

## **2024 Annual Report Summary**

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

### **Operations and Accomplishments**

#### **Operations**

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

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

#### **Accomplishments**

In 2024, the NCDC closed five (5) grants and three (3) loans.



**1. Graham Bros Enterprises, LLC** offers landscaping and snow plowing services and has now created another division operating under the name Niagara Organics. The business will provide a location for homeowners, municipalities, and contractors to dispose of organic yard waste, such as grass clippings, leaves, etc. Customers will also be able to purchase fresh mulch, screened topsoil, compost, and other materials for outdoor needs. An EDA Revolving Loan Fund Term Loan for \$150,000 was provided and the funds will be used to prep the parcel, installation of parking lot storage areas, erecting two fabric hoop style buildings for screened topsoil and rock salt storage, a 6,000 square foot pole barn building, and an 800 square foot office space. The business will create 4 full-time equivalent jobs of which all 4 will be low-to-moderate income persons.

**2. PEMM Niagara LLC** is doing business as Quicklee's which is a travel center providing fueling stations, convenience store, truck wash and electrical charging stations as well as providing a rest area, showers and laundry facilities for truckers. The project is the first of its kind in Niagara County. A CDBG Economic Development Deferred Loan (Grant) for \$142,000 was provided and the funds will be used for site work and building construction, the purchase of furnishings, fixtures and equipment, and soft costs, fees and working capital associated with the project and the start-up of operations. The business will create 20 full-time equivalent jobs of which all 18 will be low-to-moderate income persons.

**3. PEMM Niagara LLC** is doing business as Quicklee's which is a travel center providing fueling stations, convenience store, truck wash and electrical charging stations as well as providing a rest area, showers and laundry facilities for truckers. The project is the first of its kind in Niagara County. A CDBG Economic Development Term Loan for \$142,000 was provided and the funds will be used for site work and building construction, the purchase of furnishings, fixtures and equipment, and soft costs, fees and working capital associated with the project and the start-up of operations. The business will create 20 full-time equivalent jobs of which all 18 will be low-to-moderate income persons.

**4. 1500 James, LLC** is a wholly owned subsidiary of Tecmotiv Holdings, LLC. Tecmotive is a leading provider of powertrain sustainment and modernization solutions for military ground vehicles operating worldwide. Tecmotiv purchased the property in order to defer a significant business disruption by relocating or shutting down. An EDA Revolving Loan Fund Term Loan for \$150,000 was provided and the funds will be used for acquisition and capital improvements to the company's current facility. The business is able to retain 45 jobs which pay above median average for the region.

**5. 1500 James, LLC** is a wholly owned subsidiary of Tecmotiv Holdings, LLC. Tecmotive is a leading provider of powertrain sustainment and modernization solutions for military ground vehicles operating worldwide. The location was leased but due to changing property ownership, Tecmotiv purchased the property in order to defer a significant business disruption by relocating or shutting down. A Niagara Economic Development Fund Term Loan for \$100,000 was provided and the funds will be used for acquisition and capital improvements to the company's current facility. The business is able to retain 45 jobs which pay above median average for the region.



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

**1. The Stitching Corner LLC** is a needlework and quilting shop located in Ransomville. They have been in business two years online and now have a storefront. A grant for \$22,000 was provided and the funds will be used for equipment, displays and furnishings for the new store. The business is owned by a low-to-moderate income individual.

**2. Maxx Lashes, LLC** is an eyelash and wax studio in the Town of Niagara that provides eyelash extensions and maintenance services along with body waxing. They have been in business 8 years. A grant for \$17,000 was provided and the funds will be used to procure additional equipment, furnishings, and inventory for their new skincare space. The business is owned by a low-to-moderate income individual.

**3. Bairco Inc.** is a filter manufacturer and distributor specializing in the design and manufacturing of high-quality uniquely engineered filtration solutions and OEM filters that are tailor-fit for specific industries. They have been in business three years. A grant for \$25,000 was provided for inventory and manufacturing material to provide increased capabilities and capacities in their new location in Wheatfield. The business is owned by a low-to-moderate income individual.

**4. Barker Outdoors – owned by Jeffrey Barker** is an outdoor sporting goods store specializing in thermal and night optics for hunting enthusiasts. They have been in business 4 years with a web store and retail location in Youngstown. A grant for \$20,000 was provided to procure additional inventory for their increasing online platforms and partner websites. The business is owned by a low-to-moderate income individual.

**5. Ya Ghada Have It, LLC** is a food truck that is a start-up business recently established. The food truck will offer fresh Mediterranean cuisine and will participate in a variety of festivals and farmers markets on the weekends and also plans to travel around the County during the week and stop at various business destinations to offer lunch onsite. A grant for \$21,000 was provided for inventory, equipment and marketing signage. The business is owned by a low-to-moderate income individual.

## 2024 Niagara County Development Corporation Annual Report

### CERTIFICATE OF CHAIRMAN AND THE EXECUTIVE DIRECTOR

#### Niagara County Development Corporation

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

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

The Annual Report is hereby approved.

IN WITNESS WHEREOF, the undersigned Chairman and Executive Director have executed this Certificate as of the 19th day of March, 2025.

  
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Mark A. Onesi, Chairman  
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Andrea L. Klyczek, Executive Director