

NOTICE OF PUBLIC HEARING

Pursuant to Article 18-A of NYS General Municipal Law, the Erie County Industrial Development Agency (the “Agency”) will hold a public hearing on August 25, 2026 at 9:00 a.m. at the Town of Cheektowaga Council Chambers, located at 3301 Broadway, Cheektowaga, NY 14227 regarding:

Niagara Power Transformer, LLC, and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf (the “Company”), has submitted an application to the Agency (a copy of which is on file at the office of the Agency) requesting the Agency to undertake a certain project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located on 1755 & 1746 Dale Road, Town of Cheektowaga, Erie County, New York and all other lands in the County of Erie where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the “Land”), (ii) the construction on the Land of an approximately 96,000+/- square-foot manufacturing facility to be utilized for manufacturing, warehouse and office space (the “Improvements”), and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the “Equipment”; and, together with the Land, and the Improvements, the “Facility”). The Facility will be initially owned and operated by the Company.

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the Company for qualifying portions of the Project in the form of sales and use tax exemption benefits and real property tax abatement benefits consistent with the policies of the Agency.

A representative of the Agency will be present at the above-stated time and place to present a copy of the Application and hear and accept written and oral comments from all persons with views in favor of or opposed to the proposed financial assistance. This public hearing is being live-streamed and made accessible on the Agency’s website at www.ecidany.com. Written comments may be submitted at this public hearing, submitted on the Agency’s website, or delivered to the Agency at 95 Perry Street-Suite 403, Buffalo, NY 14203 until the comment period closes at 4:00 p.m. on September 22, 2026. The project application is available for public inspection at the Agency’s offices Monday through Friday (excluding public holidays) from 9:00 a.m. until 4:00 p.m.

This public hearing is being conducted in accordance with Subdivision 2 of Section 859-a of the New York General Municipal Law.



Niagara Power 50

[Instructions and Insurance Requirements Document](#)

Section I: Applicant Background Information

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law.

Applicant Information- Company Receiving Benefit

Project Name	Niagara Power 50
Project Summary	Dale Road Expansion Project
Applicant Name	Niagara Power Transformer LLC
Applicant Address	1755 Dale Rd
Applicant Address 2	
Applicant City	Buffalo
Applicant State	New York
Applicant Zip	14225
Phone	(716) 896-6500
Fax	(716) 896-8871
E-mail	sklock@nptransformer.com
Website	www.niagarapowertransformer.com
NAICS Code	335311

Business Organization

Type of Business

Limited Liability Company

Year Established

2008

State

Delaware

Indicate if your business is 51% or more (Check all boxes that apply)

☐ [No] Minority Owned

☐ [No] Woman Owned

Indicate Minority and/or Woman Owned Business Certification if applicable (Check all boxes that apply)

[No] NYS Certified
[No] Erie Country Certified

Individual Completing Application

Name Steve Klock
Title VP of Finance
Address 1755 Dale Road
Address 2
City Buffalo
State New York
Zip 14225
Phone (716) 896-6500
Fax (716) 896-8871
E-Mail sklock@nptransformer.com

Company Contact- Authorized Signer for Applicant

Contact is same as individual completing application No
Name Chris Kraft
Title President
Address 1755 Dale Road
Address 2
City Buffalo
State New York
Zip 14225
Phone (716) 896-6500
Fax (716) 896-8871
E-Mail ckraft@nptransformer.com

Company Counsel

Name of Attorney Barry Carrigan
Firm Name Nixon Peabody
Address 55 West 46th St
Address 2
City New York
State New York
Zip 10036
Phone (212) 493-6615
Fax (866) 746-9321
E-Mail bcarrigan@nixonpeabody.com

Benefits Requested (select all that apply.)

Exemption from Sales Tax	Yes
Exemption from Mortgage Tax	No
Exemption from Real Property Tax	Yes
Tax Exempt Financing*	No

* (typically for not-for-profits & small qualified manufacturers)

Applicant Business Description

Describe in detail company background, history, products and customers. Description is critical in determining eligibility. Also list all stockholders, members, or partners with % ownership greater than 20%.

