

# Niagara County Industrial Development Agency

Niagara County Center for Economic Development, 6311 Inducon Corporate Drive, Sanborn, NY, 14132

## REGULAR NCIDA/NCDC/NADC BOARD MEETING

**DATE:** Wednesday, April 29, 2020  
**MEETING TIME:** 9:00 a.m.  
**MEETING PLACE:** VIA TELEPHONE CONFERENCE  
Niagara County Industrial Development Agency  
Vantage Center, Suite One  
6311 Inducon Corporate Drive  
Sanborn, NY 14132

### Board of Directors:

\_\_\_\_ **Mark A. Onesi**, Chairperson  
\_\_\_\_ **Jerald I Wolfgang**, 1st Vice Chairperson  
\_\_\_\_ **Kevin McCabe**, 2nd Vice Chairperson  
\_\_\_\_ **William L. Ross**, Secretary  
\_\_\_\_ **Mary Lynn Candella**, Asst. Secretary  
\_\_\_\_ **Robert B. Cliffe**, Member  
\_\_\_\_ **Scott Brydges**, Member  
\_\_\_\_ **Clifford Scott**, Member  
\_\_\_\_ **Jason Krempa**, Member

### NCIDA Staff Members:

\_\_\_\_ **Susan C. Langdon**, Executive Director  
\_\_\_\_ **Andrea Klyczek**, Assistant Director  
\_\_\_\_ **Michael S. Dudley**, Finance Manager  
\_\_\_\_ **Dmitri Liadski**, Economic Developer  
\_\_\_\_ **Caroline Caruso**, Accounting Associate  
\_\_\_\_ **Mark J. Gabriele**, Agency Counsel

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Due to the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Niagara County Industrial Development Agency, the Niagara County Development Corporation and the Niagara Area Development Corporation ("Agency") Board and Committee Meetings scheduled for April 29, 2020 will be held electronically via conference call instead of a public meeting open for the public to attend in person. Members of the public may listen to the Board meeting by logging on to the conference call using number 716-439-7740 and access code 8763 and access pin 1234#. Minutes of the Board Meeting will be transcribed and posted on the Agency's website.

- 1.0 Meeting Called to Order – *M. Onesi*
- 2.0 Roll Call – *S. Langdon*
- 3.0 Pledge of Allegiance – *M. Onesi*

