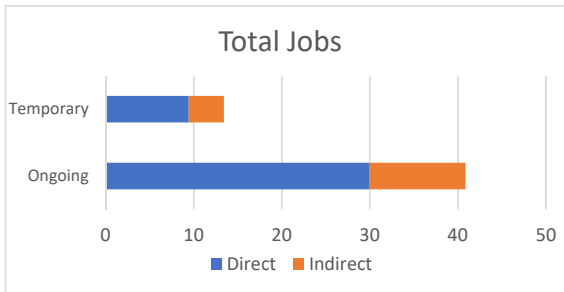
Figure 1



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

Figure 2

Figure 3



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

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$143,478	\$136,717
Sales Tax Exemption	\$84,000	\$84,000
Local Sales Tax Exemption	\$42,000	\$42,000
State Sales Tax Exemption	\$42,000	\$42,000
Mortgage Recording Tax Exemption	\$19,125	\$19,125
Local Mortgage Recording Tax Exemption	\$6,375	\$6,375
State Mortgage Recording Tax Exemption	\$12,750	\$12,750
Total Costs	\$246,603	\$239,842

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$94,406,386	\$88,249,574
To Private Individuals	\$93,640,606	\$87,534,314
Temporary Payroll	\$999,102	\$999,102
Ongoing Payroll	\$92,641,504	\$86,535,212
Other Payments to Private Individuals	\$0	\$0
To the Public	\$765,780	\$715,260
Increase in Property Tax Revenue	\$110,296	\$102,520
Temporary Jobs - Sales Tax Revenue	\$6,994	\$6,994
Ongoing Jobs - Sales Tax Revenue	\$648,491	\$605,746
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$4,869,311	\$4,551,784
To the Public	\$4,869,311	\$4,551,784
Temporary Income Tax Revenue	\$44,960	\$44,960
Ongoing Income Tax Revenue	\$4,168,868	\$3,894,085
Temporary Jobs - Sales Tax Revenue	\$6,994	\$6,994
Ongoing Jobs - Sales Tax Revenue	\$648,491	\$605,746
Total Benefits to State & Region	\$99,275,697	\$92,801,358

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$88,249,574	\$185,092	477:1
State	\$4,551,784	\$54,750	83:1
Grand Total	\$92,801,358	\$239,842	387:1

*Discounted at 2%

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

Additional Revenues:

County	\$16,588
City/Town/Village	\$67,871
School District	\$32,933

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

Additional Comments from IDA

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

Niagara County Industrial Development Agency

Public Hearing: Shoaib & Sons LLC

January 29, 2025, 2:15 p.m.

Taken at: Niagara Falls City Hall

Hearing Officer – Jeremy Geartz

Court Reporter – Julie Lamoreaux

Jearemy Geartz:

Welcome, this public hearing is now open. It is Wednesday, January 29, 2025 at 02:15PM. My name is Jeremy Geartz, and I am the Director of Business Development and Retention with the Niagara County Industrial Development Agency and 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

Jeremy Geartz:

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 Shoaib & Sons LLC.

Jeremy Geartz

We are here to hold the public hearing on Shoaib & Sons 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 Shoaib & Sons LLC. The project application and project summary are posted in the Agency's website at niagaracountybusiness.com and I have copies with me today.

Jeremy Geartz

The proposed project (the "Project") consists of: a tourism project aimed at revitalizing a vacant building at 222 Rainbow Boulevard that has been unused for well over a year. This property is strategically located in the heart of Niagara Falls tourist area. The project will offer visitors a diverse array of dining options. At the street level visitors will have the options of Auntie Anne's Pretzel Place, carvel Ice Cream, and Cinnabon Dessert Coffee. Additional levels will over Subway or Church's Chicken and an alternative Mediterranean food option. The project will rejuvenate a key property in the district that is located in distressed census tract 211 with a federal poverty level rate of 37% and a NYS unemployment rate of 14.9%.

Jeremy Geartz

All of 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.

Jeremy Geartz

If you have a written statement or comment to submit for the record, you may leave it at the public hearing, submit it on the agency's website, or deliver it to the agency at 6311 Inducon Corporate Drive, Sanborn, New York 14132. The comment period closes on February 6, 2025. There are no limitations on written statements or comments.

Jeremy Geartz

If anyone is interested in making a comment or statement, please raise your hand and state your name and address. If you are representing a company, please identify that company.

I request the speakers keep their statements and or comments to three minutes or less. Are there any comments?

