

**7.16**

**MEASUREMENT**

**REPORTS**

## 2019 Measurement Report

**Local Public Authority Name:**

**Niagara County Development Corporation**

**Fiscal Year:**

**January 1, 2019 – December 31, 2019**

Below are the measurement goals for the Niagara County Development Corporation.

1. Assist new development projects that create construction jobs and/or permanent fulltime positions.

None

2. Assist redevelopment projects that improve distressed areas, and bring business back to underutilized locations. Assisted in one project to improved distressed areas.

None

3. Assist in the development of quality workforce housing.

None

4. Assist Niagara County businesses to keep them viable thereby retaining jobs.

None

5. Issue tax exempt bonds for qualified projects.

None

## 2019 Measurement Report

**Local Public Authority Name:** **Niagara County Industrial Development Agency**  
**Fiscal Year:** **January 1, 2019 – December 31, 2019**

Below are the measurement goals for the Niagara County Industrial Development Agency.

1. Assist new development projects that create construction jobs and/or permanent full-time positions. Assisted in six (6) new development projects:

**Niagara Falls Center for Tourism LLC** – The \$10,200,000 project will be the renovation of the property located in the City of Niagara Falls into a tourist destination. The Company plans on providing tourist attractions with the construction of the Family Entertainment Center which will include an indoor rope course, arcade amusement center, a 4D motion simulator theater and other hospitality improvements. The project will result in the retention of 28 current jobs and the creation of 13 new jobs in Niagara County.

**ADJ Realty LLC** – ADJ Realty LLC will renovate a vacant 38,000 square foot facility for the development of ultra-precision parts and prototypes for aerospace, medical and other industries. The \$975,000 project will be located at 76 Industrial Drive in North Tonawanda. The project will create 9 new jobs.

**Clark Property Management LLC** – The Company is the owner of an existing campground located in the Town of Wilson. The campground has become a major tourist destination for the area, and needs to expand in order to accommodate the demand by new visitors from over 36 states and around the world. The project entails the addition of 45 new campsites, a pool and a bathhouse. The \$2,185,000 project will help retain 3 jobs and create 3 new jobs.

**Omkara Hotel LLC** – Omkara Hotel LLC will construct a new 43,000 square foot hotel and destination property in the Town of Pendleton. The \$7,000,000 investment will attract significant amounts of visitors who seek its amenities, such as the pool, fitness facility, business areas etc. The project will result in the creation of 17 new FTE's.

**Freundschuh Property LLC** – This company operates the Bobcat of Buffalo dealership. The \$2,375,000 project will entail the construction of a 13,000 square foot addition to the existing building. Approximately 95% of the Company's customers are contractors, commercial accounts and municipalities. The company investment will help retain 20 FTE's and create 3 new FTE positions in Niagara County.

**Empire Emergency Apparatus Inc.** – The Company provides highly customized response vehicles for police, fire and municipal uses. Due to growth, the Company will construct an approximately 9,700 square foot addition to its current facility. The \$1,650,000 project will result in the retention of 12 jobs and the creation of 11 new FTE's.

2. Assist redevelopment projects that improve distressed areas, and bring business back to underutilized locations. Assisted in six (6) projects to improved distressed areas.

**460 Wheatfield Street LLC** – The Company has provided architectural and engineering services for 30 years. The \$3,700,000 project will consist of a conversion of an abandoned school building into 37 market rate apartments. The project will help revitalize the surrounding neighborhood and fill the need for quality housing in the City of North Tonawanda. One part time job will be created.

**7th and Niagara Holdings, LLC** – This company was chosen as the preferred developer after a public RFP was conducted by the City of Niagara Falls. The \$4,875,000 project will be a mixed-use residential and commercial project located in a distressed census tract. Once complete the restored buildings will deliver approximately 8,100 square feet of incubator space, 1500 square feet of commercial space and 17 market rate apartments. The company investment will help retain 2 FTE's and create 21 new FTE positions in Niagara County.

**Plati Niagara Inc.** – The Company will construct a new 7 story hotel, along with a three (3) story market rate apartment complex. The project is located in a distressed census tract in the City of Niagara Falls. The \$17,800,000 project will result in the creation of 35 new FTE's.

**SJI Main LLC** – The Company will convert 2 vacant buildings consisting of over 27,000 square feet into 42 market rate apartments and 5 commercial units. The \$3,000,000 project is located in a distressed census tract in the City of Niagara Falls. The project will help revitalize the surrounding neighborhood and fill the need for quality housing in the City of Niagara Falls. Eight new jobs will be created.

**Rupal Corporation** – This company will renovate and expand the existing thrift hotel into a boutique upscale accommodation. The \$4,168,000 project will be located in a distressed census tract in the City of Niagara Falls. The company investment will help retain 5 FTE's and create 3 new FTE positions in Niagara County.

**The Eleanor Apartments LLC** – The Company will renovate an existing vacant building into 25 market rate apartments. The project is located in a distressed census tract in the City of Niagara Falls. The \$2,285,000 project will result in the creation of 3 new FTE's.

