

Niagara County Industrial Development Agency

Niagara County Center for Economic Development • 6311 Inducon Corporate Drive, Ste. 1 • Sanborn, NY 14132

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: February 9, 2022
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

Board of Directors:

___ **Mark A. Onesi**, 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

Staff Members:

___ **Susan C. Langdon**, Executive Director
___ **Andrea Klyczek**, Assistant Director
___ **Michael S. Dudley**, Finance Manager
___ **Caroline Caruso**, Accounting Associate
___ **Susan Barone**, Project Manager
___ **Mark J. Gabriele**, Agency Counsel
___ **Julie Lamoreaux**, Administrative Assistant

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- 1.0 Meeting Called to Order – *M. Onesi*
 - 2.0 Roll Call – *J. Lamoreaux*
 - 3.0 Introduction of Guests – *M. Onesi*
 - 4.0 Pledge of Allegiance – *M. Onesi*
 - 5.0 Approval of Meeting Minutes
 - 5.1 Regular NCIDA/NCDC/NADC – January 12, 2021
 - 6.0 Finance & Audit Committee Reports – *K. McCabe*
 - 6.1 Agency Payables – January 31, 2021
 - 6.2 Budget Variance Report – January 31, 2021

7.0 Unfinished Business

7.1 CVE US E13 Wheatfiled, LLC – A. Klyczek

7.1.1 Final Resolution

7.2 Kilmer Solar LLC – A.Klyczek

7.2.1 Final Resolution

8.0 New Business

8.1 Moog Inc.

8.1.1 Preliminary Resolution

8.1.2 Authorize Public Hearing

8.2 Niagara Creek LLC (The Eleanor Apartments, LLC)

8.2.1 Consent Resolution

8.3 Request for Micro Enterprise Grant Approval – A. Klyczek

8.3.1 Halligan’s Niagara LLC

8.3.2 MHG Food and Events Services, LLC (DBA Gypsy Kitchen)

8.3.3 I Eudaimonia, Inc. (DBA Jacobsen Chiropractic & Wellness)

8.3.4 Covey’s Cove

8.4 Request for Cataract Tourism Fund Grant – A. Klyczek

8.4.1 Aquarium of Niagara Discovery Center

8.4.2 Niagara Falls Center for Tourism – M. Gabriele

8.5 Covid Relief for Small Business Grant – S. Barone

8.5.1 Ameri-Cut Tool Grinding Inc.

8.5.2 Jacobs Ladder, LLC

8.5.3 Nate’s Typewriters & Computers, Inc.

8.5.4 Salon Nouveau Day Spa, LLC

8.5.5 Great Lakes Iron Inc.

8.5.6 Arlene & Jack Miljour (DBA Sunset Stables)

8.5.7 Niagara Shores Campground & Conference Center LLC

8.5.8 Donovan Orchards LLC

9.0 Agency Counsel – M. Gabriele

10.0 Information Items

11.0 Any Other Matters the Board Wishes to Discuss

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: March 9, 2022

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment - M. Onesi

5.1

MEETING

MINUTES

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: January 12, 2021
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

1.0 Meeting Called to Order

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

2.0 Roll Call

Mark A. Onesi, Chairperson	Present
Jerald I. Wolfgang, 1 st Vice Chairperson	Present
Kevin McCabe, Vice Chairperson	Present
William L. Ross, Secretary	Excused
Mary Lynn Candella, Assistant Secretary	Present
Robert B. Cliffe, Member	Present
Clifford Scott, Member	Present – Via Phone
Scott Brydges, Member	Present
Jason Krempa, Member	Present

3.0 Guests Present

Jim Fink, Business First
Pat Goodale, Kilmer Solar, LLC – Via Phone
Carson Weinand, CVE US E13 Wheatfield, LLC – Via Phone

Staff Present

Susan C. Langdon, Executive Director
Michael S. Dudley, Finance Manager
Caroline Caruso, Accounting Associate
Susan Barone, Project Manager
Julie Lamoreaux, Administrative Assistant
Mark J. Gabriele, Agency Counsel

4.0 Pledge of Allegiance

Mr. Onesi led the Pledge of Allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – December 8, 2021

Mr. Krempa motioned to approve the meeting minutes; Mr. Wolfgang seconded the motion. The motion passed.

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – December 31, 2021

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

Mr. McCabe made a motion to approve the monthly payables; Mr. Brydges seconded the motion. The motion passed.

6.2 Budget Variance Report – December 31, 2021

Mr. McCabe stated that the Budget Variance Report has been reviewed and found to be in order.

Mr. McCabe made a motion to approve the Budget Variance Report; Mr. Brydges seconded the motion. The Motion Passed.

7.0 Unfinished Business

There was no unfinished business at this time.

8.0 New Business

8.1 Kilmer Solar LLC

Ms. Langdon stated that the agency's Green Policy requires approval of a solar project by a local municipality before we accept the application. In the case with both of the new projects being presented today, the letters are attached to the Board packet.

Ms. Langdon stated that Kilmer Solar LLC is asking for sales and mortgage recording tax exemption only. Any pilots will be between the municipality and the company.

Kilmer Solar LLC, located at 4616 Townline Road, Ransomville, New York is an affiliated party of Saturn Solar, a company based in Ontario Canada that owns and operates sustainable green energy projects throughout Canada, Turkey, and the United States. The company is looking for 33 acres for a 5 megawatt community solar farm. It's estimated that the construction phase for this project will last between six to twelve months, and employ approximately 30 people. Kilmer Solar has received a site plan and special use permit form the town of Lewiston which includes plans for buffering and decommissioning. A letter of Support from the Town is attached.

Mr. Goodale stated that everything is in place with the Town and the Special Use Permit along with State and Federal approval. He is hoping construction will take place in the

second half of this year. He verified that his company is looking for a sales tax and mortgage tax exemption.

Mr. Krempa inquired about how the reception has been with the adjacent neighbors. Mr. Goodale responded by saying it's a mixed review. He said that his company has been meeting with landowners to incorporate their feedback during the site plan approval process. He said the main concern was with the landscaping and visual screen at the property. He went on to say that they incorporated all the landscaping changes in the site plan approval.

Mr. McCabe asked Mr. Goodale what his one direct employment person would be for. Mr. Goodale responded with saying the person would be employed for general operating and upkeep of the property.

Mr. Brydges asked Mr. Goodale if this project would trigger the new prevailing rate laws. Mr. Goodale said it is his understanding that this would not be under the new prevailing rate jobs as of yet. Ms. Langdon added that the Agency has not received anything from the State on the new Prevailing Rate law.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF KILMER SOLAR LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF KILMER SOLAR LLC FOR ITSELF OR ON BEHALF OF AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) PROVIDE SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND (v) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Krempa made a motion to approve the Preliminary Resolution; Mr. Wolfgang seconded the motion.

8.1 Kilmer Solar LLC (Continued)

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Cliffe motioned to authorize the Public Hearing; Mr. Brydges seconded the motion. The motion passed.

8.2 CVE US E13 Wheatfield, LLC

Ms. Langdon stated that CVE US E13 Wheatfield, LLC is asking for sales and mortgage recording tax exemption only. Any pilots will be between the municipality and the company. CVE US E13 Wheatfield, LLC is located at 3635 Lockport Road, Sanborn, New York. The company will be purchasing 54.21 acres of vacant land to construct a 4 Megawatt solar photovoltaic facility. The project buildout will take place on approximately 22.7 acres of the 54.21 acre parcel, located on the north side of Lockport Road. Total buildout will take approximately 6 months and create 50 construction jobs. This project has received Town and County Planning Board review and approval. A letter supporting this project is attached to the Board meeting packet. Payment schedule for property tax has been negotiated separately with the Town.

Carson Weinand stated that in 2020 their company signed up the project with the landowners, and secured site control. In 2021 the company worked with the Town of Wheatfield to obtain the Special Use Permit to gain Site Plan Approval. The company is now moving towards clearing up Titles, and securing financing. The Company is planning to start construction later this year. He went on to say 1000 local residents will be able to save monthly discounts on their energy bills. The company had no opposition from the Town or the Public Hearing. The project was cited on a flat clear peace of farmland which was zoned as industrial. It is located near some industrial warehouses. An 8 foot high fence with vinyl slats will be installed, so you cannot see through it. It will be surrounding by very dense landscaping.

8.2.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF CVE US E13 WHEATFIELD, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF CVE US E13 WHEATFIELD, LLC FOR ITSELF OR ON BEHALF OF AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) PROVIDE SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND (v) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Krempa made a motion to approve the Preliminary Resolution; Mr. Cliffe seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.2.2 Authorize Public Hearing

Ms. Candella motioned to authorize the Public Hearing; Mr. Krempa seconded the motion. The motion passed.

8.3 Olcott Yacht Club Inc.

Mr. Gabriele stated that Olcott Yacht Club Inc. is a small project we were involved in by recommendation of the State, because of some issues with the Lake Ontario coastline. Notwithstanding, they believe this project may still be going forward, however, delayed so they are requesting a six month extension to the inducement.

8.3.1 Inducement Extension Resolution

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND THE INDUCEMENT TERM FOR OLCOTT YACHT CLUB INC. FOR A SIX MONTH PERIOD WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF OLCOTT YACHT CLUB INC. OR AN ENTITY FORMED OR TO BE FORMED.

Mr. Krempa made a motion to approve the Inducement Extension; Mr. Cliffe seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.4 Lawn Care and Maintenance Service RFPs

Ms. Lamoreaux stated that the Agency issued and RFP for lawn care and maintenance services at 6311 Inducon Corporate Drive, Sanborn, New York 14132 for the upcoming spring season of 2022. The Agency mailed out RFPs to 13 companies, and the information was also published in the local newspapers. The Agency received 6 responses back from the companies listed. Staff is asking that the Board approve the proposal from Landscape Associates of WNY, Inc. for the lawn care and maintenance services at 6311 Inducon Corporate Drive.

Mr. Cliffe asked why the Agency did not go with the lowest bidder. Ms. Langdon responded by saying that we have used the lowest bidder as a sub-contractor, and we were not satisfied with their quality of work. We feel that Landscape Associates of WNY are the lowest qualified bidder.

8.4.1 Lawn care services at 6311 Inducon Corporate Drive

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE ACCEPTANCE OF A LAWN MAINTENANCE PROPOSAL FROM LANDSCAPE ASSOCIATES OF WNY INC.

Mr. Krempa made a motion to approve Lawn Maintenance Proposal; Ms. Candella seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.5 Covid Relief for Small Business Grant

Ms. Langdon stated that the Federal Cares Act money was proved to New York State Office of Community Renewal for the purpose of small business relief. The Niagara County IDA staff applied for, and was awarded 1.8 million dollars. These funds will be provided to Niagara County Companies that have either suffered from COVID or need funds to respond to COVID. The grant timeline is very short and the funds need to be drawn down by September of this year. The Agency announced this a month ago, and has already received 25 plus applications. The applications are coming directly to the Board today because of the short timeline.

All of the projects have been reviewed by staff, and any questions relating to eligibility have already been presented to the State. Each of the projects will be introduced to the Board are eligible in terms of meeting of the guidelines set forth by the terms and conditions of the Grant. Within the project summaries that Sue Barone will give, the staff had identified how eligibility has been satisfied. It is also important to note that there are administrative and program delivery fees built into this, so staff time, and legal fees for the Agency will be reimbursed.

8.5.1 Chateau Niagara Winery

Ms. Barone stated that part of the review process along with an application according to OCR paperwork that needs to be handed in for every single project. The Agency built an application on that, so answers could be responded to. There were also extra documents, family income forms, tax forms, some financial paperwork, P & L Statements, Projections, credit report, and quotes for funds if available. Money will not be given out if receipts are not received, because the funds are reimbursable. Each project was went through and asked questions. The Agency did contact OCR on every project to be sure the grant could move forward.