Michael Hill

This is Michael Hill from 311 38th Street, Niagara Falls, New York. I represent the city for equal justice and reformed nation. I'm here to speak for individuals in this city that is aware of what's been going on with A&W's and Papa John's work, Mohammed Shoaib and Sons, that they've been abusing their employees. They're saying they're asking for funders to be able to make better job and help our community. But the actuality of this development center and the people that they ask this money from, investigate what's going on. They see they've got a plan. The employees keeping the employees tips, making employees work without having overtime, and making them be stuck all day working and not paying. And then they have people living in houses from other cities breaking their head, making them live in houses like immigrants who forced them to work and not actually paying. They have the records. There's people with the records, and it's all investigative post. So if they ask you for money, saying they're going to help this city, I would like to say they're not helping the city, and y'all should investigate before you give them money. That's all I have to say. Thank you

Thomas Volk

I have lived in Niagara Falls since 1996. Although, I've been visiting Niagara Falls all my life; I've watched the city deteriorate for decades. I patrolled city, and the city streets of Niagara Falls as a police officer, and I'm retired now. I'm speaking on behalf of a businessman, Mr. Shoaib, who's investing his money into starting businesses around Niagara Falls. I'm not familiar with his business practices, I'm just familiar with the fact that the man is interested in investing in Niagara Falls and building up businesses. I think his heart is in the right place. And I think that, it would be wise to help him open businesses. That's all I've got to say

Trevor Jacob Sauderson

I just would like it to be known that I started my job at Moe's Southwest Grill around Christmas. I've been employed there for, a little over a month now, and I haven't seen any pay. After my, interview that was not very professional, they didn't give me any W-2 files or paperwork or anything to be recognized that I'm on the books to be paid and that went on for three weeks, and I still haven't been paid yet. That's really it. Thank you.

David Griffin

Yeah. I'm David Giffen. I'm his grandfather. We just went to where he was to try to find out what's going on with his pay. He's been there since before Christmas, and they haven't seen a dime. And, so we're they told us to get a hold of this Lisa. So we haven't gone through these measures yet, But, you know, I mean, who goes ahead and treats your employees like that where they go ahead and they work basically a month for free? I've never heard of that before in my life. So, you know, as far as him getting any more money to start the any other businesses, he needs to take care of these ones first. So, you know, we're going to go through the next steps to what they told us at the restaurant. And it's not that he doesn't want to be employed there. He must get paid for his work. So, you know, as a young man just starting out, you know, it's kind of good way to you know, it don't put a good taste in your mouth working for nothing. So, that's about it, I guess. Thank you.

Jeremy Geartz

Any other comments?

Jeremy Geartz

I will now adjourn this meeting. It is 02:23PM. Thank you.

**SIGN IN SHEET
PUBLIC HEARING**
regarding:

**Shoab & Sons LLC. and/or Individual(s) or Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on its behalf**

January 29, 2025 - 2:15 p.m
Niagara Falls City Hall

Name	Company and/or Address	X box to speak/ comment
THOMAS VOLK	N.F. CITIZEN	X
Alissa Dibsare Tracy Farrer	Niagara County Real Property	
Sun MUI	724 16 TH STREET	
MICHAEL HILL	Center for Equal Justice, P.C. 311 38th Street, N. Ferry	X
Kevor Jacob Sanderson	Moes Southwest Grill	X
Dawean Giffin	"	
Dawn C. J. Hill	197 - 256 ST N.F.N.Y	X

7.4

**Legacy Dance
Studio, Inc.**

MEMORANDUM

To: Board Members

From: Susan Barone
Grants, Loans & Compliance Manager

Date: February 5, 2025

Re: Loan Modification – Legacy Dance Studio, Inc. Micro III RLF #407D

The borrower has submitted a request to extend the payments on this loan. The original loan was for a seven-year term with 6 months interest only based on an amortization schedule at 3% interest rate for \$35,000.00 that began August 2018 with a payment of \$462.47.

In 2020 the borrower accepted NCDC's COVID 19 relief offer to make 3 months of interest only payments, thus extending the loan to 7/2025. In spring of 2020 borrower struggled to make payments but caught up in 2021. In the spring of 2021, borrower continued to struggle to make payments and requested an interest only period from March 2022 until October 2022. They've had 2 re-amortizations for 6 months interest only, which extended their payments to 9/2026; then we did a re-amortization in 2022 for \$219.24 for 24 months at 4.5% IR with starting balance of \$21,154.56. This re-amortization schedule ends 10/2024, with a remaining balance of \$17,584.52 which now needs to be re-amortized.