3. Assist in the development of quality workforce housing.

None

4. Assist Niagara County businesses to keep them viable thereby retaining jobs.

None

5. Issue Tax exempt bonds for qualified projects.

None

## 2019 Measurement Report

**Local Public Authority Name:** **Niagara Area Development Corporation**  
**Fiscal Year:** **January 1, 2019 – December 31, 2019**

Below are the measurement goals for the Niagara Area Development Corporation.

1. Assist new development projects that create construction jobs and/or permanent full time positions.

None

2. Assist redevelopment projects that improve distressed areas, and bring business back to underutilized locations.

None

3. Assist in the development of quality workforce housing.

None

4. Assist Niagara County businesses to keep them viable thereby retaining jobs.

None

5. Issue tax exempt bonds for qualified projects.

**Niagara University** – Niagara University is a not-for-profit University located in Niagara County. The Niagara Area Development Corporation assisted the University in issuing Taxable Revenue Refunding Bonds, Series 2019 in the aggregate amount of \$39,840,000.

# 8.1

# NEIGHBORHOOD REDEVELOPMENT

**PROJECT SUMMARY**  
**Neighborhood Redevelopment LLC**



<b>Applicant:</b>	Neighborhood Redevelopment LLC	
<b>Project Location:</b>	263 East Ave City of Lockport	
<b>Assistance:</b>	10 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	A Former Funeral Home has been purchased and will be renovated into a multi-use building.  2-3 Commercial office retail spaces, and 3 apartments will be available.	
<b>Project Costs:</b>	Construction/Improvements	\$ 135,000
	Real Estate Acquired	\$ 115,000
	Furniture, Fixtures & Equipment	\$ 65,000
	Soft costs & other	<u>\$ 23,000</u>
	TOTAL	\$ 338,000
<b>Employment:</b>	Current jobs in Niagara County	0
	Jobs in Niagara County within 3 years:	3
	Total Annual Payroll End Year 3:	\$196,830
	Skills: Professional Tenants	
<b>Evaluative Criteria:</b>	Distressed Census Tract Eligible, Building or Facility Vacancy, Redevelopment Supports or aligns with Regional or Local Development Plans, Regional Wealth Creation.	



**REGIONAL ECONOMIC IMPACT ANALYSIS**  
**Neighborhood Redevelopment LLC**

**Estimated State & Regional Benefits / Estimated Project Incentives Analysis**

<b>Total State and Regional Benefits</b>	<b>\$ 239,386</b>
<b>Total Project Incentives</b>	<b>\$ 121,170</b>
<b>Community Benefit to Cost Ratio</b>	<b>1.98:1</b>

<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
Total Employment	<b>7</b>	<b>7</b>
Direct**	3	3
Indirect***	1	1
Induced****	2	2
Temporary Construction (Direct and Indirect)	1	1

**Estimated State & Regional Benefits (Discounted Present Value\*)**

<b>Total State and Regional Benefits</b>	<b>\$ 239,386</b>
Income Tax Revenue	\$ 108,496
Property Tax Revenue	\$ 97,324
Sales Tax Revenue	\$ 33,566

**Estimated Project Incentives (Discounted Present Value\*)**

<b>Total Project Incentives</b>	<b>\$ 121,170</b>
Property Tax	\$ 109,820
Sales Tax	\$ 10,600
Mortgage Tax	\$ 750

\* Figures over 15 years and discounted by 3.49%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

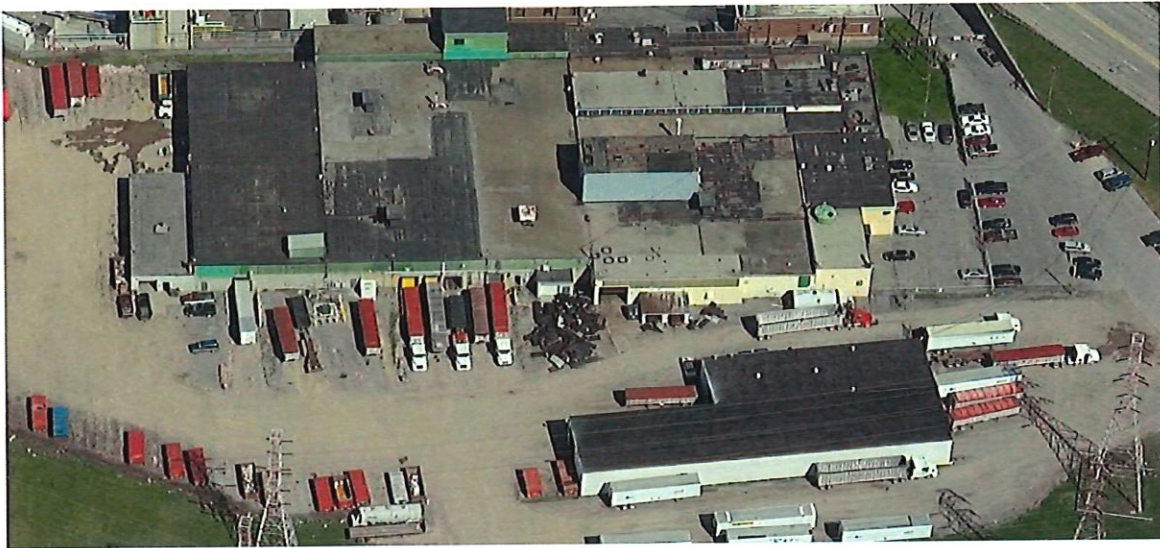
Utilizing informANALYTICS modeling software, an economic impact analysis was conducted to measure new investment and employment for the project. This software is a widely accepted and an industry standard for economic impact modeling measuring employment and salary impacts and facility output on the community for a given project.