Company: Niagara Power Transformer has been a part of Western New York's manufacturing base for more than 100 years. The company's roots trace back to Niagara Transformer Corp., which began by rewinding electric motors and repairing transformers before evolving into the design and manufacture of new power transformers. In 2008, Niagara Power Transformer was incorporated to focus on manufacturing transformers for the electric utility industry. In 2024, the company was acquired by Quanta Services, Inc., a Fortune 200 infrastructure solutions company headquartered in Houston, Texas, and was subsequently reincorporated in Delaware. Quanta Services, Inc. is the sole owner of Niagara Power Transformer. Niagara is deeply integrated into New York's manufacturing economy through an extensive supplier network of more than 160 in-state businesses spanning steel fabrication, machining, coatings, electrical equipment, transportation, and industrial services. The company currently spends more than \$5.7 million annually with just a sample of these New York suppliers, and continued growth will further increase purchases from local businesses, supporting jobs and economic activity throughout the regional supply chain. Products: Niagara Power Transformer designs and manufactures custom liquid-filled substation power transformers for electric utilities and industrial customers. Power transformers are critical components of the electric grid, stepping voltage up or down to safely and efficiently transmit electricity. Each transformer is engineered to meet a customer's unique system specifications. Demand for these products continues to grow due to grid modernization, electrification, renewable energy deployment, data center development, and increasing electricity demand. With a limited number of domestic manufacturers and significant global supply constraints, Niagara plays an important role in strengthening the U.S. transformer supply chain. Customers: Niagara's customers include investor-owned utilities, municipal utilities, electric cooperatives, renewable energy developers, and industrial customers throughout New York and across the United States. Representative utility customers include National Grid, American Electric Power (AEP), FirstEnergy, and other major electric utilities that rely on Niagara's products to support electric transmission and distribution infrastructure. The company also serves commercial and industrial customers requiring custom transformer solutions for critical infrastructure projects.

Estimated % of sales within Erie County	27 %
Estimated % of sales outside Erie County but within New York State	11 %
Estimated % of sales outside New York State but within the U.S.	62 %
Estimated % of sales outside the U.S.	0 %

(*Percentage to equal 100%)

For your operations, company and proposed project what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County?

5

Describe vendors within Erie County for major purchases

Vendors within Erie County include weld / machine shops, electrical components and shotblast / painting services.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

1755 / 1746 Dale Road

Town/City/Village of Project Site

Town of Cheektowaga

School District of Project Site

Cheektowaga Central

Current Address (if different)**Current Town/City/Village of Project Site (if different)****SBL Number(s) for proposed Project**

SBL 102.03-3-6.1 / 102.03-2-30

What are the current real estate taxes on the proposed Project Site

\$97,472.86 / \$13,795.66

If amount of current taxes is not available, provide assessed value for each.

Land

\$ 0

Building(s)

\$ 0

If available include a copy of current tax receipt.

Are Real Property Taxes current at project location?

Yes

If no please explain

*The ECIDA has an unpaid tax policy and you will be required to certify all taxes and PILOTS are current.

Does the Applicant or any related entity currently hold fee title or have an option/contract to purchase the Project site?

Yes

If No, indicate name of present owner of the Project Site**Does Applicant or related entity have an option/contract to purchase the Project site?**

No

Describe the present use of the proposed Project site (vacant land, existing building, etc.)

Manufacturing Plant and offices / Vacant (site of fire several years ago)

Provide narrative and purpose of the proposed project (new build, renovations) square footage of existing and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

The Niagara Power 50 Initiative (NP50) is a six-phase, two-year expansion of Niagara Power Transformer's existing manufacturing campus in Buffalo, New York. The Project will redevelop adjacent properties and construct approximately 96,000 square feet of new manufacturing, warehousing, and office space, expanding the existing 121,500-square-foot campus. The expansion includes new production areas, additional manufacturing equipment, expanded material handling and warehouse capacity, upgraded utility infrastructure, and engineering and administrative space needed to support increased operations. These investments will improve production flow, expand manufacturing capabilities, and enable the addition of new production capacity, increasing annual output from approximately 90 to 140 custom power transformers—a 50% increase in manufacturing capacity. The Project will also create at least 73 new full-time positions, including 57 IBEW union jobs, while strengthening domestic manufacturing of critical electric grid infrastructure. The expanded facility will continue to manufacture custom liquid-filled substation power transformers for electric utilities, municipalities, electric cooperatives, renewable energy projects, and industrial customers throughout New York and the United States. Niagara Power Transformer will remain the sole occupant and operator of the facility; there are no third-party tenants or end users.