They were keeping up with their payments of \$219.24. The Committee had decided to offer a 4-year re-amortization that would make their monthly payments \$405.91. The borrower is unable to make these payments and has requested a lower monthly payment extending the loan to 6 years with a monthly payment of \$277.70 ending 10/2030.

Thank you for your consideration in this matter.

7.5

AMBE Corp.

MEMORANDUM

To: Board Members

From: Susan Barone
Grants, Loans & Compliance Manager

Date: February 5, 2025

Re: Loan Modification – AMBE Corp. EDA RLF #439

The borrower has submitted a request to extend the payments on this loan. The original loan was for a five-year term, based on an amortization schedule at 1.5% interest rate for \$13,826.00 that began March 2021 with a payment of \$296.95.

Due to financial difficulties AMBE is requesting a loan modification so that they can continue to make affordable monthly payments. They have had a good payment history until recently and are six months behind on payments.

A re-amortization schedule has been drafted with the loan term extended with 6 months interest only beginning in February 2025 at 1.5%, keeping the original payment of \$296.95 on the remaining principal balance of \$4,409.99, the loan will mature in April 2026 instead of the original end date of December 2025.

Thank you for your consideration in this matter.

7.6

**Lake Effect Ice
Cream
Wholesale, LLC**

MEMORANDUM

To: Board Members

From: Susan Barone
Grants, Loans & Compliance Manager

Date: February 5, 2025

Re: Loan Modification – Lake Effect Ice Cream Wholesale, LLC

The original loan was for a five-year term based on an amortization schedule at 3.1875% interest rate for \$89,241.18 that began June 2020 with a payment of \$1,662.25. They have had a good payment history throughout the loan. There is a balance of \$11,512.76 remaining on the loan with a maturity date of 6/1/2025.

Their current payment is \$1,662.25 per month and they are 2 months behind on payments. They have requested 6 months of interest only payments (Dec24 – Apr25) then continue their regular payments until December 2025.

Thank you for your consideration in this matter.

8.1

**Saint-Gobain
Ceramics &
Plastics Inc.**

PROJECT SUMMARY
Saint-Gobain Ceramics & Plastics Inc.



Applicant:	Saint-Gobain Ceramics & Plastics Inc.	
Project Location:	6600 Walmore Road, Niagara Falls, NY 14305	
Assistance:	Sales Tax Abatement 15 Brownfield Real Property Tax Abatement (PILOT) Mortgage Recording Tax Exemption	
Description:	<p>Saint-Gobain Group is a multinational corporation with headquarters in Paris, France. Saint-Gobain companies leads the world in a number of engineered materials market segments, including advanced ceramics, abrasives, insulation, containers, packaging, high- performance plastics, and building materials.</p> <p>The existing 6600 Walmore Rd. site is a part of the former Bell Aerospace factory and therefore historic in nature and will require coordination with SHPO. The site also has a very complicated environmental history and close coordination with NYS Department Environmental Conservation will be necessary.</p> <p>Saint-Gobain Cermaics & Plastics Inc. will acquire the property located at 6600 Walmore Road for the proposed construction of a 125,000 sq. ft. facility. The project build out will expand the company's ability to manufacture ceramic catalyst carriers, which are vital to many industries such as energy production and refining, biofuels and chemical manufacturing. The proposed project will also share R&D with the existing specialty grains and powders operations that is currently onsite. This project is phase I of a development plan that could potentially include a future phase II expansion of up to 300,000 sq. ft.</p>	
Project Costs:	Property Acquisition Construction/Improvements Furniture, Fixtures & Equipment Soft costs Property Acquisition TOTAL	\$ 4,023,000 \$ 19,000,000 \$ 18,000,000 \$ 500,000 <hr/> \$ 41,523,000
Employment:	Current jobs in Niagara County: 63 New Jobs in Niagara County within 3 years: 30 Estimated Annual Payroll for New Jobs: \$1,818,000 Skills: Production and managerial	
Evaluative Criteria:	Regional wealth creation, Job Creation and Retention, Research & Development, Locational Land Use, Brownfield , Workforce	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date: January 27, 2025
 Project Title: Saint Gobain Ceramics & Plastics Inc
 Project Location: 6600 Walmore Road, Wheatfield NY