**9.1**

**BUFFALO**

**FUEL**

**PROJECT SUMMARY**  
Buffalo Fuel Corp.



<b>Applicant:</b>	Buffalo Fuel Corp.	
<b>Project Location:</b>	4870 Packard Rd City of Niagara Falls	
<b>Assistance:</b>	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>A 32,000 square foot ClearSpan building will be built, to be used as a TSD (Treatment, Storage, and Disposal) facility.</p> <p>The Building will also function as a recycling facility, and will be leased to SGS Recovery.</p> <p>Offices and bathrooms in the existing building, as well as the truck and maintenance shop will be renovated into a warehouse for fiber storage.</p>	
<b>Project Costs:</b>	Construction/Improvements Furniture, Fixtures & Equipment Soft costs & other <p align="right">TOTAL</p>	\$ 1,917,000 \$ 300,000 \$ 23,000 \$ 2,240,000
<b>Employment:</b>	Current jobs in Niagara County                            23 New Jobs in Niagara County within 3 years:            11 Total Annual Payroll End Year 3:                      \$1,471,922 Skills: Management, Administrative, Production	
<b>Evaluative Criteria:</b>	Distressed Census Tract Eligible, Regional Wealth Creation	

**REGIONAL ECONOMIC IMPACT ANALYSIS**  
**Buffalo Fuel Corp.**

**Estimated State & Regional Benefits / Estimated Project Incentives Analysis**

<b>Total State and Regional Benefits</b>	<b>\$ 2,563,621</b>
<b>Total Project Incentives</b>	<b>\$ 527,141</b>
<b>Community Benefit to Cost Ratio</b>	<b>4.86:1</b>

<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
Total Employment	<b>102</b>	<b>102</b>
Direct**	34	34
Indirect***	23	23
Induced****	26	26
Temporary Construction (Direct and Indirect)	19	19

**Estimated State & Regional Benefits (Discounted Present Value\*)**

<b>Total State and Regional Benefits</b>	<b>\$ 2,563,621</b>
Income Tax Revenue	\$ 1,633,315
Sales Tax Revenue	\$ 552,249
Property Tax Revenue	\$ 378,057

**Estimated Project Incentives (Discounted Present Value\*)**

<b>Total Project Incentives</b>	<b>\$ 527,141</b>
Property Tax	\$ 409,661
Sales Tax	\$ 100,680
Mortgage Tax	\$ 16,800

\* Figures over 15 years and discounted by 3.49%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

Utilizing informANALYTICS modeling software, an economic impact analysis was conducted to measure new investment and employment for the project. This software is a widely accepted and an industry standard for economic impact modeling measuring employment and salary impacts and facility output on the community for a given project.

# **NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

## **APPLICATION FOR FINANCIAL ASSISTANCE**

Buffalo Fuel Corp.

(Applicant Name)

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

Updated March 2018

- I. Each applicant seeking financial assistance through the Niagara County Industrial Development Agency must complete and return the accompanying Application and Environmental Assessment forms. This information is necessary to determine project and/or applicant eligibility.
- II. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.
- III. The Niagara County Industrial Development Agency has a one thousand dollar (\$1000.00) non-refundable application fee that must accompany the application submission.
- IV. At the time of the project closing, project applicant is required to pay certain costs associated with the project. The applicant shall be responsible for the payment of an Agency fee in the amount of one percent (1.00%) of the total value of the project, together with Agency counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant.
- V. One (1) original signed copy of the Application and Environmental Assessment form should be submitted with the Application for Assistance.

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

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

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

### I. APPLICANT INFORMATION

Company Name: Buffalo Fuel Corp.