**4.0 Finance & Audit Committee Reports – *M. Onesi***

**4.1 Agency Payables**

**4.2 Budget Variance Report**

**5.0 Unfinished Business**

None

**6.0 New Business**

**6.1 Lockport Schools Federal Credit Union – *D. Liadski***

**6.1.1 Preliminary Resolution**

**6.1.2 Authorize Public Hearing**

**6.2 RLF/MICRO Loan Funds – *S. Langdon***

**6.2.1 Loan Principal Deferral**

**6.3 Presbyterian Homes of Western New York, Inc.**

**6.3.1 Termination of Civic Facility Revenue Bond, Series 2005A**

**7.0 Information Items**

**8.0 Agency Counsel – *M. Gabriele***

**9.0 Any Other Matters the Board Wishes to Discuss**

**10.0 Next NCIDA/NCDC/NADC Meeting:**

**DATE: Next Regular Meeting June 10, 2020**

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

**PLACE: Niagara County Center for Economic Development**

**11.0 Adjournment - *M. Onesi***

**Niagara County Industrial Devel. Agency**  
**Check Register**  
**For the Period From Mar 1, 2020 to Mar 31, 2020**

Filter Criteria Includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3/2/20	3/2/20	NEW YORK STATE AND LOCAL	10001.100	222.76
28954	3/3/20	360 PSG.com	10001.100	60.00
28955	3/3/20	Caroline M. Conuso	10001.100	53.64
28956	3/3/20	CoStar Realty Information, Inc.	10001.100	217.31
28957	3/3/20	Gabriele & Berrigan, P.C.	10001.100	5,000.00
28958	3/3/20	THE HARTFORD	10001.100	281.29
28959	3/3/20	SUSAN C. LANGDON	10001.100	100.63
28960	3/3/20	M&T Bank	10001.100	942.00
28961	3/3/20	National Grid	10001.100	469.56
28962	3/3/20	NIAGARA USA CHAMBER	10001.100	250.00
28963	3/3/20	STAPLES CONTRACT & COMMERCIAL	10001.100	114.38
28964	3/3/20	Time Warner Cable	10001.100	123.85
28965	3/10/20	Cintas Corporation #782	10001.100	87.64
28966	3/10/20	Dawn M. Sifers	10001.100	150.00
28967	3/10/20	First Choice Coffee Services	10001.100	108.50
28968	3/10/20	Gabriele & Berrigan, P.C.	10001.100	10,986.80
28969	3/10/20	Ning Cnty Dept of Economic Development	10001.100	216.71
28970	3/10/20	Professional Janitorial Services, Inc.	10001.100	793.17
28971	3/10/20	STAPLES CONTRACT & COMMERCIAL	10001.100	150.87
3/12/20	3/12/20	PAYCHEX, INC.	10001.100	88.73
3/13/20	3/13/20	NYS DEFERRED COMPENSATION PLAN	10001.100	1,051.84
28972	3/20/20	Guardian	10001.100	521.48
28973	3/20/20	Independent Health	10001.100	3,389.65
28974	3/20/20	Niagara Gazette Lockport Union Sun	10001.100	101.60
28975	3/20/20	PURCHASE POWER	10001.100	100.91
3/26/20	3/26/20	PAYCHEX, INC.	10001.100	75.40
3/27/20	3/27/20	NYS DEFERRED COMPENSATION PLAN	10001.100	967.84
Total				<u>26,626.56</u>

**NCIDA VIP-MTF Operating**  
**Check Register**  
For the Period From Mar 1, 2020 to Mar 31, 2020

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cnst Account	Amount
4349	3/3/20	Frontier	10001.600	171.49
4350	3/3/20	JGM Installation & Svc. Co. Inc.	10001.600	690.00
4351	3/3/20	National Grid	10001.600	338.50
4352	3/3/20	Republic Services #111	10001.600	180.60
4353	3/10/20	H.W.BRYK & SONS, INC.	10001.600	1,158.95
4354	3/10/20	Professional Janitorial Services, Inc.	10001.600	219.42
4355	3/20/20	Cooper Electric	10001.600	108.57
4356	3/20/20	LARABA ENTERPRISES	10001.600	2,136.00
4357	3/20/20	H.W.BRYK & SONS, INC.	10001.600	836.57
Total				<u>5,840.10</u>



**NCIDA - MTF - Operating Fund**  
**Check Register**  
**For the Period From Mar 1, 2020 to Mar 31, 2020**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2934	3/10/20	NCIDA-MTF-CAPITAL ACCOUNT	10001.600	10,000.00
2935	3/10/20	National Grid	10001.600	37.21
2936	3/20/20	LARABA ENTERPRISES	10001.600	1,236.00
2937	3/20/20	VERIZON	10001.600	114.57
Total				<u>11,387.78</u>

**Ning, Cnty Dev. Corp. - Micro RLF**  
**Check Register**  
**For the Period From Mar 1, 2020 to Mar 31, 2020**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2025	3/10/20	Gabriele & Berrigan P.C.	10004.400	495.00
<b>Total</b>				<u>495.00</u>

**NIAG ECONOMIC DEV FUND**  
Check Register  
For the Period From Mar 1, 2020 to Mar 31, 2020

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1311	3/10/20	Gabriele & Berrigan P.C.	10000-200	345.00
<b>Total</b>				<u>345.00</u>

**Niagara Industrial Incubator Associates**  
**Check Register**  
**For the Period From Mar 1, 2020 to Mar 31, 2020**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1101	3/3/20	Blue Ox Roofing	10000.100	1,189.00
1102	3/3/20	National Fuel	10000.100	415.67
1103	3/10/20	Gabriele & Berrigan, P.C.	10000.100	480.00
1104	3/10/20	National Grid	10000.100	880.09
1105	3/20/20	Town of Wheatfield	10000.100	67.80
1106	3/20/20	Laraba Enterprises	10000.100	1,500.00
1107	3/20/20	Modern Electrical Construction Inc.	10000.100	260.00
Total				<u>4,792.56</u>