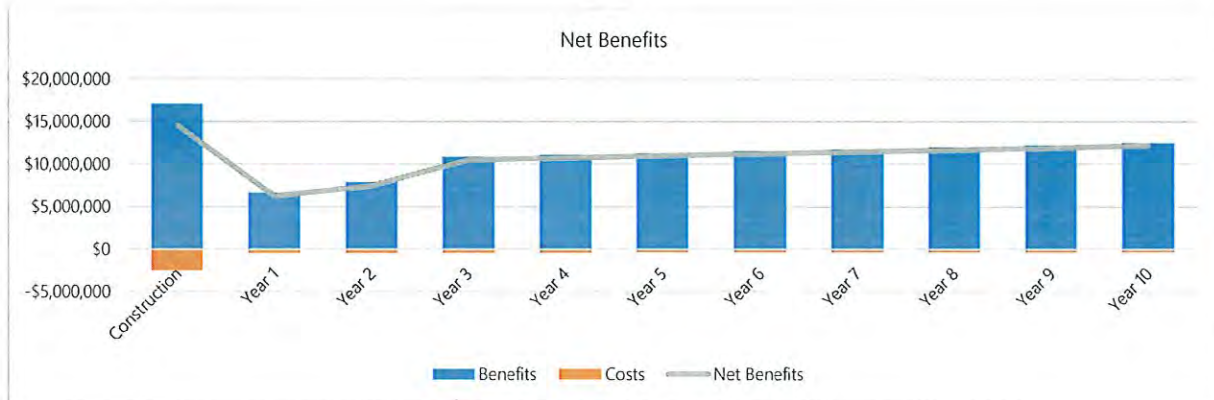
Economic Impacts

Summary of Economic Impacts over the Life of the PILOT
 Project Total Investment
 \$41,523,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		147	65	213
Earnings		\$12,686,893	\$3,472,365	\$16,159,258
Local Spend		\$33,218,400	\$11,967,379	\$45,185,779

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		93	41	134
Earnings		\$129,340,462	\$35,400,096	\$164,740,558

Figure 1



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

Figure 2

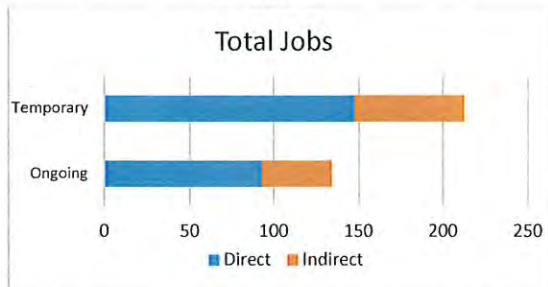


Figure 3



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

Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$4,785,162	\$4,151,188
Sales Tax Exemption	\$2,200,000	\$2,200,000
Local Sales Tax Exemption	\$1,100,000	\$1,100,000
State Sales Tax Exemption	\$1,100,000	\$1,100,000
Mortgage Recording Tax Exemption	\$285,000	\$285,000
Local Mortgage Recording Tax Exemption	\$95,000	\$95,000
State Mortgage Recording Tax Exemption	\$190,000	\$190,000
Total Costs	\$7,270,162	\$6,636,188

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$184,506,896	\$158,538,885
To Private Individuals	\$180,899,815	\$155,495,921
Temporary Payroll	\$16,159,258	\$16,159,258
Ongoing Payroll	\$164,740,558	\$139,336,663
Other Payments to Private Individuals	\$0	\$0
To the Public	\$3,607,080	\$3,042,964
Increase in Property Tax Revenue	\$2,340,781	\$1,954,492
Temporary Jobs - Sales Tax Revenue	\$113,115	\$113,115
Ongoing Jobs - Sales Tax Revenue	\$1,153,184	\$975,357
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$9,406,790	\$8,085,788
To the Public	\$9,406,790	\$8,085,788
Temporary Income Tax Revenue	\$727,167	\$727,167
Ongoing Income Tax Revenue	\$7,413,325	\$6,270,150
Temporary Jobs - Sales Tax Revenue	\$113,115	\$113,115
Ongoing Jobs - Sales Tax Revenue	\$1,153,184	\$975,357
Total Benefits to State & Region	\$193,913,686	\$166,624,673

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$158,538,885	\$5,346,188	30:1
State	\$8,085,788	\$1,290,000	6:1
Grand Total	\$166,624,673	\$6,636,188	25:1

*Discounted at 2%

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

Additional Revenues:

County	\$644,975
City/Town/Village	\$0
School District	\$1,937,650

*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) **\$27,500,000**

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

Saint-Gobain Ceramics & Plastics Inc

(Applicant Name)