Mailing Address: 4870 Packard Rd. Niagara Falls. NY 14304

Phone No.: 716-278-2000

Fax No.: 716-278-2020

Fed Id. No.: 16-1147677

Contact Person: Tre'Lynne Stroud

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

Salvatore Santarosa

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

Form of Entity

**Corporation**

Date of Incorporation: July 1979

State of Incorporation: New York

**Partnership**

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

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

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

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

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

**Limited Liability Company/Partnership** (number of members \_\_\_\_\_)

Date of organization: \_\_\_\_\_

State of Organization: \_\_\_\_\_

**Sole Proprietorship**

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

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

JAGG Electrical and Control, International Waste Removal Inc., Alternative Resources Management Inc., Singer Transport

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

No \_\_\_\_\_

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

No \_\_\_\_\_

**APPLICANT'S COUNSEL**

Name: Michael Morse

Address: 534 Delaware Avenue Buffalo, NY 14202

Phone No.: 716-854-3861

Fax No.: 716-332-7172

**II. PROJECT INFORMATION**

A) Project Address: 4870 Packard Rd. Niagara Falls, NY 14304

Tax Map Number 145.18-1-1  
(Section/Block/Lot)

Located in City of Niagara Falls

Located in Town of \_\_\_\_\_

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

School District of Niagara Falls

B) Are utilities on site?

Water Yes Electric Yes  
Gas Yes Sanitary/Storm Sewer Yes

C) Present legal owner of the site Salvatore Santarosa  
If other than from applicant, by what means will the site be acquired for this project? \_\_\_\_\_

D) Zoning of Project Site: Current: Industrial Proposed: Industrial



E) Are any variances needed? Not at this time

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

G) Statement describing project (i.e. land acquisition, construction of manufacturing facility, etc.):  
Construction of a 32,000 square foot ClearSpan building to be used as TSD (Treatment, Storage, and Disposal) and recycling facility, leased to SGS Recovery, LLC by Buffalo Fuel Corp.

H) Principal use of project upon completion:

- |  |                                       |   |                                      |
|--|---------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> manufacturing | <input type="checkbox"/> warehousing  | <input type="checkbox"/> research         | <input type="checkbox"/> offices     |
| <input type="checkbox"/> industrial    | <input type="checkbox"/> recreation   | <input type="checkbox"/> retail           | <input type="checkbox"/> residential |
| <input type="checkbox"/> training      | <input type="checkbox"/> data process | <input checked="" type="checkbox"/> other |                                      |

If other, explain: \_\_\_\_\_

I) Estimated Project Costs, including:

Value of property to be acquired: \$ 0

Value of improvements: \$ 1,917,000

Value of equipment to be purchased: \$ 300,000

Estimated cost of engineering/architectural services: \$ 23,000

Other: \$ \_\_\_\_\_

Total Capital Costs: \$ 2,240,000

Project refinancing; estimated amount  
(for refinancing of existing debt only) \$ 800,000

*Sources of Funds for Project Costs:*

Bank Financing: \$ 1,440,000

Equity (excluding equity that is attributed to grants/tax credits) \$ \_\_\_\_\_

Tax Exempt Bond Issuance (if applicable) \$ \_\_\_\_\_

Taxable Bond Issuance (if applicable) \$ \_\_\_\_\_

Public Sources (Include sum total of all state and federal grants and tax credits) \$ \_\_\_\_\_

\_\_\_\_\_

Identify each state and federal grant/credit:

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Total Sources of Funds for Project Costs: \$ 2,240,000

J) Inter-Municipal Move Determination

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

Yes or  No

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

Yes or  No

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

Yes or  No

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

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Project Data

1. Project site (land)

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

32.300 square feet (building)

(b) Are there buildings now on the project site?  Yes  No

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

Buffalo Fuel Corp administrative offices, dispatch, and truck and maintenance shop

(d) Indicate relationship to present user of project.

BFC is owner/lessor of property

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:

No

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

Yes, one building

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

Yes, renovation of basement offices and bathrooms in existing building, and of current BFC truck and maintenance shop into warehouse

5. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . .

One building to be constructed to be used as a TSD (treatment, storage & disposal) and recycling facility, leased to SGS Recovery, LLC by Buffalo Fuel Corp

. . .including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

0% office, 0% unrelated operations

6. 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.

32,300 square foot building leased to SGS Recovery, LLC, as well as current BFC truck and maintenance shop to be used as warehouse for fiber storage.

7. List principal items or categories of equipment to be acquired as part of the project.

Lab & office equipment (\$100,000), Disc Screener + installation (\$50,000), Tow Motor (\$75,000), Miscellaneous Conveyors (\$75,000)

8. Has construction work on this project begun?

Complete the following

- |                            |                              |  |                                     |
|----------------------------|------------------------------|--|-------------------------------------|
| (a) site clearance         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> % complete |
| (b) foundation             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> % complete |
| (c) footings               | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> % complete |
| (d) steel                  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> % complete |
| (e) masonry work           | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> % complete |
| (f) other (describe below) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> % complete |

*[Remainder of this Page Intentionally Left Blank]*

III. FINANCIAL ASSISTANCE REQUESTED

A) Benefits Requested:

Sales Tax Exemption     IRB     MRT Exemption     Real Property Agreement

B.) Value of Incentives:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted under the heading "Real Property Tax Benefit (Detailed)" of the Application.