**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**BUDGET VARIANCE REPORT AS OF March 31, 2020**  
**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
<b>Operating Revenues</b>						
Project Administrative Fees	\$ 5,000.00	\$ 31,501.00	\$ 57,850.00	\$ 76,800.00	(18,950.00)	\$ 543,163.00
Project Application Fees	0.00	1,000.00	3,000.00	3,000.00	0.00	12,000.00
NEDP RLP Administrative Fee	4,166.67	4,166.67	12,500.01	12,500.01	0.00	50,000.00
Administrative Fees - Other	0.00	0.00	0.00	0.00	0.00	7,354.00
Interest Earnings	108.93	228.75	555.83	686.25	(130.42)	9,148.00
Training Room Income	90.00	33.33	140.00	99.99	40.01	400.00
Distrib From Niag. Ind. Suites	0.00	0.00	0.00	0.00	0.00	100,000.00
Distributions From Affiliates	0.00	0.00	0.00	0.00	0.00	80,000.00
Distribution from VIP MTT	0.00	0.00	0.00	0.00	0.00	100,000.00
<b>Total Operating Revenues</b>	<b>9,365.60</b>	<b>36,929.75</b>	<b>74,045.84</b>	<b>93,086.25</b>	<b>(19,040.41)</b>	<b>902,065.00</b>
<b>Operating Expenses</b>						
Salaries	30,478.70	30,161.76	106,675.45	105,566.16	1,109.29	392,103.00
Benefits	5,589.83	5,740.00	14,915.69	17,220.00	(2,304.31)	68,880.00
Retirement Benefits	4,470.33	4,470.33	13,410.99	13,410.99	0.00	53,644.00
Payroll Taxes	2,387.02	2,315.09	8,302.93	8,052.73	250.20	29,996.00
Unemployment Taxes	60.49	84.57	467.96	593.81	(125.85)	614.00
Consultants	2,500.00	2,500.00	7,500.00	7,500.00	0.00	30,000.00
Assistant Director	5,201.25	5,201.25	15,603.75	15,603.75	0.00	62,415.00
Legal Services	5,000.00	5,000.00	15,986.80	15,000.00	986.80	60,000.00
Accounting Services	18,401.00	10,700.00	18,401.00	18,700.00	(299.00)	18,700.00
Accounting Services - NADC	2,000.00	1,000.00	2,000.00	2,000.00	0.00	2,000.00
Marketing	277.31	1,833.33	3,163.93	5,499.99	(2,336.06)	22,000.00
Printing	0.00	208.33	0.00	624.99	(624.99)	2,500.00
Office Supplies	46.63	250.00	311.88	750.00	(438.12)	3,000.00
Postage	118.41	16.00	766.81	1,153.00	(386.19)	3,296.00
Telephone & Fax	87.18	126.67	261.50	380.01	(118.51)	1,520.00
Internet Service	221.64	328.33	499.34	984.99	(485.65)	3,940.00
Common Area Charges	680.00	687.50	2,040.00	2,062.50	(22.50)	8,250.00
Energy	1,369.81	1,405.00	4,041.59	4,901.00	(859.41)	16,063.00
Conference & Travel	0.00	291.67	397.00	875.01	(478.01)	3,500.00
Employee Training	0.00	1,250.00	660.00	3,750.00	(3,090.00)	15,000.00
Insurance Expense	1,424.68	1,570.25	4,274.04	4,710.75	(436.71)	18,843.00
Library & Membership	0.00	54.45	1,500.00	1,608.90	(108.90)	2,099.00
General Office	522.63	774.67	2,313.94	2,324.01	(10.07)	9,296.00
Repairs & Maintenance	852.84	1,221.08	2,744.08	3,663.24	(919.16)	14,653.00
Computer Support	0.00	666.67	0.00	2,000.01	(2,000.01)	8,000.00
Public Hearings	0.00	16.67	0.00	50.01	(50.01)	200.00
Furniture & Equipment Purchase	0.00	166.67	259.18	500.01	(240.83)	2,000.00
Other Expense	0.00	83.33	0.00	249.99	(249.99)	1,000.00
<b>Total Operating Expenses</b>	<b>81,689.75</b>	<b>78,123.62</b>	<b>226,497.86</b>	<b>239,735.85</b>	<b>(13,237.99)</b>	<b>853,512.00</b>
<b>Net Operating Income/&lt;Loss&gt;</b>	<b>(72,324.15)</b>	<b>(41,193.87)</b>	<b>(152,452.02)</b>	<b>(146,649.60)</b>	<b>(5,802.42)</b>	<b>48,553.00</b>
<b>Non-Operating Revenue &amp; Expense</b>						
Grant Rev- City NF Initiative	0.00	74,437.50	0.00	223,312.50	(223,312.50)	893,250.00
Grant Sub-City NF Initiative	0.00	74,437.50	0.00	223,312.50	(223,312.50)	893,250.00
<b>Net Non-Operating Income/&lt;Loss&gt;</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Net Income/&lt;Loss&gt;</b>	<b>(\$ 72,324.15)</b>	<b>(\$ 41,193.87)</b>	<b>(\$ 152,452.02)</b>	<b>(\$ 146,649.60)</b>	<b>(5,802.42)</b>	<b>\$ 48,553.00</b>