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

Updated April 2022

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

I. APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Saint-Gobain Ceramics & Plastics Inc

Mailing Address: 3840 Fishcreek Rd,

City/Town/Village & Zip code: Stow, OH 44224

Phone: (330) 208-5008

Website: https://www.ceramicmaterials.saint-gobain.com/

Fed Id. No.: 13-1780510

Contact Person, and Title: Andrea Bolton, Business Expansion Manager

Email: Andrea.Bolton@Saint-Gobain.com

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

Wholly owned subsidiary of Compagnie de Saint-Gobain

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

1. Form of Entity

Corporation

Date of Incorporation: 2/21/1951

State of Incorporation: Delaware

2. 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: _____

3. Sole Proprietorship

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

4. Applicant's Counsel

Company Name: Saint-Gobain

Contact Person, and Title: Tom Field Senior Associate, General Counsel, HPS

Mailing Address: 20 Moores Rd

City/Town/Village & Zip code: Malvern, PA 19355

Email: "thomas.g.field@saint-gobain.com" <thomas.g.field@saint-gobain.com>

Phone: 774-452-5138

Fax No.: _____

II. PROJECT INFORMATION

A) Project Address: 6600 Walmore Rd, Wheatfield, NY

Tax Map Number (SBL) 146.00-1-9.2, 146.001001-9.21 thru 9.23

(Section/Block/Lot)

SWIS Number _____

Located in City of _____

Located in Town of Wheatfield

Located in Village of _____

School District of _____

Niagara Wheatfield

B) Current Assessment of Property:

Land See Attached Parcel Information

Total _____

C) Present legal owner of the site Saint-Gobain Ceramics & Plastics, Inc

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

D) Describe the project:

Acquisition of land and/or building for new manufacturing operation. Phase I development construction of ~125,000 sq ft manufacturing facility. Phase II expansion up to 300,000 sq ft. The proposed location is adjacent to the Niagara Falls international airport. ~60 ft stacks would need to be constructed to support the manufacturing activities

1. Project site (land)

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

55 acres

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

Indicate number, size (in square feet) and approximate age of existing buildings on site

4-buildings, cumulative 500K SQFT, original construction 1943, condition deteriorating.

2. 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.

Phase I is going to 100K SQFT with the potential to expand up to 300K SQFT

3. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation.

TBD

4. 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.

Another Saint-Gobain business unit is operating on the site

5. List principal items/categories of equipment to be acquired as part of the project.

Kiln and production equipment that supports mixing, extrusion, packaging etc.

6. 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?

5. 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?

6. Yes or No

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

7. 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. *This requirement has been waived for the preliminary hearing.***

III. **SOURCES & USES OF FUNDS**

A) Estimated Project Costs:

Property Acquisition	\$	4,023,000
Construction (Improvements)	\$	19,000,000
Equipment Purchases/Fixtures/Furnishings	\$	18,000,000
Soft costs (i.e. engineering, architectural)	\$	500,000
Other (describe)	\$	
TOTAL USES OF FUNDS	\$	41,523,000

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

Bank Financing	\$	0
Equity	\$	0
Grants/Tax Credits	\$	730,000

Taxable or Tax Exempt Bond	\$ 0
Other Saint-Gobain will internally finance	\$ 40,793,000
TOTAL SOURCES OF FUNDS	\$ 41,523,000

C) Identify each state and federal grant/credit:

New York Excelsior	\$1,000,000
Customized job training	\$TBD
	\$
	\$
TOTAL PUBLIC FUNDS	\$

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:

- Sales Tax Exemption Mortgage Recording Tax Exemption
 Real Property Tax Abatement (PILOT)

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

Property Tax Exemption

Estimated duration of Property Tax exemption: 15 years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: 760,000

Estimated value of Sales Tax exemption for fixtures and equipment: 1,440,000

Estimated duration of Sales Tax exemption: 5 years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: Not Applicable

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:

The project in Wheatfield is predicated on state and local economic assistance. Without such assistance, the project decision would have favored Ohio (the competing location).

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	63	78,626	30	60,600
Part time	0	\$ 0	0	\$ 0
TOTAL FTEs	63	\$ 0	30	\$ 0

Annual Salary Range of Jobs to be Created: \$ 52,000 to \$95,000

Category of Jobs to be Retained and Created:

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

Managerial and Production

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") 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.

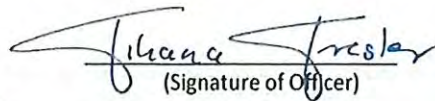
- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- 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 OHIO County of SUMMIT

Tihana Tresler, being first duly sworn, deposes and says:

1. That I am the GENERAL MANAGER (Corporate Office) of SAINT-GOBAIN NORPRO (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 4th day of February, 2021

Thoburn T. Duml
(Notary Public)



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.