Estimated duration of Property Tax exemption: 15 Years

Sales and Use Tax:

Estimated value of Sales Tax exemption for facility construction: \$ 76,680

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

Estimated duration of Sales Tax exemption: 12 Months

Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage Recording Tax exemption: \$ 16,800

IRB Benefit: N/A

IRB inducement amount, if requested: \$ \_\_\_\_\_

Is a purchaser for the Bonds in place?

Yes or  No

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under the heading "Estimated Project Costs" (Section II(I)) of the Application.

C.) Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

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:

Project would not be possible without agency assistance

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IV. **EMPLOYMENT PLAN**

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	23	23	11	11
Part Time (PTE)				
Total Payroll	\$1,015,882	\$1,015,882	\$459,040	\$459,040

\*\* For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Local Labor Marker Area, in the fourth column. The Local Labor Marker Area includes Niagara County, Erie County, Chautauqua County, Cattaraugus County, Allegany County, Wyoming County, Genesee County, and Orleans County.

Salary and Fringe Benefits for Jobs to be Retained and/or Created:

Category of Jobs to be Retained and Created	Number of Jobs Per Category	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management	2 retained	\$60,000 - \$75,000	
Professional			
Administrative	6 new	\$16-23/hour \$60,000 Salary	\$30/ month - phone
Production	5 new / 21 retained	\$16-31/hour	\$0-100/ month - bonus
Independent Contractor			
Other			

III. 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. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D. Annual Sales Tax Fillings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the

value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.

E. Annual Employment Reports The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

F. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

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

H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.

J. Absence of Conflicts of Interest The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.



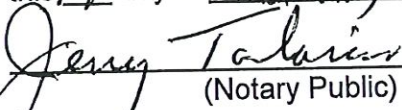
STATE OF NEW YORK )  
COUNTY OF NIAGARA ) ss.:

GRANT WOOLEY, being first duly sworn, deposes and says:

1. That I am the Treasurer (Corporate Office) of Busselo Fuel Corp (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 19<sup>th</sup> day of FEBRUARY, 20 20

  
(Notary Public)

JERRY TALARICO  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01TA6087985  
QUALIFIED IN NIAGARA COUNTY  
MY COMMISSION EXPIRES MARCH 3, 20 23

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.

Attach the following Financial Information of the Company

1. Financial statements for last two fiscal years (unless included in company's Annual Reports).
2. Company's annual reports (or Form 10-K's) for the two most recent fiscal years.
3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any.
4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company.

**HOLD HARMLESS AGREEMENT**

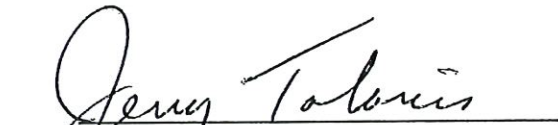
Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and 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 costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.

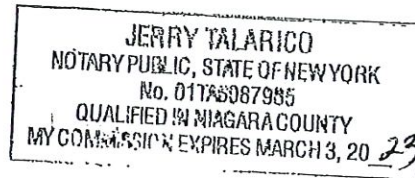
  
(Applicant Signature)

By: 

Name: Grant Wooley

Title: Treasurer

  
(Notary Public)  
Sworn to before me this 19<sup>th</sup> day  
of FEBRUARY, 20 20



**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
\$2,217,000	\$693,500	9.225667	36.983157	19.426182

\*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	20	\$1,280	\$5,130	\$2,694	\$9,104	\$45,517	\$36,414
2	20	\$1,280	\$5,130	\$2,694	\$9,104	\$45,517	\$36,414
3	30	\$1,919	\$7,694	\$4,042	\$13,655	\$45,517	\$31,863
4	30	\$1,919	\$7,694	\$4,042	\$13,655	\$45,517	\$31,863
5	40	\$2,559	\$10,259	\$5,389	\$18,207	\$45,517	\$27,311
6	40	\$2,559	\$10,259	\$5,389	\$18,207	\$45,517	\$27,311
7	40	\$2,559	\$10,259	\$5,389	\$18,207	\$45,517	\$27,311
8	40	\$2,559	\$10,259	\$5,389	\$18,207	\$45,517	\$27,311
9	40	\$2,559	\$10,259	\$5,389	\$18,207	\$45,517	\$27,311
10	50	\$3,199	\$12,824	\$6,736	\$22,759	\$45,517	\$22,759
11	50	\$3,199	\$12,824	\$6,736	\$22,759	\$45,517	\$22,759
12	50	\$3,199	\$12,824	\$6,736	\$22,759	\$45,517	\$22,759
13	50	\$3,199	\$12,824	\$6,736	\$22,759	\$45,517	\$22,759
14	50	\$3,199	\$12,824	\$6,736	\$22,759	\$45,517	\$22,759
15	50	\$3,199	\$12,824	\$6,736	\$22,759	\$45,517	\$22,759
<b>TOTAL</b>		<b>\$38,388</b>	<b>\$153,887</b>	<b>\$80,832</b>	<b>\$273,107</b>	<b>\$682,755</b>	<b>\$409,661</b>