Chateau Niagara Winery is a winery located in Newfane, selling wine by delivery and on-site consumption. They have been in business 13 years, and currently have 5 employees. They plan on creating 2 new full-time jobs that are made available to low-to-moderate individuals, which meets the National Objective. The owner does also qualify as a low-to-moderate owner.

The negative effect of Covid on the business was they lost employees, and were unable to get supplies for their production process. During Covid restrictions, they were able to decrease their losses through an increase in business for a wine club that was established for wine delivery instead of on-site consumption. Their plan is to keep up with that demand, but also go back to a more traditional on-site model with post-Covid safeguards in place for social distancing, and increased capacity.

Their grant request is for \$50,000, the use of funds will be for adding staff members, as well as inventory and fixtures which are acceptable per grant guidelines. A credit report was obtained, and there were no bankruptcies, judgements, liens or past due items being reported. The company has 2 UCC filings, and approval of this grant is recommended since they did meet all of the eligibility requirements.

Mr. Onesi asked how much total was given for the grant, and Ms. Barone informed him it was 1.8 million dollars. Mr. Krempa asked what the rule was with working capital since you cannot reimburse for working capital. Ms. Barone responded by saying they can reimburse for some working capital. Mr. Wolfgang verified that the companies have to hire at least one person, Sue Barone responded by saying yes, according to the National Objective, they have to hire one person. She did go on to say if the owner is low-to-moderate income, they do not have to hire anybody.

8.5.1 Grant to Chateau Niagara Winery

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO CHATEAU NIAGARA WINERY UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Krempa made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Ms. Candella seconded the motion.

8.5.1 Grant to Chateau Niagara Winery (Continued)

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.5.2 Hahn Sales & Service LLC

Ms. Barone stated that Hahn Sales & Service LLC is a retail garden center, along with pond service and installation. They also added a sandblast/painting division located in Cambria. They have been in business for over 30 years and currently have 5 employees. They are going to create at least 2 new part-time jobs made available to low-to-moderate individuals to meet the National Objective.

The negative effect of Covid on the business was the company lost employees, and business in their sandblast/paint division. Because of this, the company focused more on the retail side of the business to decrease their losses. Their plan is to keep up with the demand in the retail division by ordering increased inventory early in order to guarantee projects in their busy season.

They are requesting \$50,000, and they will be purchasing increased inventory which is acceptable per grant guidelines. A credit report was obtained, and there are no bankruptcies, judgements, liens, or past due items being reported. The company has 10 UCC Filings against its assets including the SBA and various equipment leasing companies and financial institutions. Approval of this Grant Request is recommended as the applicant qualifies based on meeting all grant eligibility requirements.

8.5.2 Grant to Hahn Sales & Service LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO HAHN SALES AND SERVICE LLC UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr Wolfgang made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Krempa seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.5.3 Impressive In Print Inc.

Ms. Barone stated that Impressive In Print, Inc. is an embroidery company that imprints company logos on shirts for promotional events and sales purposes. They are located in North Tonawanda, and have been in business for 11 years. They currently have 10 employees, and they will create one full-time and two part-time jobs made available to low-to-moderate individuals to meet the national objective.

The negative effect of Covid on the business was they experienced a high percentage of lost sales since many of their customers were shut down due to Covid. As a result of Covid restrictions, they are redesigning their operation with new machinery that will provide employees with safer workspaces and distancing. They will also purchase more inventory to have on hand to prevent shortages so they are able to fill orders and maintain staff levels.

The company is requesting \$50,000, and the use of funds will be for purchasing machinery, fixtures, and inventory which is acceptable per grant guidelines. A credit report was obtained and there are no bankruptcies, judgements, liens or past due items being reported. The company has no UCC filings against its assets. The report gives them a moderate overall risk profile due to its heightened stability concerns with the likelihood of continued operations. Approval of this grant request is recommended as the applicant qualifies based on meeting all grant eligibility requirements.

8.5.3 Impressive In Print Inc.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO IMPRESSIVE IN PRINT, INC. UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Cliffe made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Krempa seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.5.4 Mike Dan Motors

Ms. Barone stated that Mike Dan Motors is a used car dealer, and detail shop. They are located in Wheatfield and have been in business 6 years. They currently have five employees, and they will create one full-time job made available to low-to-moderate individuals to meet the National Objective. The owner is also low-to-moderate income.

The negative effect of Covid on business was the sale of used vehicles slowed down due to unemployment and people working from home, as well as retail Covid restrictions. The vehicles for their inventory were scarce and difficult to purchase, so they need to restock vehicle inventory as well as purchasing more supplies for the increased demand in the detail shop which helped decrease their losses during Covid.

The company is requesting \$50,000, and the use of funds will be for purchasing vehicle and supply inventory, which is acceptable per grant guidelines. A credit report was obtained and there are no bankruptcies, judgements, liens or past due items being reported. The company has 2 UCC filings against its assets with financial institutions. The report gives them a moderately high overall risk profile due to its heightened stability concerns and moderate likelihood of continued operations. Approval of this grant request is recommended as the applicant qualifies based on meeting all grant eligibility requirements.

8.5.4 Mike Dan Motors

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO MIKE DAN MOTORS UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Wolfgang made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Ms. Candella seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.5.5 The Johnnie Ryan Company Inc.

Ms. Barone stated that The Johnnie Ryan Company Inc. is a family owned business in Niagara Falls that has produced glass-bottled cane sugar sodas for over 85 years. The company currently has 3 employees and will create one full-time, and one part-time job made available to low-to-moderate individuals to meet the National Objective.

The negative effect of COVID on business was with the closures of bars and restaurants, their fountain business dropped significantly. They were trying to keep up with the bottled goods as they were a more sanitary option, but it was extremely difficult getting the raw materials with long lead times and cost increases.

The company is asking for \$50,000, and the use of funds will be for purchasing increased raw material inventory, which is acceptable per grant guidelines. A credit report was obtained and there are no bankruptcies, judgements, liens or past due items being reported. The company has 15 UCC filings against its assets, including SBA and financial institutions. The report gives them a moderate-high overall risk profile due to its heightened stability concerns and a moderate likelihood of continued operations. Approval of this grant request is recommended as the applicant qualifies based on meeting all grant eligibility requirements.

8.5.5 The Johnnie Ryan Company Inc.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO THE JOHNNIE RYAN COMPANY INC. UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Wolfgang made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Krempa seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.5.6 Ventilator Rental Services Corp.

Ms. Barone stated that Ventilator Rental Services Corp is a durable medical equipment provider that rents ventilators to businesses, nursing facilities and hospitals. They are located in Niagara Falls and have been in business for 7 years. They currently have 2 employees, and will create one full-time administrative job made available to low-to-moderate individuals to meet the National Objective.

The negative effect of COVID on business was that many of the businesses had to comply with restrictions on direct patient contact. One of the main ventilators they rent was recalled by the FDA and the vendor could not get parts to fix them. With the reduced rental income, they could not afford to buy replacement ventilators.

The company is requesting \$50,000, the funds would be used for purchasing new ventilators and marketing which are acceptable per grant guidelines. A credit report was obtained and there are no bankruptcies, judgement, liens or past due items being reported. The company has 12 UCC filings against its assets, including various equipment leasing companies and financial institutions. The report gives them a low-to-moderate overall risk profile due to its stable condition and likelihood of continued operations. Approval of this grant request is recommended as the applicant qualifies based on meeting all grant eligibility requirements.

8.5.6 The Ventilator Rental Services Corp.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO THE VENTILATOR RENTAL SERVICES CORP. UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Krempa made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Ms. Candella seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.5.7 Flip Burger Inc.

Ms. Barone stated that Flip Burger Inc. is a restaurant on Prospect Street in Niagara Falls. They have been in business for 6 years. They currently have 8 employees and will create five full-time and two part-time jobs made available to low-to-moderate individuals to meet the National Objective.

The negative effect of Covid on business is the company was required to shut down, and then there were limited seating capacities. They also had to decrease operation hours due to lack of staffing and a decline in timely delivery of inventory. They want to increase their outdoor seating area to adhere to social distancing. In addition there is equipment that needs to be upgraded to make the work area more sanitary and safe for employees.

The company is requesting \$50,000, and the use of funds will be for working capital, equipment and inventory which are acceptable per grant guidelines. A credit report was obtained and there are no bankruptcies, judgements, liens or pas due items being reported. The company has 3 UCC filings against its assets, including the SBA and financial institutions. The report gives them a low-to moderate overall risk profile due to its stable condition and likelihood of continued operations. Approval of this grant request is recommended as the applicant qualifies based on meeting all grant eligibility requirements.

8.5.7 Flip Burger Inc.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO THE FLIP BURGER INC. UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Cliffe made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Krempa seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.5.8 716 Supreme Subs

Ms. Barone stated that 716 Supreme Subs is a restaurant in Niagara Falls. They have been in business since 2019. They currently have two employees and they will create two full-time, and 2 part-time jobs made available to low-to-moderate individuals to meet the National Objective. The owner is also low-to-moderate income.

The negative effect of COVID on business is the business was required to shut down, and then there were limited seating capacities. They also had to decrease operating hours due to increased costs and timely delivery of inventory. They have remodeled to adhere to Covid regulations needed to update equipment to operate in a safer work environment in the food preparation area. They also need funds to advertise and hire more staff.

The company is requesting \$50,000, and the use of funds will be for equipment, marketing and working capital which are acceptable per grant guidelines. A credit report was obtained and there are no bankruptcies, judgements, liens or pas due items being reported. The company has no UCC filings against its assets. The report gives them a moderate overall risk profile due to the short length of time they have been in business. Approval of this grant request is recommended as the applicant qualifies based on meeting all grant eligibility requirements.

8.5.8 716 Supreme Subs

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO THE 716 SUPREME SUBS UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Ms. Candella made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Krempa seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.6 Microenterprise Grant

Ms. Langdon stated that normally the Agency brings the Microenterprise Grant to our Loan Committee, and the Agency intends to do that in the future. Ms. Klyczek from the Agency has been working with Youngstown Marketside LLC since summer of last year. The Agency wanted to get this approved since it had been in process for a long time.

Mr. Wolfgang asked for the location of Youngstown Marketside LLC, and Ms. Langdon explained where the company was located.

8.6.1 Youngstown Marketside LLC

Ms. Barone stated that Youngstown Marketside LLC is a startup company that will be the only grocer in Youngstown. They will serve as a grocery store, café and bake shop. Marketside will be a family owned business that is owned by Daniella and Elliot Hedberg and Vincent Vanoni. Daniella has extensive experience in baking and pastry management along with various food-service establishments, including high restaurants. Elliot Hedberg has experience and education in hospitality administration and will manage the financial side of the business. The store manager will be Vincent Vanoni. The owners have worked with Small Business Development Center to draft a business

plan, including job roles and responsibilities, market analysis, and projections. The project will create 4 jobs that will be made available to low-to-moderate individuals to meet the National Objective.

The company is requesting \$25,000, and the funds will be used for purchasing equipment and inventory which is acceptable per grant guidelines. They have committed to at least 10% in owner equity and they have completed the required Microenterprise technical assistance program.

A credit report was obtained and there are no bankruptcies, judgements, liens or past due items being reported. Ms. Vanoni has also applied to PathStone, a private, not-for-profit lender who will be approving her loan contingent upon receiving the Micro-Enterprise grant. Approval of this Microenterprise Grant request is recommended as the applicant qualifies based on meeting all grant eligibility requirements.

8.6.1 Youngstown Marketside LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING A GRANT TO YOUNGSTOWN MARKETSIDE, LLC UNDER THE MICRO ENTERPRISE GRANT PROGRAM.

Mr. Mr. Wolfgang made a motion to approve the Microenterprise Grant; Ms. Candella seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges	X			
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

8.7 Local Labor Policy

Mr. Gabriele stated that the Local Labor Policy was something the Agency has been looking at for a number of years. Over the course of a few years, the Agency has had some feedback from some companies in regards to the Local Labor Policy. The Agency revised the policy, and is asking the Board to approve the revision to include Monroe County.