NOTE: No design is completed yet.

II. 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 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 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.

Timana Tresler
(Applicant Signature)

By: 02/04/2025

Name: TIMANA TRESLER

Title: GENERAL MANAGER NORPRO

Thoburn T. Dunlop
(Notary Public)

Sworn to before me this 4th
of February, 2025

[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
\$19,000,000	\$9,500,000	12.931837	0.000000	38.729828

*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	15%	\$ 18,428	\$ -	\$ 55,190	\$ 73,618	\$ 490,786	\$ 417,168
2	15%	\$ 18,428	\$ -	\$ 55,190	\$ 73,618	\$ 490,786	\$ 417,168
3	25%	\$ 30,713	\$ -	\$ 91,983	\$ 122,696	\$ 490,786	\$ 368,089
4	25%	\$ 30,713	\$ -	\$ 91,983	\$ 122,696	\$ 490,786	\$ 368,089
5	35%	\$ 42,998	\$ -	\$ 128,777	\$ 171,775	\$ 490,786	\$ 319,011
6	35%	\$ 42,998	\$ -	\$ 128,777	\$ 171,775	\$ 490,786	\$ 319,011
7	35%	\$ 42,998	\$ -	\$ 128,777	\$ 171,775	\$ 490,786	\$ 319,011
8	35%	\$ 42,998	\$ -	\$ 128,777	\$ 171,775	\$ 490,786	\$ 319,011
9	35%	\$ 42,998	\$ -	\$ 128,777	\$ 171,775	\$ 490,786	\$ 319,011
10	45%	\$ 55,284	\$ -	\$ 165,570	\$ 220,854	\$ 490,786	\$ 269,932
11	45%	\$ 55,284	\$ -	\$ 165,570	\$ 220,854	\$ 490,786	\$ 269,932
12	45%	\$ 55,284	\$ -	\$ 165,570	\$ 220,854	\$ 490,786	\$ 269,932
13	45%	\$ 55,284	\$ -	\$ 165,570	\$ 220,854	\$ 490,786	\$ 269,932
14	45%	\$ 55,284	\$ -	\$ 165,570	\$ 220,854	\$ 490,786	\$ 269,932
15	45%	\$ 55,284	\$ -	\$ 165,570	\$ 220,854	\$ 490,786	\$ 269,932
TOTAL		\$ 644,975	\$ -	\$ 1,931,650	\$ 2,576,626	\$ 7,361,787	\$ 4,785,162

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Saint-Gobain Norpro Expansion			
Project Location (describe, and attach a location map): Expansion will occur on the Saint-Gobain site located at 6600 Walmore Rd, Niagara Falls			
Brief Description of Proposed Action: Demolition of ~ 350,000 sq. ft. of abandoned buildings. Construction of 125,000 sq. ft. pre-engineered building, which will house 2 new production lines.			
Name of Applicant or Sponsor: Chris Ciccarelli		Telephone: 905-328-1513	
		E-Mail: chris.ciccarelli@saint-gobain.com	
Address: 6600 Walmore Rd			
City/PO: Niagara Falls		State: NY	Zip Code: 14304
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: NYS DEC air permit, Town of Wheatfield building permit, FAA approval, NFTA approval, Air Reserve Base approval			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		56 acres	
b. Total acreage to be physically disturbed?		8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		56 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Airport</u> <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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

Property Details - 6600 Walmore Rd, Wheatfield - 146.00-10-9.21 - SWIS: 294000

Structure

Building 1	
Number of Identical Buildings	1
Actual Year Built	1943
Effective Year Built	
Construction Quality	2.0
Condition	3 - Normal
Building Perimeter	
Gross Floor Area	165270
Number of Stories	2.0
Story Height	26
Air Conditioning %	0%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	

No image found for this Parcel.