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

**Cost Benefit Analysis:**

To be completed/calculated by AGENCY

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>
*Estimated Sales Tax Exemption	\$ <u>100,680</u>	New Jobs Created Permanent <u>11</u> Temporary _____
		Existing Jobs Retained Permanent <u>23</u> Temporary _____
Estimated Mortgage Tax Exemption	\$ <u>16,800</u>	Expected Yearly Payroll <u>\$1,474,922</u>
Estimated Property Tax Abatement	\$ <u>409,661</u>	Expected Gross Receipts \$ _____
		Additional Revenues to School Districts _____ <u>\$80,832</u>
		Additional Revenues to Municipalities  County: <u>\$38,388</u> City: <u>\$153,887</u>
		Other Benefits _____
Estimated Interest Savings IRB Issue	\$ _____	Private Funds invested <u>\$2,240,000</u>
		Likelihood of accomplishing proposed project within three (3) years  <input checked="" type="checkbox"/> Likely or <input type="checkbox"/> Unlikely

\* 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 a potential for a recapture of sales tax exemptions (see "Recapture" on page 11).

\$1,258,500 (to be used on the NYS ST-60)

## Buffalo Fuel Corp

### Estimated Property and Sales Tax Savings

Building Value	Tax Rate	Taxable Value	Full Tax Pay.	Existing Property Value	Taxable Value
\$693,500	65.64	693.50	\$45,517.88	\$106,600	\$106.60
Year	PILOT Sched.	Est. Payment	Est. Savings	Est. Current Taxes	Combined Total
1	20%	\$9,104	\$36,414	\$6,997	\$16,100
2	20%	\$9,104	\$36,414	\$6,997	\$16,100
3	30%	\$13,655	\$31,863	\$6,997	\$20,652
4	30%	\$13,655	\$31,863	\$6,997	\$20,652
5	40%	\$18,207	\$27,311	\$6,997	\$25,204
6	40%	\$18,207	\$27,311	\$6,997	\$25,204
7	40%	\$18,207	\$27,311	\$6,997	\$25,204
8	40%	\$18,207	\$27,311	\$6,997	\$25,204
9	40%	\$18,207	\$27,311	\$6,997	\$25,204
10	50%	\$22,759	\$22,759	\$6,997	\$29,756
11	50%	\$22,759	\$22,759	\$6,997	\$29,756
12	50%	\$22,759	\$22,759	\$6,997	\$29,756
13	50%	\$22,759	\$22,759	\$6,997	\$29,756
14	50%	\$22,759	\$22,759	\$6,997	\$29,756
15	50%	\$22,759	\$22,759	\$6,997	\$29,756
16	100%	\$45,518	\$0	\$6,997	\$52,515
<b>Total PILOT Savings</b>		\$273,107	<b>\$409,661</b>	\$104,950	<b>\$378,058</b>

Sales Tax Savings	Bldg. Value	Sales Taxable	Tax Savings
Building / const. materials	\$1,917,000	\$958,500	\$76,680
F & F/Equip	\$300,000		\$24,000
<b>Sales Tax Savings</b>			<b>\$100,680</b>
<b>Mortgage Recording Tax</b>	\$2,240,000		<b>\$16,800</b>
<b>Total PILOT Savings</b>			<b>\$409,661</b>
<b>Total Project Savings</b>			<b>\$527,141</b>

**This information is provided for comparative purposes only and is subject to change.**

pymt county	pymt city	pymt school	total
1,280	5,130	2,694	9,104
1,280	5,130	2,694	9,104
1,919	7,694	4,042	13,655
1,919	7,694	4,042	13,655
2,559	10,259	5,389	18,207
2,559	10,259	5,389	18,207
2,559	10,259	5,389	18,207
2,559	10,259	5,389	18,207
2,559	10,259	5,389	18,207
3,199	12,824	6,736	22,759
3,199	12,824	6,736	22,759
3,199	12,824	6,736	22,759
3,199	12,824	6,736	22,759
3,199	12,824	6,736	22,759
3,199	12,824	6,736	22,759
38,388	153,887	80,832	273,107

0.1405601608 County

0.5634669554 City

0.2959728837 School

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Buffalo Fuel Corp Recycling Center			
Name of Action or Project: Building new recycling facility			
Project Location (describe, and attach a location map): 4870 Packard Rd. Niagara Falls, NY 14304			
Brief Description of Proposed Action: Buffalo Fuel Corp was approached by SGS Recovery, LLC to leave a large portion of their property located at 4870 Packard Rd, Niagara Falls, NY. In order to provide room for this new company, BFC is forced to move their truck and maintenance shop to 3519 Hyde Park Blvd. On the Packard Rd. property, a 32,300 square foot ClearSpan building will be constructed to be used as a TSD (treatment,) Tj 40.90399 0 Td (st eased to SGS Recovery by Buffalo Fuel Corp. The recycling facility will be used for fiber, plastics, and other solid waste Buffalo Fuel Corp truck and maintenance shop will be occupied by SGS Recovery as part of the new construction. mand, and quality of SGS Recovery and its products, the company is forced to place their operations under a covered t be constructed at their current location of 1501 College Ave, Niagara Falls, NY. In order to prevent the business from County, they have chosen to occupy the space at 4870 Packard Rd.			
Name of Applicant or Sponsor: Tre'Lynne Stroud		Telephone: 716-278-2000 E-Mail: tstroud@buffalofuel.com	
Address: 4870 Packard 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"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: New York Department of Environmental Conservation Part 360 Solid Waste Management permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5	. acres
b. Total acreage to be physically disturbed?		1	. acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5	. acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ New French Drain system to be constructed to control water discharge in to storm drain system.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Removal of an old oil-based electrical transformer.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Tre'Lynne Stroud		Date: 2/19/2020
Signature: <i>Tre'Lynne Stroud</i>		