Mr. Mr. Krempa made a motion to approve the Local Labor Policy; Ms. Candella seconded the motion.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Jerald I Wolfgang	X			
Kevin McCabe	X			
William L. Ross				X
Mary Lynn Candella	X			
Robert B. Cliffe	X			
Scott Brydges		X		
Clifford Scott				X
Jason Krempa	X			
Mark A. Onesi	X			

The Resolution was thereupon duly adopted.

9.0 Agency Counsel

There were no items from Agency Counsel at this time.

10.0 Information Items

Mr. Brydges stated that he does not want to see our radius get too large for the Local Labor Policy. He looked at Monroe County, and they do not include Niagara County in their Local Labor Policy through their IDA. He asked Mr. Gabriele if there was a way to reach out to them to ask if they can add Niagara County. Mr. Gabriele said he will reach out to them.

11.0 Any Other Matters the Board Wishes to Discuss

There were no matters that the Board wished to discuss.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: February 9, 2022

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Onesi made a motion to adjourn; Mr. Brydges seconded the motion. The meeting adjourned at 9:43 a.m.

Respectfully Submitted: Reviewed By:

Approved by:

Julie Lamoreaux
Recording Secretary

Susan C. Langdon
Executive Director

William L. Ross
Secretary

6.1

AGENCY

PAYABLES

Niagara County Industrial Devel. Agency
Check Register
For the Period From Jan 1, 2022 to Jan 31, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
29434	1/1/22	Cintas Corporation LOC. 067P	10001.100	83.22
29435	1/1/22	NEW YORK STATE ECONOMIC	10001.100	1,500.00
1/3/2022	1/3/22	NEW YORK STATE AND LOCAL	10001.100	522.42
29437	1/4/22	360 PSG.com	10001.100	170.00
29438	1/4/22	Caroline M. Caruso	10001.100	49.28
29439	1/4/22	Gabriele & Berrigan, P.C.	10001.100	10,000.00
29440	1/4/22	The Hartford	10001.100	736.01
29441	1/4/22	M&T Bank	10001.100	62.47
29442	1/4/22	Niag Cnty Dept of Economic Development	10001.100	34,206.85
29443	1/4/22	THE HARTFORD	10001.100	238.87
29444	1/11/22	Buffalo Business First	10001.100	2,995.00
29445	1/11/22	County of Niagara	10001.100	1,055.40
29446	1/11/22	First Choice Coffee Services	10001.100	96.35
29447	1/11/22	Gabriele & Berrigan, P.C.	10001.100	6,843.40
29448	1/11/22	Julie Lamoreaux	10001.100	17.98
29449	1/11/22	SUSAN C. LANGDON	10001.100	45.02
29450	1/11/22	National Grid	10001.100	478.55
29451	1/11/22	Professional Janitorial Services, Inc.	10001.100	793.17
29452	1/11/22	STAPLES CONTRACT & COMMERCIAL	10001.100	38.01
1/13/22	1/13/22	PAYCHEX, INC.	10001.100	177.74
1/14/2022	1/14/22	NYS DEFERRED COMPENSATION PLAN	10001.100	1,106.76
29453	1/18/22	BUFFALO BUSINESS FIRST	10001.100	95.00
29454	1/18/22	Guardian	10001.100	227.46
29455	1/18/22	PURCHASE POWER	10001.100	301.50
29456	1/18/22	SAM'S CLUB/SYNCHRONY BANK	10001.100	153.28
29457	1/18/22	STAPLES CONTRACT & COMMERCIAL	10001.100	133.96
29458	1/25/22	County of Niagara	10001.100	457.71
29459	1/25/22	Independent Health	10001.100	1,929.60
29460	1/25/22	Niag Cnty Dept of Economic Development	10001.100	110.27
29461	1/25/22	Niagara Gazette Lockport Union Sun	10001.100	209.02
29462	1/25/22	STAPLES CONTRACT & COMMERCIAL	10001.100	131.56
29463	1/25/22	Charter Communications	10001.100	119.99
29464	1/25/22	County of Niagara	10001.100	44.33
1/27/22	1/27/22	PAYCHEX, INC.	10001.100	64.40

Niagara County Industrial Devel. Agency
Check Register
For the Period From Jan 1, 2022 to Jan 31, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1/28/22	1/28/22	NYS DEFERRED COMPENSATION PLAN	10001.100	1,028.76
29465	1/31/22	Cintas Corporation LOC. 067P	10001.100	83.22
1/31/2022	1/31/22	NEW YORK STATE AND LOCAL	10001.100	<u>358.74</u>
Total				<u><u>66,665.30</u></u>

NCIDA VIP-MTF Operating
Check Register
For the Period From Jan 1, 2022 to Jan 31, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
4589	1/4/22	Frontier	10001.600	182.86
4590	1/4/22	KATHY HARRINGTON-MCDONELL	10001.600	9,051.32
4591	1/11/22	H.W.BRYK & SONS, INC.	10001.600	165.00
4592	1/11/22	LARABA ENTERPRISES	10001.600	3,652.00
4593	1/11/22	National Grid	10001.600	346.95
4594	1/11/22	County of Niagara	10001.600	420.39
4595	1/11/22	Professional Janitorial Services, Inc.	10001.600	219.42
4596	1/18/22	Modern Disposal Services, Inc.	10001.600	164.10
4597	1/25/22	H.W.BRYK & SONS, INC.	10001.600	355.50
4598	1/25/22	County of Niagara	10001.600	268.27
Total				14,825.81

NCIDA - MTF - Operating Fund**Check Register**

For the Period From Jan 1, 2022 to Jan 31, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
3030	1/4/22	Kathy Harrington-McDonell	10001.600	8,552.84
3031	1/11/22	LARABA ENTERPRISES	10001.600	2,227.00
3032	1/11/22	National Grid	10001.600	21.02
3033	1/18/22	VERIZON	10001.600	119.19
Total				<u>10,920.05</u>

Niag. Cnty Dev. Corp. - Micro RLF
Check Register
For the Period From Jan 1, 2022 to Jan 31, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2051	1/11/22	Niagara County Community College	10004.400	<u>1,500.00</u>
Total				<u><u>1,500.00</u></u>

Niagara Industrial Incubator Associates
Check Register
For the Period From Jan 1, 2022 to Jan 31, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1263	1/4/22	National Fuel	10000.100	155.47
1264	1/4/22	Kathy Harrington-McDonell	10000.100	3,869.62
1265	1/11/22	Blue Ox Roofing	10000.100	823.00
1266	1/11/22	Gabriele & Berrigan, P.C.	10000.100	864.20
1267	1/11/22	Laraba Enterprises	10000.100	2,462.50
1268	1/11/22	National Grid	10000.100	571.61
1269	1/18/22	H.W. Bryk & Sons, Inc.	10000.100	275.00
1270	1/18/22	National Grid	10000.100	33.58
1271	1/25/22	Staples Contract & Commercial	10000.100	37.99
Total				<u><u>9,092.97</u></u>

6.2

BUDGET

VARIANCE

REPORTS

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BUDGET VARIANCE REPORT AS OF January 31, 2022
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
Operating Revenues						
Project Administrative Fees	\$ 0.00	\$ 23,330.00	\$ 0.00	\$ 23,330.00	(23,330.00)	\$ 519,096.00
Project Application Fees	1,000.00	1,000.00	1,000.00	1,000.00	0.00	12,000.00
NEDF RLF Administrative Fee	4,166.67	4,166.67	4,166.67	4,166.67	0.00	50,000.00
Administrative Fees - Other	0.00	0.00	0.00	0.00	0.00	15,432.00
Interest Earnings	26.98	26.50	26.98	26.50	0.48	318.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	60.00
Distrib From Niag. Ind. Suites	0.00	0.00	0.00	0.00	0.00	100,000.00
Distribution from VIP MTF	0.00	0.00	0.00	0.00	0.00	100,000.00
Total Operating Revenues	5,193.65	28,523.17	5,193.65	28,523.17	(23,329.52)	796,906.00
Operating Expenses						
Salaries	26,380.24	26,380.24	26,380.24	26,380.24	0.00	342,943.00
Benefits	3,026.13	3,282.33	3,026.13	3,282.33	(256.20)	39,388.00
Retirement Benefits	3,104.33	3,104.33	3,104.33	3,104.33	0.00	37,252.00
Payroll Taxes	2,071.19	2,125.80	2,071.19	2,125.80	(54.61)	27,553.00
Unemployment Taxes	576.08	576.04	576.08	576.04	0.04	1,260.00
Consultants	2,500.00	2,500.00	2,500.00	2,500.00	0.00	30,000.00
Assisstant Director	5,462.25	5,462.25	5,462.25	5,462.25	0.00	65,547.00
Legal Services	5,000.00	5,000.00	5,000.00	5,000.00	0.00	60,000.00
Accounting Services	0.00	0.00	0.00	0.00	0.00	19,000.00
Accounting Services - NADC	0.00	0.00	0.00	0.00	0.00	2,100.00
Marketing	170.00	1,833.33	170.00	1,833.33	(1,663.33)	22,000.00
Printing	0.00	125.00	0.00	125.00	(125.00)	1,500.00
Office Supplies	144.34	208.33	144.34	208.33	(63.99)	2,500.00
Postage	490.92	857.00	490.92	857.00	(366.08)	3,840.00
Telephone & Fax	90.12	98.25	90.12	98.25	(8.13)	1,179.00
Internet Service	152.46	206.67	152.46	206.67	(54.21)	2,480.00
Common Area Charges	634.00	634.08	634.00	634.08	(0.08)	7,609.00
Energy	2,104.65	1,651.00	2,104.65	1,651.00	453.65	15,848.00
Conference & Travel	0.00	208.33	0.00	208.33	(208.33)	2,500.00
Employee Training	0.00	0.00	0.00	0.00	0.00	1,000.00
Insurance Expense	1,481.40	1,641.58	1,481.40	1,641.58	(160.18)	19,699.00
Library & Membership	1,595.00	1,595.00	1,595.00	1,595.00	0.00	2,843.00
General Office	754.78	712.33	754.78	712.33	42.45	8,548.00
Repairs & Maintenance	860.12	1,169.67	860.12	1,169.67	(309.55)	14,036.00
Computer Support	1,000.00	666.67	1,000.00	666.67	333.33	8,000.00
Public Hearings	0.00	33.33	0.00	33.33	(33.33)	400.00
Furniture & Equipment Purchase	0.00	166.67	0.00	166.67	(166.67)	2,000.00
Other Expense	0.00	83.33	0.00	83.33	(83.33)	1,000.00
Total Operating Expenses	57,598.01	60,321.56	57,598.01	60,321.56	(2,723.55)	742,025.00
Net Operating Income/<Loss>	(52,404.36)	(31,798.39)	(52,404.36)	(31,798.39)	(20,605.97)	54,881.00
Non-Operating Revenue & Expense						
Grants Rev.	0.00	73,621.83	0.00	73,621.83	(73,621.83)	883,462.00
Grant Rev- City NF Initiative	0.00	35,979.17	0.00	35,979.17	(35,979.17)	431,750.00
Grant to Subrecipient	0.00	63,291.67	0.00	63,291.67	(63,291.67)	759,500.00
Grant Sub-City NF Initiative	0.00	35,979.17	0.00	35,979.17	(35,979.17)	431,750.00
Net Non-Operating Income/<Loss>	0.00	10,330.16	0.00	10,330.16	(10,330.16)	123,962.00
Total Net Income/<Loss>	(\$ 52,404.36)	(\$ 21,468.23)	(\$ 52,404.36)	(\$ 21,468.23)	(30,936.13)	\$ 178,843.00

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Balance Sheet
January 31, 2022