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

4/3/2020

**Project Income - 2020  
Lease/Lease Back and Bonds**

Closed 2020	Project Type	Total Project Amount	IDA Project Amount	Fees	Application Fee	Amount Received to Date	Date Received	Balance Due	Date Closed
Penn Terra - USRE Corp. Rock One Development	L/L Back	5,635,000	5,285,000	52,850	1,000	53,850	2/25/20	-	2/29/20
	Mortgage Refinance			5,000		5,000	3/19/20	-	
<b>TOTAL</b>				<u>57,850</u>	<u>1,000</u>	<u>58,850</u>		<u>-</u>	

Fees received in prior year \_\_\_\_\_

Total fees received to date in 2020 57,850

Total 2020 Budgeted Fees 543,163

Balance of Budgeted Fees 485,313

Projected 2020	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
Merani Hotel Group	Sales Tax Only	22,500,000	20,286,000	75,000	1,000	1,000	3/13/19	75,000	11/30/20
1300 Pino Avenue LLC	Sales Tax Only	900,000	425,000	-	1,000	1,000	5/8/19	-	5/31/20
DLC Diversified Holdings, LLC(Dominick Cih)	L/L Back	2,500,000	2,230,000	22,300	1,000	1,000	6/17/19	22,300	10/31/20
Hotel Niagara Development, LLC	L/L Back	34,075,020	33,032,832	230,000	1,000	1,000	6/1/18	230,000	7/31/20
The Niagara Club	L/L Back	3,036,700	2,872,000	28,720	1,000	1,000	1/3/19	28,720	8/31/20
Niagara University	Bond Refinance		41,000,000	100,000	1,000	1,000	9/9/19	100,000	10/31/20
Santarosa Holdings, Inc.	L/L Back	820,000	820,000	8,200	1,000	1,000	9/27/19	8,200	11/30/20
LMR Real Property Holdings LLC	L/L Back	516,000	485,000	4,850	1,000	1,000	1/8/20	4,850	2/28/21
Neighborhood Redevelopment LLC	L/L Back	338,000	315,000	3,150	1,000	1,000	2/12/20	3,150	3/31/21
* Buffalo Fuel Corp.	L/L Back	2,240,000	2,217,000	22,170	1,000	1,000	2/20/20	22,170	
<b>TOTAL</b>				<u>494,390</u>	<u>10,000</u>	<u>10,000</u>		<u>494,390</u>	<u>0</u>

**TOTAL - Projected Income 2020**

552,240      11,000      68,850      494,390      0

Projected 2021	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
<b>TOTAL</b>				<u>0</u>	<u>0</u>	<u>0</u>		<u>0</u>	<u>0</u>

\* Pending Board Approval





**REGIONAL ECONOMIC IMPACT ANALYSIS**  
**Lockport Schools Federal Credit Union**

Estimated State & Regional Benefits / Estimated Project Incentives Analysis		
<b>Total State and Regional Benefits</b>	<b>\$ 356,029</b>	
<b>Total Project Incentives</b>	<b>\$ 174,822</b>	
<b>Community Benefit to Cost Ratio</b>	<b>2.04:1</b>	
<b>Projected Employment</b>	<b>State</b>	<b>Region</b>
Total Employment	<b>24</b>	<b>24</b>
Direct**	6	6
Indirect***	3	3
Induced****	4	4
Temporary Construction (Direct and Indirect)	11	11