Municipality or Municipalities of current operations

Cheektowaga, NY

Will the Proposed Project be located within a Municipality identified above?

Yes

Will the completion of the Project 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?

No

If the Proposed Project is located in a different Municipality within New York State than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

No

(If yes, you will need to complete the Intermunicipal Move Determination section of this application)

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

Yes

If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation available

Niagara's parent company, Quanta Services, has facilities in Tennessee and North Carolina and has had preliminary discussions with those States.

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

Yes

If yes, please indicate the Agency and nature of inquiry below

Yes , The project is also supported by Empire State Development Agency , Western New York Economic Development Fund, NYPA, NYSEDA, and NYSEG.

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:

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

The Niagara Power 50 Initiative represents a significant capital investment in expanding domestic transformer manufacturing capacity at Niagara Power Transformer's Buffalo campus. Since the Project was initially developed, estimated costs have increased from approximately \$52 million to nearly \$70 million due to rising construction costs, utility infrastructure improvements, specialized manufacturing equipment, and inflationary pressures. Agency financial assistance will help close this funding gap and improve the financial feasibility of the expansion. The assistance is also an important factor in Quanta Services' capex decisions. As Niagara Power Transformer's parent company, Quanta operates other manufacturing facilities in North Carolina, Pennsylvania, and Tennessee, all of which compete for internal capital investment. The availability of local economic development incentives helps ensure that this expansion—and the associated jobs and manufacturing capacity—is located in Western New York rather than another state. By supporting this investment, the Agency will help retain and expand advanced manufacturing in Erie County, create new high-quality union jobs, strengthen New York's domestic energy supply chain, and generate long-term economic activity through increased purchases from New York suppliers and expanded manufacturing capacity.

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

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

Without Agency financial assistance, the Project's financial feasibility would be significantly impacted by rising construction costs, specialized manufacturing equipment expenses, and required utility infrastructure upgrades. As part of Quanta Services, Niagara Power Transformer competes with affiliated manufacturing operations in North Carolina, Pennsylvania, and Tennessee for internal capital investment. Financial assistance from the Agency is an important factor in ensuring this investment is made in Erie County rather than another location. Without this support, the Project could be delayed, reduced in scope, or relocated, resulting in the loss of new jobs, private investment, increased business for New York suppliers, and expanded domestic manufacturing capacity for critical grid infrastructure.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Is your project located near public transportation?

Yes

If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)

Multiple bus routes (including the number 4, 6 and 22 bus routes) located in the Thruway Plaza transit hub, a short walk from the facility.

Has your local municipality and/or its planning board made a determination regarding the State Environmental Quality Review (SEQR) for your project?

Yes

If YES indicate in the box below the date the SEQR determination was made. Also, please provide us with a copy of the approval resolution and the related Environmental Assessment Form (EAF) if applicable.

If NO indicate in the box below the date you anticipate receiving a SEQR determination for your project. Also, please insure that the ECIDA has been listed as an "involved agency" on the related EAF submitted to the appropriate municipality and/or planning department.

June 9, 2026

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

M2- General Manufacturing.

Describe required zoning/land use, if different

Same

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

Yes

If yes, please explain

One portion of the project will be on a NYS BCP Site (1755 Dale Road, Site No. C915234). This BCP Site is currently being monitored under a NYSDEC-approved Site Management Plan (SMP) which is in place to ensure the selected remedy remains protective of human health and environment. Known remaining polychlorinated biphenyl P(CB) contamination at this Site is located within two large earthen berms in the northern portion of the property, both of which were removed in May / June 2026 as part of the larger expansion project and transported to a NYSDEC-permitted solid waste facility. Any other unknown remaining contamination is expected to be residual in nature and will be addressed under the current SMP during intrusive expansion activities. No Phase I ESA has been performed on the 1755 Dale Road parcel. Another portion of the project will occur on a NY State Superfund (SSF) Program Site (1746 Dale Road, Site No. 915300) and an adjacent unregulated contaminated site (24 Anderson Road). Both sites will be combined into one parcel and entered into the NYS BCP. This new BCP site will be investigated, remediated, and redeveloped under the purview of NYSDEC for chlorinated volatile organic compound contamination to soil, soil vapor, and groundwater. A Phase I ESA has been performed on both the 1746 Dale Road and 24 Anderson Road parcels.