ASSETS

Current Assets		
Cash - Checking	\$	83,291.82
Petty Cash		300.00
Mmkt Acct. - M&T Bank		1,588,043.73
Cash - First Response		65,805.29
Cash - City of N.F.		827.19
Mmkt Acct. - Cataract Tourism		3,938,601.28
Accts Rec - Public Hearings		1,732.46
Accounts rec.- Fees/Var.		129,395.00
Accounts Receivable Niag. Cnty		760.00
Accounts Rec. EDA - RLF		9,999.96
Due To/From Micro RLF		9,999.96
Accounts Rec - NEDF		54,166.67
Due To/From VIP - MTF		553,130.67
Due From NCDC CDBG/HUD		10,000.08
Due To/Due From NADC		1,406.56
Due To/From MTF Operating		102,679.14
Prepaid Insurance		<u>17,803.40</u>
 Total Current Assets		 6,567,943.21
Other Assets		
Deferred Outflows		207,452.00
Investment in NIIA		<u>342,500.00</u>
 Total Other Assets		 549,952.00
Fixed Assets		
Furniture & Equipment		199,360.75
Furn & Fixtures - Fed purchase		5,861.08
Accum Dep. - Furn & Equip		(199,360.75)
Accum Dep. - F&F Fed Purch		<u>(5,861.08)</u>
 Total Fixed Assets		 <u>0.00</u>
 Total Assets	\$	 <u><u>7,117,895.21</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Accrued Retirement	\$	3,104.33
Deferred Rev. - First Repsonse		65,805.29
Def. Rev. - City of N.F.		3,939,428.47
Accounts Payable		12,521.54
Acct. Payable - Niag. County		<u>5,462.25</u>
 Total Current Liabilities		 4,026,321.88
Long-Term Liabilities		
Pension Liability		204,072.00
Deferred Inflows of Resources		<u>24,839.00</u>
 Total Long-Term Liabilities		 <u>228,911.00</u>
 Total Liabilities		 4,255,232.88
Net Assets		
Fund Balance - Operating Fund		2,915,066.69
Net Income		<u>(52,404.36)</u>
 Total Net Assets		 <u>2,862,662.33</u>
 Total Liabilities & Net Assets	\$	 <u><u>7,117,895.21</u></u>

**Niagara County Industrial
Development Agency
Aged Payables
As of January 31, 2022**

Vendor ID Vendor	Invoice #	Amount Due
M&TBUS M&T Bank	Jan 2022	32.47
MRB MRB Group	42239	1,000.00
NATGRID National Grid	39004 1/22	504.65
PITBOW Pitney Bowes Global Financial	3315118994	189.42
ProJan Professional Janitorial Services, Inc.	2264	705.00
SICHER H. SICHERMAN & CO., INC.	#20-2021	760.00
Report Total		<u>3,191.54</u>

Adjusting Journal Entries

Estimated Jan 2022 Legal Fees	5,000.00
Estimated Jan 2022 Copier usage	200.00
Estimated Jan 2022 Telephone	30.00
Estimated Jan 2022 Niagara County Electric	500.00
Estimated Jan 2022 Niagara County Gas	1,100.00
Estimated Jan 2022 Consulting	2,500.00
	<u>12,521.54</u>

Project Income - 2022
Lease/Lease Back and Bonds

Closed 2022	Project Type	Total Project Amount	IDA Project Amount	Fees	Application Fee	Amount Received to Date	Date Received	Balance Due	Date Closed
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
				0				-	
TOTAL				<u>0</u>				<u>-</u>	

Fees received in prior year -

Total fees received to date in 2022 -

Total 2022 Budgeted Fees 519,096

Balance of Budgeted Fees 519,096

Projected 2022	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
Cerrone Estate Properties, LLC	L/L Back	1,780,000	1,750,000	17,500	1,000	1,000	2/3/21	17,500	3/31/22
Olcott Yacht Club Inc.	Sales Tax & Mfg Tax Only	456,000	450,000	0	250	250	2/16/21	-	8/31/22
Rubberform Recycled Products, LLC	L/L Back	2,955,000	2,860,000	28,600	1,000	1,000	4/5/21	28,600	5/31/22
Niacet Corporation	L/L Back	13,250,000	8,525,000	70,000	1,000			71,000	6/30/22
TM Montante Development LLC - 512 3rd St.	L/L Back	2,687,001	2,059,941	20,599	1,000	1,000	6/7/21	20,599	7/31/22
TM Montante Development LLC - 500 3rd St.	L/L Back	693,001	550,000	5,500	1,000	1,000	6/9/21	5,500	7/31/22
PEMM LLC	L/L Back	8,500,000	6,350,000	63,500	1,000	1,000	10/13/21	63,500	11/30/22
CVE US EI3 Wheatfield, LLC	Sales Tax & Mfg Tax Only	9,760,000	7,740,000	32,000	1,000	1,000	12/20/21	32,000	
Kilmer Solar LLC	Sales Tax & Mfg Tax Only	9,145,000	8,775,000	34,000	1,000	1,000	1/13/22	34,000	
TOTAL				<u>271,699</u>	<u>8,250</u>	<u>7,250</u>		<u>272,699</u>	0
TOTAL - Projected Income 2022				<u>271,699</u>	<u>8,250</u>	<u>7,250</u>		<u>272,699</u>	0

Projected 2023	Project Type	Total Project Amount	IDA Project Amount	Anticipated Fees	Application Fee	Amount Received to Date	Date Received	Anticipated Balance Due	Inducement Expiration
TOTAL				<u>0</u>	<u>0</u>	<u>0</u>		<u>0</u>	0

* Pending Board Approval

**Cataract Tourism Fund
Grant Program**

Grantee Name	Grant Awards	Outst'd'g Awards	Approval Date	Disbursement Date	Disbursement Amount	Offer Expiration	Project Description
Niagara County Dept. of Economic Development	37,667	0	10/11/2017	1/23/2018	37,667		Feasibility study for Niagara Falls area multi-use facility
Niagara Aquarium Foundation	88,147	0	2/14/2018	7/15/2019	88,147		Jellyfish exhibit and equipment
The Tourism Research Entrepreneurship Center (TReC)	176,600	0	8/8/2018	6/2/2020	176,600		Buildout, audio/visual equipment and network connectivity hardware
Niagara Aquarium Foundation	16,717	0	2/12/2020	10/21/2020	16,717		Renovations to second floor event room
Niagara Aquarium Foundation	370,000	0	8/14/2019	2/9/2021	370,000		Interactive touch pools adjacent to main entrance of the Aquarium
Red Star Builders, LLC (The Niagara Club)	523,250	0	7/10/2019	9/7/2021	64,403	11/30/2021	Roof top bar and lounge, banquet space, virtual entertainment lounge & Spot Coffee
Niagara Falls Center for Tourism LLC	1,000,000	1,000,000	6/12/2019	To Be Disbursed	0	8/31/2023	Construction of an indoor family entertainment center and outdoor improvements
The Center for Kashmir, Inc.	273,000	273,000	8/12/2020	To Be Disbursed	0	6/1/2023	Renovations to vacant church for a museum of art and culture for Kashmir
Savarino Companies, LLC	155,000	155,000	4/14/2021	To Be Disbursed	0	11/30/2021	Rehabilitation of 4,000 square feet of commercial/retail storefront space.
Buffalo Niagara Hospitality Inc.	3,750	3,750	4/14/2021	To Be Disbursed	0		Business expansion to include purchase of electric scooters and bikes and tandem bi
To Date Sub-Total	2,644,131	1,431,750			753,534		

Grant Fund Cash Balance as of 1/31/2022 3,939,428.47
Less: Outstanding Awards (1,431,750.00)
Available for awarding grants 2,507,678.47

Grant Fund Balance
 Grant Funding from NYS 11/22/2016 1,600,000.00
 Grant Funding from NYS 10/16/2017 1,440,000.00
 Grant Funding from NYS 10/12/2018 1,600,000.00
 Bank Interest 53,005.73
 Bank Fees (43.26)
Grant Disbursements (753,534.00)
Grant Fund Balance 3,939,428.47

7.1

CVE US E13

Wheatfield, LLC

PROJECT SUMMARY
CVE US E13 Wheatfield, LLC
Lockport Rd., Sanborn, NY



Applicant:	CVE US E13 Wheatfield, LLC	
Project Location:	3635 Lockport Rd., Sanborn, NY 14132 (SBL 134.00-3-12)	
Assistance:	Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>CVE Group will be purchasing 54.21 acres of vacant land to construct a 4 Megawatt (MW) solar photovoltaic facility, located at 3635 Lockport Road in the Town of Wheatfield. The project buildout will take place on approximately 22.7 acres of the 54.21 acre parcel, located on the north side of Lockport Rd. Preliminary plans indicate that development will consist of 13,000 bifacial solar panels installed on fixed tilt posts. Total buildout will take approximately 6 months and it's estimated to create 50 construction jobs.</p> <p>This project has received Town and County planning board review and approval. A letter supporting this project has been attached to this application and a payment schedule for property tax has been negotiated separately with the Town.</p> <p>Additionally, the sales tax abatement for this project applies only to the non-energy generating equipment, and would only be the local portion (4%) of sales tax, as the remainder of the sales tax is exempt from New York State.</p>	
Project Costs:	Construction/Improvements	\$4,020,000
	Equipment Purchases	\$3,020,000
	Soft Costs/Other Costs	<u>\$2,020,000</u>
	TOTAL	\$9,760,000
Employment:	Current jobs in Niagara County:	0
	Permanent New Jobs (FTE):	0
	Estimated Construction Payroll:	\$1,875,000
	Estimated Ongoing Payroll:	0
	Skills: Construction, electrician, administrative, landscaper	
Evaluative Criteria:	Energy Production- advances renewable energy, provides capacity for local demands	

REGIONAL ECONOMIC IMPACT ANALYSIS
CVE US E13 Wheatfield, LLC
Lockport Rd., Sanborn, NY

Estimated Project Benefits / Incentives Analysis

Total Project Benefits	\$ 252,000
Total Project Incentives	\$ 167,280
Community Benefit to Cost Ratio	1.5:1
Total Employment	50
Direct**	0
Indirect***	0
Temporary Construction (Direct and Indirect)	50

Estimated Project Benefits

Total Project Benefits	\$ 252,000
Income Tax Revenue	\$ 102,000
Sales Tax Revenue	\$ 150,000

Estimated Project Incentives

Total Project Incentives	\$ 167,280
Property Tax	\$ 0
Sales Tax	\$ 108,720
Mortgage Tax	\$ 58,560

** 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.

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.



**TOWN OF WHEATFIELD
COUNTY OF NIAGARA**

2800 Church Road, North Tonawanda, NY 14120
Phone: (716) 694-6680 Fax: (716) 694-5419
www.wheatfield.ny.us

Niagara County Industrial Development Agency
6311 Inducon Corporate Drive, Suite One
Sanborn, New York 14132

RE: CVE Solar Project
Lockport Road, Sanborn, NY
SBL #: 134.00-3-12

Dear Ms. Langdon,

Please note, CVE North America, Inc., has received Site Plan Approval, Special Use Permit and SEQR Negative Declaration for their above listed project from the Town of Wheatfield Planning Board.

This Solar Project located at SBL #: 134.00-3-12, Town of Wheatfield, New York, is requesting to enter PILOT negotiations with the Niagara County Industrial Development Agency (NCIDA). Additionally, a Host Community agreement is required with the Town of Wheatfield.

Please consider this letter to be our consent that the Town of Wheatfield accepts and allows for the NCIDA to start these discussions.

If you have any questions, please feel free to contact me.

Very truly yours,

Don MacSwan
Wheatfield Town Supervisor

**PUBLIC HEARING Kilmer Solar LLC and/or
Individual(s) or Affiliate(s), Subsidiary(ies), or
Entity(ies) formed or to be formed on its behalf**

Public Hearing to be held on February 3, 2022 at 2:00 p.m.
at 6311 Inducon Corporate Drive

Andrea Klyczek: *Welcome. This public hearing is now open; it is 2 p.m. My name is Andrea Klyczek. I am the Assistant Director of the Niagara County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. Notice of this public hearing was published in the Niagara Gazette.*

We are here to hold the public hearing on CVE US E13 Wheatfield, LCC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project.