2024 Final Assessment Information

Land Assessed Value	\$134,983
Total Assessed Value	\$1,400,000
Equalization Rate	38.00%
Full Market Value	\$3,684,200
Partial Construction	No
County Taxable	\$1,400,000
Municipal Taxable	\$1,400,000
School Taxable	\$1,400,000

Property Description

Property Type	714 - Lite Ind Manfr
Neighborhood Code	45
SWIS	294000
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	
School	Niagara Wheatfield

Last Property Sale

Deed Date	08/09/2007
Deed Book	3408
Deed Page	938
Contract Date	
Sale Date	06/20/2007
Full Sale Price	\$1
Net Sale Price	\$1
Usable For Valuation	No
Arms Length	No
Prior Owner	Patriot Wheatfield Assoc LP

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Patriot Wheatfield Assoc II L	1200 Liberty Ridge Dr			Wayne	PA	19087	Ste	115

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
08/09/2007	3408	938		06/20/2007		\$1	\$1	No	No	Patriot Wheatfield Assoc LP

No Exemption Data Found

Land

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	15.10				

Commercial Site Uses

Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	F06 - Nat gas dstr	0	66040
1	F09 - Light mfg	0	478964
1	E02 - Walk-up off	0	32762
1	Z98 - Non-contrib	0	5608

Improvements

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	AP1 - Fence-chn lk		14652.00 x 8.00	1.00	3 - Normal	1948	
1	LP3 - Patio-concr		80000.00 x 6.00	1.00	3 - Normal	1948	
1	MH5 - Mobile home		66.00 x 14.00	2.00	3 - Normal	1979	
1	FC1 - Shed-machine	260.00		1.00	3 - Normal	1980	
1	FC2 - Shed-aluminm	300.00		1.00	3 - Normal	2005	
1	TK5 - Tank-vt bulk	100000.00		1.00	3 - Normal	1960	

Special Districts

Code Description	Type	Primary Units	Secondary Units	Amount
------------------	------	---------------	-----------------	--------

CS400 - Whfd ncsd1 cap	S	171.00	0.00	\$1,400,000.00
CS401 - Whfd ncsd1 user	S	171.00	171.00	\$0.00
FP401 - Whfd fire protect	A	0.00	0.00	\$1,400,000.00
RD291 - County refuse	A	0.00	0.00	\$1,400,000.00
RD403 - Wheatfield refuse	S	0.00	1.00	\$0.00
SD401 - Wheat sewer (u)	A	0.00	0.00	\$1,400,000.00
WD404 - Whfd county water	A	0.00	0.00	\$1,400,000.00

Property Details - 6600 Walmore Rd, Wheatfield - 146.00-10-9.22 - SWIS: 294000

Structure

No image found for this Parcel.

Building 1	
Number of Identical Buildings	1
Actual Year Built	1943
Effective Year Built	
Construction Quality	2.0
Condition	3 - Normal
Building Perimeter	
Gross Floor Area	45900
Number of Stories	2.0
Story Height	26
Air Conditioning %	0%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	

2024 Final Assessment Information

Land Assessed Value	\$39,523
Total Assessed Value	\$50,000
Equalization Rate	38.00%
Full Market Value	\$131,600
Partial Construction	No
County Taxable	\$50,000
Municipal Taxable	\$50,000
School Taxable	\$50,000

Property Description

Property Type	714 - Lite Ind Manfr
Neighborhood Code	45
SWIS	294000
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	
School	Niagara Wheatfield

Last Property Sale

No Sales Data Found

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Patriot Wheatfield Assoc LP	1200 Liberty Ridge Dr			Wayne	PA	19087	Ste	115

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
No data available in table										

No Exemption Data Found

Land

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	4.30				

Commercial Site Uses

Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	F06 - Nat gas dstr	0	66040
1	F09 - Light mfg	0	478964
1	E02 - Walk-up off	0	32762
1	Z98 - Non-contrib	0	5608

Improvements

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	AP1 - Fence-chn lk		14652.00 x 8.00	1.00	3 - Normal	1948	
1	LP3 - Patio-concr		80000.00 x 6.00	1.00	3 - Normal	1948	
1	MH5 - Mobile home		66.00 x 14.00	2.00	3 - Normal	1979	
1	FC1 - Shed-machine	260.00		1.00	3 - Normal	1980	
1	FC2 - Shed-aluminm	300.00		1.00	3 - Normal	2005	
1	TK5 - Tank-vt bulk	100000.00		1.00	3 - Normal	1960	

Special Districts

Code Description	Type	Primary Units	Secondary Units	Amount
CS400 - Whfd ncsd1 cap	S	6.00	0.00	\$50,000.00
CS401 - Whfd ncsd1 user	S	6.00	6.00	\$0.00
FP401 - Whfd fire protect	A	0.00	0.00	\$50,000.00
RD291 - County refuse	A	0.00	0.00	\$50,000.00
RD403 - Wheatfield refuse	S	0.00	1.00	\$0.00
SD401 - Wheat sewer (u)	A	0.00	0.00	\$50,000.00
WD404 - Whfd county water	A	0.00	0.00	\$50,000.00

Structure

No image found for this Parcel.