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

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

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

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

NCIDA \_\_\_\_\_ Date 2/20/20

Name of Lead Agency \_\_\_\_\_ Date

S. Lamydo \_\_\_\_\_ EO

Print or Type Name of Responsible Officer in Lead Agency \_\_\_\_\_ Title of Responsible Officer

Signature of Responsible Officer in Lead Agency \_\_\_\_\_ Signature of Preparer (if different from Responsible Officer)

**PRINT**

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

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			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
New York Department of Environmental Conservation Part 360 Solid Waste Management permit			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5	. acres
b. Total acreage to be physically disturbed?		1	. acres
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<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



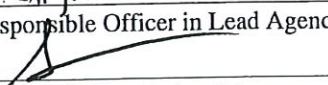
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19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Removal of an old oil-based electrical transformer.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Tre'Lynne Stroud		Date: 2/19/2020
Signature: <i>Tre'Lynne Stroud</i>		

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

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
NCIDA	2/20/20
Name of Lead Agency	Date
S. Lamydo	EO
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**9.2**

**CALSPAN**



VIA REGULAR MAIL AND VIA EMAIL TO SUSAN.LANGDON@NIAGARACOUNTY.COM

February 25, 2020

Niagara County Industrial Development Agency  
Attn: Susan Langdon, Executive Director  
6311 Inducon Drive, Suite One  
Sanborn, New York 14132

Re: Request for Consent of Mortgage Refinance Transaction

Dear Ms. Langdon:

On behalf of Calspan Air Facilities, LLC (f/k/a Niagara Air Facilities, LLC), please allow this letter to serve as request for the Niagara County Industrial Development Agency to consent to new mortgage financing proposed for Calspan Air Facilities, LLC.

Calspan Air Facilities, LLC is the owner of the hangar and office complex adjacent to the Niagara Falls Airport which houses the Calspan flight research business and the US Customs and Border Protection operation (as tenants). Calspan Air Facilities, LLC is requesting consent and approval to pursue a refinance of its existing mortgage.

Use of proceeds from the refinancing will include without limitation upgrades to the facility and reinvestment into Calspan's flight research business. The financing is currently contemplated to be with Liberty Bank.

If you have any questions or concerns, please do not hesitate to contact me directly by phone at (716) 631-4179 or by email at [peter.bordonaro@calspan.com](mailto:peter.bordonaro@calspan.com).

Very truly yours,

A handwritten signature in blue ink, appearing to read "P. Bordonaro", with a large, stylized flourish extending to the right.

Peter Bordonaro  
Corporate Counsel  
Calspan Air Facilities, LLC



**9.4**

**WORLD**

**TRADE**

**CENTER**



**WORLD TRADE CENTER BUFFALO NIAGARA /  
GLOBAL NY  
MANUFACTURER OUTREACH PROGRAM  
EXPORT OPPORTUNITY**

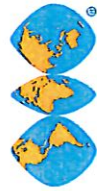


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# PARTNERS

## MANUFACTURER OUTREACH PROGRAM



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# OBJECTIVES

## MANUFACTURER OUTREACH PROGRAM



1. Growth for Niagara County manufacturers through new export opportunities
2. Greater utilization of Global NY STEP funds to support manufacturing growth
3. Greater utilization of the region's Foreign Trade Zones as a manufacturing growth and FDI tool



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# PROGRAM BENEFITS

## MANUFACTURER OUTREACH PROGRAM

1. Create manufacturing growth and job creation opportunities through trade
2. Strengthen support ecosystem and enhance attention for greater manufacturing retention
3. Identify and solve specific needs for manufacturers – space, incentives, workforce, etc.
4. Strengthen manufacturing awareness in Niagara County
5. Stronger connection between NCCED/NCIDA and the manufacturing community



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# OBJECTIVE #1

## MANUFACTURER OUTREACH PROGRAM

OBJECTIVE #1: Growth for Niagara County manufacturers through new export opportunities

- Direct outreach to Niagara County manufacturers
- Exploratory meeting to determine trade and other needs
- Provide export training opportunities
- Coordination among economic development agencies for follow-up support
- Collection of aggregate data for retention and FDI marketing