The proposed project (the "Project") includes the construction of a 4 megawatt community solar farm on 54.21 acres of vacant land located at (SBL# 134.00-3-12) 3635 Lockport Rd., Sanborn, NY 14132. CVE US E13, LLC has received a approvals from the Town of Wheatfield and the County of Niagara planning board. The Town of Wheatfield has submitted a letter supporting this project to the NCIDA.

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits and mortgage recording tax exemption benefits. Any potential Payment in Lieu of Tax agreement will be negotiated by the company directly with the Town of Wheatfield.

The project application and project summary are posted on the Agency's website at niagaracountybusiness.com and I have copies with me today.

If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to Agency at 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132 until the comment period closes on September 4, 2021.

If anyone is interested in making a comment, please, state your name and address; if you are representing a company, please identify the company.

Are there any more comments? Hearing no further comments, I will now adjourn the meeting. It is now p.m. Thank you.

7.2

Kilmer Solar LLC

PROJECT SUMMARY

Kilmer Solar LLC

4616 Townline Rd., Ransomville, NY



Applicant:	Kilmer Solar LLC	
Project Location:	4616 Townline Rd., Ransomville NY 14131	
Assistance:	Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Kilmer Solar LLC, an affiliated party of Saturn Solar, a company based in Ontario, Canada that owns and operates sustainable green energy projects throughout Canada, Turkey, and the United States will be leasing land for a community solar project.</p> <p>33 acres of vacant land will be dedicated to the operation of a 5 megawatt community solar farm. The construction phase for this project is estimated to last between six to twelve months and will employ approximately thirty people from various trades.</p> <p>Kilmer Solar LLC has received a site plan and special use permit approvals from the Town of Lewiston, which includes conditions for buffering and decommissioning. The Town Board declared that the project does not impose a significant environmental impact.</p> <p>A letter supporting this project has been attached to this application and a payment schedule for property tax has been negotiated separately with the Town.</p>	
Project Costs:	Construction/Improvements	\$ 3,625,000
	Equipment Purchases	\$ 5,150,000
	Soft Costs/Other Costs	\$ 370,000
	TOTAL	\$ 9,145,000
Employment:	Current jobs in Niagara County:	0
	Permanent New Jobs (FTE):	1
	Estimated Ongoing Payroll:	\$52,500
	Skills: Construction, electrician, administrative, landscaper	
Evaluative Criteria:	Energy Production- advances renewable energy, provides capacity for local demands	

REGIONAL ECONOMIC IMPACT ANALYSIS
Kilmer Solar LLC
4616 Townline Rd., Ransomville NY 14131

Estimated Project Benefits / Incentives Analysis

Total Project Benefits	\$ 386,000
Total Project Incentives	\$ 271,566
Community Benefit to Cost Ratio	1.4:1
Total Employment	31
Direct**	1
Indirect***	0
Temporary Construction (Direct and Indirect)	30

Estimated Project Benefits

Total Project Benefits	\$ 386,000
Income Tax Revenue	\$ 140,000
Sales Tax Revenue	\$ 246,000

Estimated Project Incentives

Total Project Incentives	\$ 271,566
Property Tax	\$ 0
Sales Tax	\$ 209,833
Mortgage Tax	\$ 61,733

** 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.

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
6311 Inducon Corporate Drive, Suite One
Sanborn, New York
14132

Town of Lewiston
1375 Ridge Road
PO Box 330
Lewiston, New York
14092

RE: Kilmer Solar LLC's *Kilmer Solar Project* - 4616 Townline Rd, Lewiston, NY 14131

Dear Ms. Langdon.

Please note, Kilmer Solar LLC has received a conditional Special Use Permit, a Site Plan Approval and a SEQR Negative Declaration for their above listed project. This Solar Project located at 4616 Townline Road, Lewiston, New York 14131 is requesting an application for **Sales and Mortgage Recording Tax Exemption** benefits from the Niagara County Industrial Development Agency (NCIDA). Please consider this letter to be our consent that the Town of Lewiston accepts and allows for the NCIDA to start these discussions.

If you have any questions, please feel free to contact me.

Sincerely,



Name: Steve Broderick
Title: Town of Lewiston - Supervisor

**PUBLIC HEARING Kilmer Solar LLC and/or
Individual(s) or Affiliate(s), Subsidiary(ies), or
Entity(ies) formed or to be formed on its behalf**

Public Hearing to be held on February 2, 2022 at 2:00 p.m.
at Town of Lewiston Hall

Andrea Klyczek: *Welcome. This public hearing is now open; it is 2 p.m. My name is Susan Langdon. I am the Executive Director of the Niagara County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. Notice of this public hearing was published in the Niagara Gazette.*

We are here to solicit comments on on Kilmer Solar LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project.

The proposed project (the "Project") includes the construction of a 5 megawatt community solar farm on 33 acres of vacant land located at 4616 Townline Road. Kilmer Solar LLC has received a site plan and special use permit approvals from the Town of Lewiston, which includes conditions for buffering and decommissioning. As per Niagara County policy, the NCIDA could not entertain the granting of incentives for this project unless the local municipality supported the project in writing. The Town of Lewiston has submitted a letter supporting this project to the NCIDA. I will now read that letter into this transcript.

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits and mortgage recording tax exemption benefits. The Niagara County Industrial Development Agency will not provide a Payment in Lieu of Tax agreement for the project. Any potential Payment in Lieu of Tax agreement would be negotiated by the company directly with the Town of Lewiston.

It should also be noted that these incentives can only be realized by the company if the project moves forward successfully and is constructed.

The project application and project summary are posted on the Agency's website at niagaracountybusiness.com and I have copies with me today.

If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to Agency at 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132 until the comment period closes on September 3, 2021.

If anyone is interested in making a comment, please, state your name and address; if you are representing a company, please identify the company.

Are there any more comments? Hearing no further comments, I will now adjourn the meeting. It is now p.m. Thank you.

8.1

Moog Inc.

MOOG

East Aurora, New York 14052

February 3, 2022

Susan C. Langdon, Executive Director
Niagara County Industrial Development Agency
6311 Inducon Corporate Drive
Sanborn, New York 14132

RE: Moog Inc.
Sales Tax Exemption

Dear Ms. Langdon:

As per the NCIDA Sales Tax Exemption Letter dated November 15, 2021, regarding the project located at 6686 Walmore Road, Wheatfield, NY, Moog has been granted a total sales tax exemption in the amount of \$616,800. Our initial forecast of the total project cost amounted to \$25M of which \$7.7M was deemed taxable.

To date, Moog has incurred total costs of \$11.4M, of which \$5.7M relates to taxable items. Total sales tax exemptions to date as reported via Forms ST-340 amounts to \$457,417. We anticipate remaining costs to amount to approximately \$12.2M of which approximately \$6.1M of those costs will be taxable, equating to sales tax in the amount of \$489,000. Therefore, there is a exemption shortfall of approximately \$329,000.

Initial sales tax exemption granted	\$ 616,800
Sales tax exemptions to date	<u>\$(457,417)</u>
Remaining sales tax exemption	\$ 159,383
Forecasted sales tax to be incurred	<u>\$ 489,000</u>
Shortfall	<u>\$(329,617)</u>

While the total budget has not changed significantly, the taxable vs nontaxable items as initially forecasted versus actual has. We therefore, would like to respectfully request additional sales tax exemptions in the amount of \$329,617. Further, we have experienced time delays related to this project because of COVID and would also like to request a change to the project completion date from 12/31/2022 to 12/31/2023.

Please let us know if there is any additional information you require to facilitate our request.

Thank you,

Laurie A. Eden

Laurie A. Eden
Moog
Corporate Tax Manager
leden@moog.com
716.687.4200 office
716.706.9673 mobile

8.2

**Niagara Creek LLC
(The Eleanor
Apartments, LLC)**

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Niagara Creek, LLC
(Applicant Name)

6311 Inducon Corporate Drive, Suite One
Sanborn, New York 14132

Phone: 716-278-8760 Fax: 716-278-8769

<http://niagaracountybusiness.com>

Updated 2021

- 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, Suite One ■ Sanborn, NY 14132-9099 ■ 716-278-8760
Fax 716-278-8769 ■ www.niagaracountybusiness.com

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Niagara Creek LLC

Mailing Address: 5792 Main St.

City/Town/Village & Zip code: Williamsville NY 14221

Phone: 716-310-2433

Website: _____

Fed Id. No.: _____

Contact Person, and Title: Faizan Haq

Email: haq@faizanhaq.net

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

Faizan Haq (Sole member)

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

Form of Entity

Corporation

Date of Incorporation: _____
State of Incorporation: _____

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 1)

Date of organization: March 12, 2021
State of Organization: New York

Sole Proprietorship

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

Applicant's Counsel

Company Name: Barclay Damon LLP

Contact Person, and Title: W. Clark Trow, Esq., Special Counsel

Mailing Address: 200 Delaware Avenue, Suite 1200

City/Town/Village & Zip code: Buffalo, NY 14202

Email: ctrow@barclaydamon.com

Phone: (716) 858-3882

Fax No.: (716) 768-2882

II. PROJECT INFORMATION

A) Project Address: 704 8th Street, 707 8th Street and 808 Pine Avenue

Tax Map Number (SBL) 144.78-2-51, 144.78-2-31 and 144.78-2-50
(Section/Block/Lot)
SWIS Number 291100
Located in City of Niagara Falls
Located in Town of _____
Located in Village of _____
School District of Niagara Falls

B) Current Assessment of Property:

Land 17,400, 1,800 & 8,900
Total 254,800, 1,800 & 8,900

C) Present legal owner of the site The Eleanor Apartments LLC

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

Applicant will be purchasing the site from the present owner.

D) Describe the project:

As approved for The Eleanor Apartments LLC

1. Project site (land)

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

Apartment building: 66' x 132'; Parking Lot 90' x 98'

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

Apartment building under renovation

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

17,820 +/- square feet

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

No

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

The Eleanor Apartments LLC will complete most renovations prior to closing.

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.

27 apartments, all to be leased out.

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

All mechanicals

7. Has construction work on this project begun?

Yes

E) Inter-Municipal Move Determination

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

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:

- 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.

III. SOURCES & USES OF FUNDS

A) Estimated Project Costs:

Property Acquisition	\$ 3,600,000 ⁰⁰
Construction (Improvements)	\$ 0
Equipment Purchases/Fixtures/Furnishings	\$ 0
Soft costs (i.e. engineering, architectural)	\$ 0
Other (describe)	\$ 0
TOTAL USES OF FUNDS	\$ 3,600,000 ⁰⁰ 0

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

Bank Financing	\$ 2,880,000
Equity	\$ 720,000
Grants/Tax Credits	\$
Taxable or Tax Exempt Bond	\$
Other	\$
TOTAL SOURCES OF FUNDS	\$ 3,600,000 ⁰⁰ 0

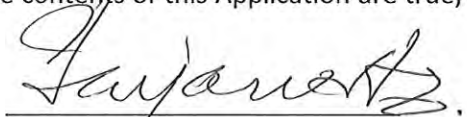
C) Identify each state and federal grant/credit:

	\$
	\$
	\$
	\$
TOTAL PUBLIC FUNDS	\$

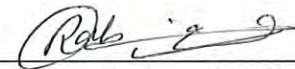
STATE OF NEW YORK)
COUNTY OF ERIE) ss.:

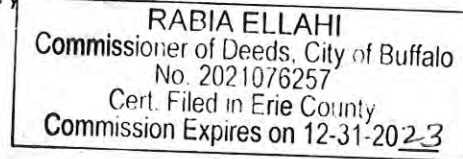
Faizan Haq, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Office) of Niagara Creek LLC (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 3 day of February, 2022.