Building 1	
Number of Identical Buildings	1
Actual Year Built	1943
Effective Year Built	
Construction Quality	2.0
Condition	3 - Normal
Building Perimeter	
Gross Floor Area	359620
Number of Stories	2.0
Story Height	26
Air Conditioning %	0%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	

2024 Final Assessment Information

Land Assessed Value	\$90,000
Total Assessed Value	\$108,050
Equalization Rate	38.00%
Full Market Value	\$284,300
Partial Construction	No
County Taxable	\$108,050
Municipal Taxable	\$108,050
School Taxable	\$108,050

Property Description

Property Type	714 - Lite Ind Manfr
Neighborhood Code	45
SWIS	294000
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	
School	Niagara Wheatfield

Last Property Sale

No Sales Data Found

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Patriot Wheatfield Assoc LP	1200 Liberty Ridge Dr			Wayne	PA	19087	Ste	115

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
No data available in table										

No Exemption Data Found

Land

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	55.10				

Commercial Site Uses

Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	F06 - Nat gas dstr	0	66040
1	F09 - Light mfg	0	478964
1	E02 - Walk-up off	0	32762
1	Z98 - Non-contrib	0	5608

Improvements

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	AP1 - Fence-chn lk		14652.00 x 8.00	1.00	3 - Normal	1948	
1	LP3 - Patio-concr		80000.00 x 6.00	1.00	3 - Normal	1948	
1	MH5 - Mobile home		66.00 x 14.00	2.00	3 - Normal	1979	
1	FC1 - Shed-machine	260.00		1.00	3 - Normal	1980	
1	FC2 - Shed-aluminm	300.00		1.00	3 - Normal	2005	
1	TK5 - Tank-vt bulk	100000.00		1.00	3 - Normal	1960	

Special Districts

Code Description	Type	Primary Units	Secondary Units	Amount
CS400 - Whfd ncsd1 cap	S	15.00	0.00	\$108,050.00
CS401 - Whfd ncsd1 user	S	15.00	15.00	\$0.00
FP401 - Whfd fire protect	A	0.00	0.00	\$108,050.00
RD291 - County refuse	A	0.00	0.00	\$108,050.00
RD403 - Wheatfield refuse	S	0.00	1.00	\$0.00
SD401 - Wheat sewer (u)	A	0.00	0.00	\$108,050.00
WD404 - Whfd county water	A	0.00	0.00	\$108,050.00

8.2

**The Center for
Kashmir, Inc.**

RESOLUTION

(The Center for Kashmir, Inc. Phase 2 Cataract Grant)

A regular meeting of Niagara County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 6311 Inducon Corporate Drive, Suite 1, Sanborn, New York on the 12th day of February, 2025 at 9:00 a.m., local time.

PRESENT:

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. _____

RESOLUTION AUTHORIZING AN EXTENSION OF GRANT EXPIRATION DATE TO MARCH 1, 2026, ALL RELATING TO THE GRANT ACCEPTANCE AGREEMENT WITH THE CENTER FOR KASHMIR INC.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 569 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the **NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, on or about May 25, 2023, The Center for Kashmir Inc. ("Grantee") submitted an application to the Grant Fund requesting further funding for the expansion of the Kashmir Museum project;

WHEREAS, the Advisory Committee recommended to the Agency Board the approval of a \$300,000.00 reimbursement grant to Company;

WHEREAS, the Agency approved a grant to the Company in an amount up to \$300,000.00 relating to Phase 2 of the Kashmir Museum project. A Grant Agreement shall be prepared and executed to reflect the terms of this grant.

WHEREAS, the grant is set to expire on March 1, 2025.

WHEREAS, the Company has requested that the Grant Agreement's expiration date be extended to March 1, 2026; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby consents to the extension of the expiration date for the Grant Agreement to March 1, 2026.

Section 2. The Chairman, Vice Chairman, Treasurer, Assistant Treasurer, Secretary, Assistant Secretary and the Executive Director are each individually authorized to execute and deliver any and all other documents reasonably required to implement this resolution in form and content acceptable to the Agency and its counsel, together with any amendments or modifications thereto provided, however, that such modifications do not materially alter the risk to the Agency.

Section 3. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was 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	[]	[]	[]	[]
Jason Krempa	[]	[]	[]	[]
William L. Ross	[]	[]	[]	[]
Mark D. Berube	[]	[]	[]	[]
David J. Masse	[]	[]	[]	[]
Ryan Mahoney	[]	[]	[]	[]
Anne E, McCaffrey	[]	[]	[]	[]
William Fekete	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