Estimated State & Regional Benefits (Discounted Present Value*)	
<b>Total State and Regional Benefits</b>	<b>\$ 356,029</b>
Income Tax Revenue	\$ 166,108
Property Tax Revenue	\$ 129,216
Sales Tax Revenue	\$ 60,705

Estimated Project Incentives (Discounted Present Value*)	
<b>Total Project Incentives</b>	<b>\$ 174,822</b>
Property Tax	\$ 174,822

\* 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**

Lockport Schools Federal Credit Union

(Applicant Name)

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

Updated 2020

- I. 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.
- II. The Niagara County Industrial Development Agency has a one thousand dollar (\$1000.00) non-refundable application fee that must accompany the application submission.
- III. 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.
- IV. 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 protected by law.*

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: Lockport Schools Federal Credit Union  
Mailing Address: 360 South Transit Street  
Phone: 716-433-7740  
Website: www.lockportschoolsfcu.org  
Fed Id. No.: 166076874  
Contact Person: Tammy Dodge

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

Credit Union Membership Cooperative

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

Form of Entity

Corporation

Date of Incorporation: 5/11/1966  
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?

\_\_\_\_\_

**APPLICANT'S COUNSEL**

Name: Rupp, Baase, Pfalzgraf, Cunningham, LLC Attorneys

Address: 1600 Liberty Building

Phone: 716-854-3400

Fax No.: 716-332-0336

**II. PROJECT INFORMATION**

A) Project Address: 360 South Transit Street

Tax Map Number 123.05-2-85  
(Section/Block/Lot)

Swiss Number 290900

Located in City of Lockport

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

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

School District of Lockport

B) Current Assessment:  
Land \$39,100.00  
Total \$72,300.00

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

Purchase from Joseph Nuara

D) 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.

E) Describe the project:

Purchase Property at 360 South Transit Street. Building will be demolished and a new building will be built.



F) *Estimated Project Costs:*

Property Acquisition	\$300,000.00
Construction (Improvements)	\$1,106,091.75
Equipment Purchases/Fixtures/Furnishings	\$120,300.00
Soft costs (i.e., engineering, architectural)	\$69,526.00
Other (describe)	\$
<b>TOTAL USES OF FUNDS</b>	<b>\$1,595,917.75</b>

G) *Sources of Funds for Project Costs (Must match Total uses of Funds):*

Bank Financing	\$1,595,917.75
Equity	\$
Grants/Tax Credits	\$
Tax Exempt Bond	\$
Taxable Bond	\$
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$1,595,917.75</b>

Identify each state and federal grant/credit:

	\$
	\$
	\$
	\$
<b>TOTAL PUBLIC FUNDS</b>	<b>\$</b>

H) 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

24,000 Square Feet

(b) Indicate the present use of the project site

Credit Union and Barbershop

2. Indicate number, size and approximate age of existing buildings on site

One Building, 1,364 Square Feet, built in 1960

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

One Building will be built, 2,798 Square Feet.

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

N/A will be demolished.

5. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

N/A

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

Banking Equipment, furniture.

8. Has construction work on this project begun?

No.





IV. EMPLOYMENT PLAN

	Current # of jobs at proposed project location or to be relocated to project location	If financial assistance is granted, what is the number of Full Time Equivalent (FTE) jobs to be RETAINED	If financial assistance is granted, what is the number of Full Time Equivalent (FTE) 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)	4	4	0	0
Part Time (PTE)	2	2	1	1
Total Payroll	6	6	1	1

\*\* 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 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	1	\$50,000 - \$75,000	\$20,000 - \$25,000
Professional			
Administrative	6	\$22,000 - \$45,000	\$8,000 - \$20,000
Production			
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 Entity") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JPTA") 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 JPTA 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 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 in 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, officer 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.