(Notary Public)
Commissioner of Deed.



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.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center;"><i>The Eleanor Apartments</i></p>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <p style="text-align: center;"><i>Niagara Creek, LLC</i></p>		Telephone:	
		E-Mail: <i>haq@Faizanhaq.net</i>	
Address: <p style="text-align: center;"><i>5792 Main Street</i></p>			
City/PO: <p style="text-align: center;"><i>Williamsville</i></p>		State: <p style="text-align: center;"><i>NY</i></p>	Zip Code: <p style="text-align: center;"><i>14221</i></p>
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	YES
		<input checked="" type="checkbox"/>	<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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.43</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.43</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: _____ <i>Unknown</i>	NO	YES	
	<input 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?	<input type="checkbox"/>	<input checked="" 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"/>	
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 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 type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area? <i>Unknown</i>	<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?	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: _____	<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? <i>Unknown</i>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? <i>Unknown</i>	NO	YES	
	<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 type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<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 type="checkbox"/> YES		

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
_____ <i>Unknown</i>	<input 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
_____ <i>Unknown</i>	<input type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Niagara Creek, LLC</u> Date: <u>Feb 3rd, 2022</u>		
Signature: <u><i>[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.
_____	_____
Name of Lead Agency	Date
_____	_____
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

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:

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

B.) Value of Incentives:

Property Tax Exemption (To be estimated by NCIDA Staff. See Page 14)

Estimated duration of Property Tax exemption: _____

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ _____

Estimated value of Sales Tax exemption for fixtures and equipment: \$ _____

Estimated duration of Sales Tax exemption: _____

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ _____

C.) Financial Assistance Determination:

If financial incentives are not provided by NCIDA, is the project financially viable?

- Yes or No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

V. EMPLOYMENT PLAN

	# of Retained Jobs	Retained Jobs Average Annual Salary	# of Created Jobs (3 yrs after project completion)	Created Jobs Average Annual Salary
Full Time (FTE)	0	\$ 0	0	\$ 0
Part time (PTE)	0	\$ 0	0	\$ 0
TOTAL	0	\$ 0	0	0

Annual Salary Range of Jobs to be Created: \$ _____ to \$ _____

Category of Jobs to be Retained and Created:

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

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("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 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 Filings: In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E. Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- F. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

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

- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- J. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

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

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.

NIAGARA CREEK LLC

(Applicant Signature)

By: *Faizan Haq*

Name: Faizan Haq

Title: Manager

Rabia Ellahi

(Notary Public)
Commissioner of Deeds.

Sworn to before me this _____ day

of February, 2022

RABIA ELLAHI
Commissioner of Deeds, City of Buffalo
No. 2021076257
Cert. Filed in Erie County
Commission Expires on 12-31-2022

[stamp]

RABIA ELLAHI
Commissioner of Deeds, City of Buffalo
No. 2021076257
Cert. Filed in Erie County
Commission Expires on 12-31-2023

8.3

Microenterprise Grant

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation Micro Enterprise Program

APPLICANT INFORMATION:

Grant Applicant: Halligan's Niagara LLC
DUNs# Number: TBD
Business Type: Bar/Restaurant
Business Established: June 17, 2021
Business Address: 3997 Lower Mountain Rd., Lockport, NY 14094
Email: halliganstavern21@gmail.com
Phone: (716) 909-6838

Owner(s): Jeffery Abbott & Jason Zona
Percent Ownership: Jeffery Abbott (50%) and Jason Zona (50%)

PROJECT INFORMATION:

Halligan's Niagara LLC, under a DBA as "Halligan's Tavern" has been in operation since June 2021, in Cambria, NY. The property was acquired in December 2020 by Code Four LLC, which is owned by Jason Zona and Jefferey Abbott as 50% partners. Mr. Zona is a full time firefighter in the City of Niagara Falls and also has experience in the restaurant/bar industry. Mr. Zona owns a real estate development company in Niagara Falls and has renovated numerous residential, commercial and mixed-use properties. Mr. Abbott is a paramedic employed by Mercy Flight. He is a resident of Cambria and familiar with the local community.

The decision to purchase the property, renovate the restaurant, and begin service in rural Cambria was made due to the lack of food, beer, spirits and live entertainment in the area. Halligan's Tavern is a local restaurant and bar that serves drinks and tavern food in a casual atmosphere. The bar menu consists of locally brewed draft beer, as well as domestic and imported beer and a variety of drinks. The menu includes typical "bar food", including chicken wings, fingers, burgers, etc. The tavern has a 60 person seating capacity, with a patio available during the nicer weather. Live entertainment is featured three nights per week.

Halligan's intends to expand their menu to include fish fries, pizzas and a full take out menu. They also intend to expand the patio and offer live entertainment four nights per week in the upcoming season. Their marketing efforts intend on drawing in additional patrons from the three cities in Niagara County and they will be collaborating with the Wine Trail to raise awareness. Their business growth and expansion will necessitate at least two additional full time employees.

CREDIT SUMMARY and PROJECTIONS:

A credit report was obtained for both Mr. Abbott and Mr. Zona. Both owners have high credit ratings, an excellent payment history, and a very minimal amount of unsecured debt. The projections, prepared by SBDC, reflect a conservative estimate of revenues, cost of goods sold, and operating expenses. The projections were, in part, based upon their first six months, which have shown a consistent increase in revenues.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$23,500	\$2,500		\$21,000
Fixtures				
Machinery				
Equipment				
Inventory	\$4,000			\$4,000

GRANT SUMMARY:

Grant Request: \$25,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit start-up business entity in Niagara County
- Business has committed at least 10% in equity
- Create at least one FTE job
- Completion of SBDC Technical Assistance Program – *In Process*

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements
- Commitment to hire 2 full-time position that will be made available to an LMI individual
- Commitment to hire 2 part time positions that will be made available to an LMI individual
- Use of funds for the purchase of inventory and working capital is acceptable per grant guidelines

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation Micro Enterprise Program

APPLICANT INFORMATION:

Grant Applicant: MHG Food and Events Services, LLC (DBA Gypsy Kitchen)
DUNs# Number: TBD
Business Type: Event Catering
Business Established: July 13, 2021
Business Address: 7939 Townline Rd., Appleton, NY 14008
Email: Madison.greenwald16@gmail.com
Phone: (716) 425-2423

Owner(s): Madison Greenwald
Percent Ownership: Madison Greenwald (100%)

PROJECT INFORMATION:

MHG Food and Events Services, LLC operating as Gypsy Kitchen, is a personal chef and private event catering company specializing in events for 40 people or less. Gypsy Kitchen serves Niagara, Erie, Orleans, and Monroe Counties. The company rents a commercial kitchen on the premises of Lighthouse Christian Camp in Barker, NY. The business is a start-up with the only 1 employee, who is also the owner. Madison Greenwald has a Bachelor's degree in Hospitality Administration. Ms. Greenwald has also participated in the SBDC entrepreneurship program, as well as other certificate programs relating to the food and beverage industry.

Gypsy Kitchen worked with SBDC to develop a business plan identifying her growth strategy. Gypsy Kitchen intends to separate itself from competing caterers by focusing on events and parties of 10-40. This smaller niche catering will allow for the delivery of a higher end service and personal chef experiences. Gypsy Kitchen's marketing strategy focuses on the attraction of a more affluent clientele.

As the company grows, the intention is to purchase décor and dinnerware for rental and add an espresso-catering package. This grant request will pay for the purchase of kitchen and catering equipment and utensils, inventory and working capital.

CREDIT SUMMARY and PROJECTIONS:

Ms. Greenwald's credit report reflects a good credit score, no bankruptcies, judgments or liens, a strong payment history and a limited unsecured debt. The projections, prepared by SBDC, were based on estimates formulated through research of the industry. They are conservative and do not represent sales goals, which are higher than reflected. Year 1 reflects a projected revenue of \$67,743 with an increase in year two and three. It is projected that Gypsy kitchen will be able to hire 1 full time individual at the end of year 1.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$3,449	\$2,000		\$1,449
Fixtures				
Machinery				
Equipment	\$18,051			\$18,051
Inventory	\$500			\$500

GRANT SUMMARY:

Grant Request: \$20,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit start-up business entity in Niagara County
- Business has committed at least 10% in equity
- Create at least one FTE job
- Completion of SBDC Technical Assistance Program

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements
- Commitment to hire 1 full-time position that will be made available to an LMI individual
- Applicant is a LMI individual
- Use of funds for the purchase of equipment, inventory and working capital is acceptable per grant guidelines
- Business is a start-up business

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation Micro Enterprise Program

APPLICANT INFORMATION:

Grant Applicant: I Eudaimonia, Inc. d/b/a Jacobsen Chiropractic & Wellness
DUNs# Number: 60-668-4608
Business Type: Health & Wellness
Business Established: November 23, 2021
Business Address: 3117 Military Rd., Ste 1., Niagara Falls, NY 14304
Email: drkristinchiro@hotmail.com
Phone: (716) 523-3832 / (716) 282-2225

Owner(s): Dr. Kristin A. Jacobsen
Percent Ownership: Dr. Kristin A. Jacobsen (100%)

PROJECT INFORMATION:

Jacobsen Chiropractic & Wellness relocated to its expanded Military Rd location from Pine Ave. The business was previously located at Pine Ave for 22 years and operated as I Eudaimonia, Inc. Dr. Jacobsen has acquired the new location for the purposes of expanding her services to include preventative health and nutritional awareness.

Nutritional health will include education and treatment, with the use of e-books and providing educational seminars with referrals to local resources and stores to purchase food and cooking tools. Other additional services provided will be footbaths as part of the detox/purification program. These new and expanded services will assist patients with conquering obesity, epilepsy, cancer, migraines, fatigue, fibromyalgia, lymphedema, autoimmune disease and a myriad of other health compromises.

All these services will be included the increased marketing efforts through web and social media, new sales displays, and increased social education. The total project will necessitate the need to hire a full time office manager, as well as two part time staff positions.

CREDIT SUMMARY and PROJECTIONS:

A Dun & Bradstreet report was obtained for I Eudaumonia Inc. (Jacobsen Chiropractic & Wellness). There are no bankruptcies, judgments, liens, or past due items being reported. The company was given a PayDex score of 67, indicating a moderately late payment history but an overall low risk of severe delinquency. Dr. Jacobsen has seen consistent growth in her business and documented revenue increases since 2018. Her projected revenue increase through nutritional sales is conservative and the increase through foot baths is in line with existing growth patterns.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$ 21,068	\$ 10,318		\$ 11,750
Fixtures	\$ 5,000			\$ 5,000
Machinery				
Equipment	\$ 3,650			\$ 3,350
Inventory				

GRANT SUMMARY:

Grant Request: \$20,100

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- Business has committed at least 10% in equity
- Create at least one FTE job
- Completion of SBDC Technical Assistance Program – *In Process*

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements
- Commitment to hire 1 full-time position that will be made available to an LMI individual
- Commitment to hire 2 part time positions that will be made available to an LMI individual
- Use of funds for the purchase of equipment, fixtures, and working capital is acceptable per grant guidelines
- Company has been in business over 22 yrs and has proven viable and profitable

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation Micro Enterprise Program

APPLICANT INFORMATION:

Grant Applicant: Covey's Cove
DUNs# Number: TBD
Business Type: Restaurant
Business Established: July 17, 2018
Business Address: 346 Olcott, NY 14126
Email: mjrann@gmail.com
Phone: (315) 372-7277

Owner(s): Michael Rann
Percent Ownership: Michael Rann (100%)

PROJECT INFORMATION:

Covey's Cove is a bar/restaurant that is located in Olcott. The establishment has been operating since 2018 and had to switch its operations from primarily being a bar to serving more food in order to continue to generate revenue throughout the COVID pandemic. The restaurant found much success in expanding its menu, but needs more kitchen and restaurant equipment to better and more efficiently serve its customers.