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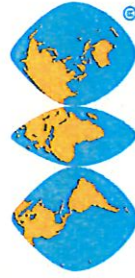


# OBJECTIVE #2

## MANUFACTURER OUTREACH PROGRAM

### OBJECTIVE #2: Greater utilization of Global NY STEP grant funds

- Assess Niagara County manufacturers' trade needs
- Educate companies on funding available
- Align current needs and opportunities with available grant funding
- Coordinate ("hand-hold") through GlobalNY process – including necessary follow-up



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# OBJECTIVE #3

## MANUFACTURER OUTREACH PROGRAM

### OBJECTIVE #3: Greater utilization of the region's Foreign Trade Zones as a tool for growth

- Educate Niagara County manufacturers on the value of Foreign Trade Zone as a growth tool
- Coordinate with existing FTZs to connect companies meeting criteria
- Strengthen regional FTZs with new business for more attractive FDI story



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# PROGRAM DELIVERY

## MANUFACTURER OUTREACH PROGRAM

### Implementation

- World Trade Center Buffalo Niagara manages outreach program and maintains database
- WTCBN personnel conduct meetings (jointly with partners, when appropriate)
- Coordinate with economic development partners
- Report to committee comprised of funding partners



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# OUTREACH TARGETS

## MANUFACTURER OUTREACH PROGRAM

- Regional manufacturers < 500 employees – no publicly traded
- Heavy focus on SMEs with international growth potential
- Retention risks (industry trends, economic, supply chain, etc.)
- Other specific targets prioritized by NCCED/NCIDA



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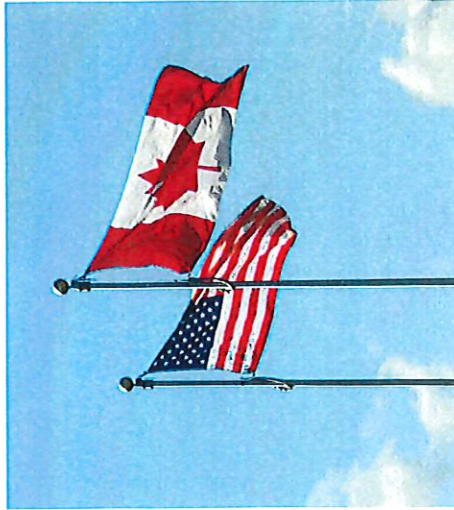
# CANADIAN OUTREACH

## MANUFACTURER OUTREACH PROGRAM

Niagara County's Sponsorship will be put toward the following WTCBN events and programs\*

- WTCBN International Case Competition - January
- Canada/US Seminar – January/February
- Trade Accelerator Program (TAP) – May, October
- Canada Trade Council
- All additional Can/Am related events and programs

*\* May include opportunities to speak, based on the context of the specific event*



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# CANADIAN OUTREACH

## MANUFACTURER OUTREACH PROGRAM

WTCBN will actively utilize Niagara County as a “first-choice” resource for Canadian companies with interest in the U.S. market

- WTCBN reps will stay up-to-date on NCCED initiatives and FDI goals
- In its Canadian outreach, WTCBN will funnel inquiries to NCCED for follow-up
- WTCBN will approach with the intent of facilitating long-term relationships



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**9.5**

**ROCK ONE**

**DEVELOPMENT**

The logo for Rock One Development, LLC features the word "RockOne" in a stylized, bold font with a red and orange gradient background behind the letters. Below it, "Development, LLC" is written in a simpler, black font.

10151 Main Street, Clarence, NY 14031 | P: (716) 759-1715 F: (716) 759-1501

March 4, 2020

Sue Langdon  
Executive Director  
Niagara County IDA  
6311 Inducon Corporate Dr, Suite 1  
Sanborn, New York 14132

Re: **600 River Road, North Tonawanda, New York**

Dear Ms. Langdon:

As you may recall, in December of 2017, Rock One Development, LLC obtained NCIDA approval for NCIDA benefits for the development of property at 600 River Road. At the time, Rock One entered into a Lease, Leaseback Agreement, PILOT agreement and PILOT mortgage with the NCIDA.

Thanks to the assistance of the NCIDA, Rock One Development, LLC was able to construct an 88-unit apartment and townhouse project on the site, together with a pool and clubhouse. We are now over 50% occupied.

Originally, Rock One Development, LLC obtained construction loan financing with Five Star Bank. We are now seeking permanent financing as follows with Tompkins Bank of Castile:

\$16,000,000.00 mortgage loan to refinance the existing construction loan with Five Star Bank, cash-out equity recapture and pay closing costs  
\$2,999,999.00 Credit line Mortgage facility loan

Rock One Development, LLC respectfully requests that the NCIDA consent to the new financing with Tompkins Bank of Castile.

Feel free to contact me at 759-1715 or 207-2021 should you require anything further from Rock One for your March 11, 2020 meeting.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Lucian D. Visone, Jr.", with a long horizontal flourish extending to the right.

Lucian D. Visone, Jr.  
Manager, Rock One Development, LLC