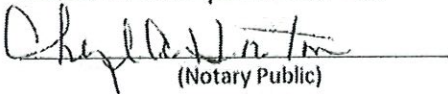
STATE OF NEW YORK )  
COUNTY OF Niagara ) ss.:

\_\_Tammy Dodge\_\_, being first duly sworn, deposes and says:

1. That I am the \_\_Manager\_\_ (Corporate Office) of \_\_Lockport Schools Federal Credit Union\_\_ (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 1<sup>st</sup> day of April, 2020

  
(Notary Public)

CHERYL A HORTON  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HO6196663  
Qualified in Niagara County  
My Commission Expires 11/23/2020

This Application should be submitted to the Niagara County Industrial Development Agency, 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132.

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.



HOLD HARMLESS AGREEMENT

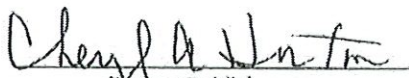
Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (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: Lockport Schools Federal Credit Union

Name: Tammy Dodge

Title: Manager

  
\_\_\_\_\_  
(Notary Public)

Sworn to before me this 1<sup>st</sup> day

of April, 2020

[stamp]

CHERYL A HORTON  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HO6196663  
Qualified in Niagara County  
My Commission Expires 11/17/2020

\*\* 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
\$1,226,391.75	\$550,000	8.677701	18.667600	27.934237

\*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	\$955	\$2,053	\$3,073	\$6,081	\$30,404	\$24,323
2	25	\$1,193	\$2,567	\$3,841	\$7,601	\$30,404	\$22,803
3	30	\$1,432	\$3,080	\$4,609	\$9,121	\$30,404	\$21,283
4	35	\$1,670	\$3,594	\$5,377	\$10,641	\$30,404	\$19,762
5	40	\$1,909	\$4,107	\$6,146	\$12,161	\$30,404	\$18,242
6	45	\$2,148	\$4,620	\$6,914	\$13,682	\$30,404	\$16,722
7	50	\$2,386	\$5,134	\$7,682	\$15,202	\$30,404	\$15,202
8	55	\$2,625	\$5,647	\$8,450	\$16,722	\$30,404	\$13,682
9	60	\$2,864	\$6,160	\$9,218	\$18,242	\$30,404	\$12,161
10	65	\$3,102	\$6,674	\$9,986	\$19,762	\$30,404	\$10,641
TOTAL		\$20,284	\$43,636	\$65,296	\$129,216	\$304,040	\$174,822

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

**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>Already Exempt</u>	New Jobs Created Permanent <u>0.5</u> Temporary _____  Existing Jobs Retained Permanent <u>5</u> Temporary _____
Estimated Mortgage Tax Exemption	\$ <u>N/A</u>	Expected Yearly Payroll <u>\$250,000</u> Expected Gross Receipts \$ _____
Estimated Property Tax Abatement	\$ <u>174,822</u>	Additional Revenues to School Districts <u>\$65,213</u>  Additional Revenues to Municipalities  County: <u>\$20,037</u> City: <u>\$42,306</u>  Other Benefits _____
Estimated Interest Savings IRB Issue	\$ <u>N/A</u>	Private Funds Invested <u>\$1,595,917.75</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).

\$ N/A (to be used on the NYS ST-60)

**UPDATED 2020**



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>			
Name of Action or Project: New Build for Lockport Schools Federal Credit Union			
Project Location (describe, and attach a location map): 360 South Transit Street, Lockport NY 14094			
Brief Description of Proposed Action: Purchase of property at 360 South Transit Street. Demolition of building and new building built on site. Financial Services building with drive thru attached.			
Name of Applicant or Sponsor: Lockport Schools Federal Credit Union		Telephone: 716-419-0003 E-Mail: tdodge@lockportschoolsfcu.org	
Address: 360 S Transit Street			
City/PO: Lockport		State: NY	Zip Code: 14094
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <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: City of Lockport, permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.50 acres	
b. Total acreage to be physically disturbed?		.50 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.50 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 type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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			



	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Storm Drain on property: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Lockport Schools FCU</u>		Date: <u>4/15/20</u>
Signature: <u><i>CA J. [Signature]</i></u>		

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: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Niij</u>	<u>4/20/20</u>
Name of Lead Agency	Date
<u>S. L.</u>	<u>ED</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**