The grant request for \$25,000 would assist in purchasing window air conditioning units for the kitchen and dining areas, new refrigerators and freezers, and restock inventory. Due to COVID the restaurant needed to shut down during the winter months (February- April) but intends to reopen for the tourist season.

Olcott enjoys a significant amount of tourists throughout the season and Covey's Cove is one of few establishments available to service this population. As such, the restaurant wants to ensure it is prepared to accommodate its customers prior to the opening. If approved, the applicant will order the necessary equipment and inventory now, as well as begin to hire its cooks, servers, and bartenders. These positions will be made available to LMI individuals.

CREDIT SUMMARY and PROJECTIONS:

A credit report was obtained for Michael Rann and he was found to be in good standing with all creditors. Mr. Rann does not carry a significant amount of unsecured debt and the majority of debt is student loans. All creditors are paid on time. In reviewing the last 3 years of the business tax returns, we found a steady increase in gross revenues year after year with a profit in 2020. The company's projections reflect a moderate increase in gross revenues and cost of goods with an expected dip in the winter months.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$6,250	\$2,728		\$3,522
Fixtures				
Machinery				
Equipment	\$30,210	\$11,782		\$18,428
Inventory	\$5,000	\$1,950		\$3,050

GRANT SUMMARY:

Grant Request: \$25,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- Business has committed at least 10% in equity
- Business owner is consider LMI
- Create at least one FTE job
- Completion of SBDC Technical Assistance Program – *In Process*

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements
- Grantee is a qualified LMI individual
- Committed to hiring 5 new employees, these positions will be made available to LMI individuals
- Use of funds for the purchase of working capital, equipment, and inventory is acceptable per grant guidelines
- Company has been in business for 3 ½ yrs. and has shown that it's a viable business

8.4

**Cataract Tourism
Fund Grant**

Cataract Fund Project Summary

Applicant: Niagara Aquarium Foundation

Project Location: 701 Whirlpool St. Niagara Falls, NY 14103

Project Name: Aquarium of Niagara Discovery Center

Project Description: The Aquarium of Niagara plans to manage and provide comprehensive programming at the Niagara Gorge Discovery Center, which is currently a New York State Parks run facility located approximately 500 feet southwest of the Aquarium's primary complex. The acquisition of this 5,000 sq ft. of space will allow the Aquarium to expand its physical presence and continue to deliver quality programming.

The project timeline is aggressive, with construction beginning in June 2022 and project completion is estimated for June 2023

Total Project Cost: \$4,500,000

Fund Amount Requested: \$900,000 (20%)

Other Sources of Funds: Empire State Development (Consolidated Funding Application), private foundations, equity

Employment: Existing- 46 full time
Creating- 10 positions

Estimated Project Completion Date: 6/30/2023

8.5

**Covid Relief for
Small Business
Grant**

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation COVID Relief Small Business Program

APPLICANT INFORMATION:

Grant Applicant: Ameri-Cut Tool Grinding Inc.
Federal ID Number: 81-0699488
Business Type: Manufacturer
Business Established: January 2016
DUNS Number: 04-839-2591
Business Address: 1020 Oliver St., North Tonawanda, NY 1412
Email: todd@superiortoolinc.com
Phone: 716-692-3900

Owner(s): Todd Brosius, Jr.
Percent Ownership: 100%

PROJECT INFORMATION:

Project Description:

Grant funds would provide cash flow and enable Americut to purchase inventory to have onsite. Currently, Americut is unable to purchase large amounts of supplies, thus having to wait on suppliers once they receive work. The backups in the supply chain have caused delays and have resulted in losing orders. The grant funds would also be used to repair and maintain their machinery.

COVID Connection:

The funds would allow them to expedite the purchase of materials that will be used in manufacturing and will help them to fulfill backorders as well as new business. The repair and maintenance of the machinery will increase work flow and production leading to the ability to create more business.

COVID Effect on Business:

As a result of COVID, Americut had a significant loss in revenue, this in turn forced them to reduce the amount of inventory on hand which caused delays in fulfilling orders and losing customers to larger suppliers. Due to the small size of Americut they were unable to maintain a steady workflow which forced customers to rely on larger corporations. This resulted in a significant loss in work and decrease in the amount of production hours.

CREDIT SUMMARY:

Americut Tool Grinding is a small family owned manufacturing company in North Tonawanda that acquired Superior Tool Company Inc. in 2016 all machinery was included with that acquisition. The Dunn and Bradstreet report for Americut shows that there are no bankruptcies, judgements or lien. They have 10 UCC filings for machinery they have purchased. The report suggests a moderately high risk for the ability repay loans and they have history of late payments, however, in reviewing their 2019 and 2020 tax returns they do show a profitable business. The loss in gross revenues from 2019 to 2020 was 27% but in normal conditions, they have proven to be a viable business.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$20,000			\$20,000
Fixtures				
Equipment	\$10,000			\$10,000
Machinery				
Inventory	\$20,000			\$20,000

GRANT SUMMARY:

Grant Request: \$50,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- 3 employees
- Negative effect of COVID on business
- Create One FTE job

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements
- Commitment to hire a 1 full time position and 2 part-time positions made available to LMI persons,
- Use of funds for the purchase of inventory and provide working capital is acceptable per grant guidelines,
- Explanation and financials provided on the negative effect of the COVID-19 pandemic on the business showing a 27% loss from 2019 to 2020.

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation COVID Relief Small Business Program

APPLICANT INFORMATION:

Grant Applicant: Jacobs Ladder, LLC
Federal ID Number: 01-0816950
Business Type: Exercise Equipment Manufacturer
Business Established: July 2004
DUNS Number: 15-366-7659
Business Address: 6292 Walmore Road, Niagara Falls NY 14304
Email: bpalka@jacobs ladderexercise.com
Phone: 716-692-1455
Owner(s): Robert A. Palka Jr.
Percent Ownership: 100%

PROJECT INFORMATION:

Project Description:

They are in need of funds for working capital and equipment (fork lift, new fixtures, storage carts, safety equipment) as part of a project to insource the manufacturing of their flat plastic parts by the purchase of a new CNC Router. The parts are currently made in Geneva, NY. We are in the middle of a project to program and ramp up the production of our own plastic.

COVID Connection:

They were hit hard with supply issues, including long lead times and raw material price increases. This led them to the decision to insource the manufacturing of some of their raw material. They purchased a CNC Router to insource 40 of 56 parts they use. They are in the process of setting up the procedure and are in need of the inventory, additional equipment, and assembly employees to get it up and running.

COVID Effect on Business:

The company's revenues from 2019 to 2020 went down over 40%. They were hit hard with labor shortages, supply chain lead time increases, raw material price increases, which have all led to a 10 week lead time for our products in the marketplace. Their 2021 revenues will be over \$ 500,000 less than they would have been if we were able to overcome these issues. They are working hard to keep the business going and provide for a more successful 2022.

CREDIT SUMMARY:

A Dun & Bradstreet report was obtained for Jacobs Ladder, LLC on 1/25/2022. There are no bankruptcies, judgements, liens, or past due items being reported. The company has 18 reported UCC filings against its assets including the SBA, other local government agencies and financial institutions. In summary, the D&B report gives Jacobs Ladder a moderately high overall risk profile. This is characterized by the company having stability concerns with a moderate likelihood of continued operations and a moderate potential for delinquency. The company has been in business 17 years and due to COVID is requesting this grant to get back on track with payments and building up its inventory.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$ 10,000			\$ 10,000
Fixtures				
Equipment	\$ 10,000			\$ 10,000
Machinery				
Inventory	\$ 30,000			\$ 30,000

GRANT SUMMARY:

Grant Request: \$50,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- 20 employees
- Negative effect of COVID on business
- Create at least one FTE job

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements,
- Commitment to hire 2 full-time assembly positions made available to or taken by LMI persons,
- Use of funds for the purchase of supplies and furniture is acceptable per grant guidelines,
- Explanation and financials provided on the negative effect of the COVID-19 pandemic on the business showing a 40% loss from 2019 to 2020.

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation COVID Relief Small Business Program

APPLICANT INFORMATION:

Grant Applicant: Nate's Typewriters & Computers, Inc.
Federal ID Number: 16-1117650
Business Type: IT Equipment Sales and Service
Business Established: December 1978
DUNS Number: 09-416-4357
Business Address: 2442 Pine Avenue, Niagara Falls NY 14301
Email: natejr@nates.net
Phone: 716-282-0088
Owner(s): Nathan W. Capton Jr. Linda A. Capton
Percent Ownership: 51% 49%

PROJECT INFORMATION:

Project Description:

They will install 3 complete PCs, a server, internet cafe software, wall dividers, chairs, washable keyboards and mice and internet access for public use. The internet cafe software will control the 3 PCs and charge individuals by how long they use the computer for internet and printing use. A new outdoor sign is needed to market this new concept and promote the sales and services of the business. The funds will also include more inventory for cleaning and disinfecting products and PPE for employees and hiring a full-time employee to oversee the cafe and office management.

COVID Connection:

Due to the decline in the copier service and expense of the equipment, they decided to sell the equipment and discontinue the Copier part of the business. The new Internet Cafe will drive traffic to the store and get potential sales from other product offerings. More people are supporting local businesses since the pandemic and the new interior and exterior signage will provide consistent messaging of how the business is a safe environment for the public. There will be separate work areas set up so there will be applicable social distancing.

COVID Effect on Business:

The business was deemed essential, but they were only able to provide service and repairs to existing clients who were able to remain open at the beginning of the pandemic. Many of their customers were closed or were not allowing access to their offices from independent contractors. The storefront was shut down for 3 months and when the time came to re-open, sales from in-house products continued to decline because of the public fear from the pandemic and disruptions to both supply and demand of computers and parts.

CREDIT SUMMARY:

A Dun & Bradstreet report was obtained for Nate's Typewriters & Computers Inc. on 1/25/2022. There are no bankruptcies, judgements, liens, or past due items being reported. The company has 6 UCC filings against its assets, including the SBA and various equipment leasing companies and financial institutions. This represents normal business activity for this type of company. In summary, the D&B report gives Nate's Typewriters a low overall risk profile. This is characterized by the company being in very stable condition with a high likelihood of continued operations and low potential for delinquency.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$ 20,000			\$ 20,000
Fixtures	\$ 5,000			\$ 5,000
Equipment	\$ 7,600			\$ 7,600
Machinery				
Inventory	\$ 17,400			\$ 17,400

GRANT SUMMARY:

Grant Request: \$50,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- 4 employees
- Negative effect of COVID on business
- Create One FTE job

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements,
- Commitment to hire a full-time front desk position made available to LMI persons,
- Use of funds for the purchase of equipment, inventory and working capital is acceptable per grant guidelines,
- Explanation and financials provided on the negative effect of the COVID-19 pandemic.

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation COVID Relief Small Business Program

APPLICANT INFORMATION:

Grant Applicant: Salon Nouveau Day Spa, LLC
Federal ID Number: 27-1638018
Business Type: Hair Salon & Spa
Business Established: January 2010
DUNS Number: 95-814-6482
Business Address: 2131 Sawyer Drive, Niagara Falls NY 14304
Email: Salon2131@gmail.com
Phone: 716-731-2304
Owner(s): Alicia Savino Moira Compton
Percent Ownership: 50% 50%

PROJECT INFORMATION:

Project Description:

The Salon has been in the same building for over 20 years and they have been spending money repairs to get by, but need to replace chairs and other furniture to refurbish and make the salon clean and attractive to clients. They need to hire cosmetologists to bring in new clientele and assist them with continuing education and training. They would also like to use funds for marketing efforts to increase clients.

COVID Connection:

They lost several employees during COVID which affected the number of clients coming to the salon. They need to hire licensed individuals, but because they may be new to the industry, the salon is looking at a pay structure that is hourly plus commission instead of straight commission in order to attract new employees. The business will help all the stylists market themselves and the salon to increase the lost clientele. The repairs are getting costly due to the age of the salon and to upgrade the salon would provide a safe and sanitary space for employees and clients.

COVID Effect on Business:

The salon has seen dramatic decrease in business since reopening in June 2020 due to loss of employees, clients coming less often 4-6 weeks to 8-10 weeks due to their reduced income and fear of being in public. At this time of year, they would typically be fully booked, but they continue to see less clients due to the shortage of staff and marketing which effects their flow of income.

CREDIT SUMMARY:

A Dun & Bradstreet report was obtained for Salon Nouveau Day Spa, LLC on 1/25/2022. There are no bankruptcies, judgements, liens, or past due items being reported. The company has 3 reported UCC filings against its assets with financial institutions. In summary, the D&B report gives Salon Nouveau a low overall risk profile. This is characterized by the company having a very stable condition with a high likelihood of continued operations and a low potential for delinquency. The company has been in business 11 years.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$ 20,000			\$ 20,000
Fixtures	\$ 25,000			\$ 25,000
Equipment				
Machinery				
Inventory				

GRANT SUMMARY:

Grant Request: \$45,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- 7 employees
- Negative effect of COVID on business
- Create at least one FTE job

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements,
- Commitment to hire 3 full-time cosmetology positions made available to or taken by LMI persons,
- Use of funds for the purchase of supplies and furniture is acceptable per grant guidelines,
- Explanation and financials provided on the negative effect of the COVID-19 pandemic on the business showing a 28% loss from 2019 to 2020.

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation COVID Relief Small Business Program

APPLICANT INFORMATION:

Grant Applicant: Great Lakes Iron Inc.
Federal ID Number: 83-0972429
Business Type: Steel Erection
Business Established: June 2018
DUNS Number: 081394409
Business Address: 2305 Youngstown-Lockport Road, Ransomville, NY 14131
Email: r.cramer@gliron.com
Phone: 716-622-8908

Owner(s): Russell Cramer
Percent Ownership: 100%

PROJECT INFORMATION:

Project Description:

Great Lakes Iron, Inc. recently purchased a second-hand industrial generator and stud welder. These tools will allow the company to expand their work into structural steel erection and bridge construction and/or repair.

COVID Connection:

Due to COVID the company ceased most operations in 2020. They're looking now to expand the services they offer to diversify their company services and include shear stud installation, creating several lines of business and avoiding the dependence on just one area of work.

COVID Effect on Business:

As a result of COVID several projects were on hold, Great Lakes Iron was a newer business that did not have the cash flow to cover expenses while work was paused. The company chose to cease operations, diversify its business model and restart post pandemic.

CREDIT SUMMARY:

Prior to the COVID pandemic Great Lakes Iron showed profitability for 2019 and 2020. The gross revenues decreased in 2020 by 15% because of COVID and their business continued to decline in 2021. A Dunn and Bradstreet report was obtained for Great Lakes Iron, Inc., which showed a three year business history. There were no judgements, liens, bankruptcies, or UCC filings listed and a positive payment history was reported. Risk evaluation was rated at a moderate level with a low to moderate level risk for delinquency.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital				
Fixtures				
Equipment	\$ 28,000			\$ 28,000
Machinery				
Inventory				

GRANT SUMMARY:

Grant Request: \$28,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- 5 or fewer employees
- Negative effect of COVID on business
- Create One FTE job

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements,
- Commitment to hire a full-time iron worker position made available to LMI persons,
- Use of funds for the purchase of machinery is acceptable per grant guidelines,
- Explanation and financials provided on the negative effect of the COVID-19 pandemic on the business.

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation COVID Relief Small Business Program

APPLICANT INFORMATION:

Grant Applicant: Arlene & Jack Miljour d/b/a Sunset Stables
Federal ID Number: 26-1835913
Business Type: Horse Boarding and Riding
Business Established: 2008
DUNS Number: 18-704-4313
Business Address: 5900 Walmore Road, Sanborn NY 14132
Email: Jmilpiper54@gmail.com
Phone: 716-523-6925

Owner(s): Arlene M. Miljour Jack A. Miljour
Percent Ownership: 50% 50%

PROJECT INFORMATION:

Project Description:

Funds are needed to replace farm equipment such as a tractor or bulldozer. The farm has been trying to keep ahead of repairs but with COVID and the loss of horse boarding income, have not been able to afford replacement costs and repairs are getting costly so would be more economical to replace the equipment. Also need to buy hay to keep up with current boarders and barn upkeep.

COVID Connection:

The equipment will assist in making necessary changes to the barn to separate the horses and owners for sufficient social distancing. In addition, will update stalls and grounds to attract new clients to board their horses. The funds would help to buy hay in large quantities for better pricing. Since they lost clients boarding their horses, they are also marketing for new boarders.

COVID Effect on Business:

During COVID the farm had customers move their horses out due to the close proximity of stalls and riding areas. Also, due to decreased income some were not able to afford their horses or boarding.

CREDIT SUMMARY:

A Dun & Bradstreet report was obtained for Sunset Stables on 1/25/2022. There are no bankruptcies, judgements, liens, or past due items being reported. The company has no reported UCC filings against its assets. In summary, the D&B report gives Sunset Stables a moderate overall risk profile. This is characterized by the company having some financial stress concerns with a moderate likelihood of continued operations and a moderate potential for delinquency. The company has been in business 13 years and due to COVID is requesting this grant to get back on track with payments and building up its clients.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$ 6,000			\$ 6,000
Fixtures				
Equipment	\$ 20,000			\$ 20,000
Machinery				
Inventory				

GRANT SUMMARY:

Grant Request: \$26,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- 3 employees
- Negative effect of COVID on business
- Low-to-Moderate Income Owner

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements,
- Qualifies as LMI Owner and commitment to hire one part-time laborer position made available to LMI persons
- Use of funds for the purchase of equipment and inventory is acceptable per grant guidelines,
- Explanation and financials provided on the negative effect of the COVID-19 pandemic on the business.

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation COVID Relief Small Business Program

APPLICANT INFORMATION:

Grant Applicant: Niagara Shores Campground & Conference Center LLC
Federal ID Number: 82-4168316
Business Type: Campground
Business Established: January 2018
DUNS Number: 06-286--3155
Business Address: 6419 Lake Road, Appleton, NY 14008
Email: niagarashorescampground@gmail.com
Phone: 716-418-3849
Owner(s): Ernest Ramstetter David Muscoreil
Percent Ownership: 50% 50%

PROJECT INFORMATION:

Project Description:

Grant funds will be used for marketing, utilities, payroll and other working capital to aid us through expansion of our accommodations to include COVID safe accommodations, including updating restroom facilities with sanitizing equipment. This will also aid in hiring adequate staff to properly serve guests.

COVID Connection:

Funds received from Grant will be used to hire additional employees to safely serve our guests. Additional sanitizing inventory and supplies will be purchased for the campground to provide safety and security for our guests and employees. The Grant will further our marketing capabilities to bring in new guests and provide better communication for our current guests. The working capital will assist in getting caught up with outstanding bills.

COVID Effect on Business:

They spent most of 2019 setting up for 2020 and marketing the business so they would have a strong 2020. They were drastically impacted by Covid and received many cancellations for the 2020 season, in fact every reservation that was made cancelled from March and throughout the year. In July of 2020, people started to rv camp, but the houses, dorm-style hotel and cabins suffered from no occupancy. Also, any weddings and special events were all cancelled due to the enormous amount of rules imposed by the government.

CREDIT SUMMARY:

A Dun & Bradstreet report was obtained for Niagara Shores Campground & Conference Center on 2/3/2022. There are no bankruptcies, judgements, liens, or past due items being reported. The company has 1 reported UCC filing against its assets with a financial institution. In summary, the D&B report gives Niagara Shores Campground a moderately high overall risk profile. This is characterized by the company having heightened stability concerns with a moderate likelihood of continued operations and a heightened potential for delinquency. The company has been in business 4 years and due to COVID is requesting this grant to get back on track with payments and continuous upgrades.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital	\$ 50,000			\$ 50,000
Fixtures				
Equipment				
Machinery				
Inventory				

GRANT SUMMARY:

Grant Request: \$50,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- 5 employees
- Negative effect of COVID on business
- Create One FTE job

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements,
- Commitment to hire one full-time and two part-time kitchen positions made available to LMI persons,
- Use of funds for the purchase of supplies and working capital is acceptable per grant guidelines,
- Explanation and financials provided on the negative effect of the COVID-19 pandemic.

REQUEST FOR GRANT APPROVAL

Niagara County Development Corporation COVID Relief Small Business Program

APPLICANT INFORMATION:

Grant Applicant: Donovan Orchards LLC d/b/a Blackbird Cider Works
Federal ID Number: 56-2632101
Business Type: Fruit Orchards and Hard Cider Producer
Business Established: 2006
DUNS Number: 79-463-9604
Business Address: 8503 Lower Lake Road, Barker NY 14012
Email: scotttd@blackbirdciders.com
Phone: 585-944-8824
Owner(s): Scott M. Donovan
Percent Ownership: 100%

PROJECT INFORMATION:

Project Description:

The funds would be used to purchase equipment that will help repurpose and create flexibility in the production areas, such as production and storage tanks, storage bins and a forklift. The purchase of this equipment had been planned but due to COVID and a loss of income, they could not afford these costs.

COVID Connection:

The purchase of storage tanks will make better use of vertical space which creates more workspace and enhances employee social distancing along with a more sanitary closed production system. The production tanks allow for more flexible production schedules for large and small batch runs, which will help to fulfill higher demands for canned and bottled products as well as increased sales of specialized ciders only sold at the on-site tasting rooms. The storage bins need to be replaced to insure the fruit is protected while being transported and stored and properly maintained and cleaned bins are also a higher food safety concern during COVID. The Forklift would be needed for the components that are stored in the vertical space which helps create a clear floor space for spread-out production areas.

COVID Effect on Business:

The NYS shutdown of indoor restaurant/bar operations directly impacted their tasting rooms as well as decreased sales to restaurants/bars through their distributors. They had to layoff staff due to decreased production from supply issues. The supply and staffing issues also caused them to not hit production deadlines and in turn caused loss of income not being able to fulfill orders.

CREDIT SUMMARY:

A Dun & Bradstreet report was obtained for Donovan Orchards LLC on 2/3/2022. There are no bankruptcies, judgements, liens, or past due items being reported. The company has 4 UCC filings against its assets, including the SBA and various equipment leasing companies and financial institutions. This represents normal business activity for this type of company. In summary, the D&B report gives Donovan Orchards a moderate overall risk profile. This is characterized by the company being in stable condition with a moderate likelihood of continued operations and moderate potential for delinquency.

SOURCE & USE OF FUNDS:

Source and Use of Funds				
<i>Use of Funds</i>	<i>Estimated Project Total</i>	<i>Owner Equity</i>	<i>Other Sources</i>	<i>Grant Request</i>
Working Capital				
Fixtures				
Equipment	\$ 61,819.93	\$ 11,819.93		\$ 50,000
Machinery				
Inventory				

GRANT SUMMARY:

Grant Request: \$50,000

Grant Term: Release upon grantee compliance with all grant requirements and closeout of OCR grant.

Repayment: Grant subject to recapture if Grantee fails to comply with grant requirements.

Eligibility:

- Private for-profit business entity in Niagara County
- 10 employees
- Negative effect of COVID on business
- Create One FTE job

National Objective: Will create at least one FTE job made available to individuals of Low-to-Moderate-Income
 Owner is Low-to-Moderate Income

GRANT REQUEST RECOMMENDATION:

Applicant qualifies for this grant request based on the following criteria:

- Meets eligibility requirements,
- Commitment to hire a full-time warehouse/production position made available to LMI persons,
- Use of funds for the purchase of equipment is acceptable per grant guidelines,
- Explanation and financials provided on the negative effect of the COVID-19 pandemic on the business.