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

No

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

Yes

If yes, describe the efficiencies achieved

New manufacturing equipment such as the vapor phase oven will utilize state-of-the-art technologies to control emissions. You may also attach additional information about the machinery and equipment at the end of the application.

Does or will the company or project occupant perform research and development activities on new products/services at the project location?

No

If yes, include percentage of operating expenses attributed to R&D activities and provide details.

Please explain the extent to which the project provides onsite child care services or otherwise facilitates new child care services.

No onsite child care services.

Select Project Type for all end users at project site (you may check more than one).

For purposes of the following, the term “retail sales” means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the “Tax Law”) primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, you will need to complete the Retail section of this application.

Retail Sales	No	Services	No
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Please check any and all end uses as identified below.

No Acquisition of Existing Facility	No Assisted Living	No Back Office
No Civic Facility (not for profit)	No Commercial	No Equipment Purchase
No Facility for the Aging	No Industrial	No Life Care Facility (CCRC)
No Market Rate Housing	No Mixed Use	No Multi-Tenant
No Retail	No Senior Housing	Yes Manufacturing

No Other

If applicant is paying for FFE for tenants, include in cost breakdown.

			Cost	% of Total Cost
Manufacturing/Processing	96,000	square feet	\$ 71,203,456	100%
Warehouse		square feet	\$ 0	0%
Research & Development		square feet	\$ 0	0%
Commercial		square feet	\$ 0	0%
Retail		square feet	\$ 0	0%
Office		square feet	\$ 0	0%
Specify Other		square feet	\$ 0	0%

No

<BLANK>

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Yes

9/1/2026

6/1/2028

8/1/2027

acres

96,000 square feet

square feet

4.) Reconstruction/Renovation

\$ 0

square feet

5.) Manufacturing Equipment

\$ 16,375,575

6.) Infrastructure Work

\$ 0

7.) Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 415,035

8.) Soft Costs: (Legal, architect, engineering, etc.)

\$ 13,426,153

9.) Other Cost

\$ 2,675,878

Explain Other Costs Environmental Remediation, demolition.

Total Cost \$ 71,203,457

Construction Cost Breakdown:

Total Cost of Construction	\$ 32,893,598 (sum of 2, 3, 4 and 6 in Project Information, above)
Cost of materials	\$ 19,736,159
% sourced in Erie County	%

Sales and Use Tax:

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit	\$ 19,736,159
Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):	\$ 1,726,913

** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only)	\$ 0
Have any of the above costs been paid or incurred as of the date of this Application?	Yes
If Yes, describe particulars:	Costs have been incurred for feasibility and planning activities.

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits):	\$ 62,949,630
Bank Financing:	\$ 0
Tax Exempt Bond Issuance (if applicable):	\$ 0
Taxable Bond Issuance (if applicable):	\$ 0
Public Sources (Include sum total of all state and federal grants and tax credits):	\$ 8,253,826

Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)

Empire State Development, NYSEDA, NYSEG, Brownfield Cleanup Program.

Total Sources of Funds for Project Costs:

\$71,203,456

Have you secured financing for the project?

No

Mortgage Recording Tax Exemption Benefit:

Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing).

0

Lender Name, if Known

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%):

\$0

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit (485-a, 485-b, other):

N/A.

IDA PILOT Benefit: Agency staff will indicate the estimated amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in the PILOT worksheet in the additional document section.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon the Sources of Funds for Project Costs as depicted above. The percentage of Project Costs financed from public sector sources will be depicted in the PILOT worksheet in the additional document section.

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

No

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Employment Plan (Specific to the proposed project location)

The Labor Market Area consists of the following six counties: Erie, Niagara, Chautauqua, Cattaraugus, Wyoming and Genesee.

By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

Current # of jobs at proposed project location or to be relocated at project location

If financial assistance is granted – project the number of FT and PT jobs to be retained

If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion

Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2

				years) after project completion **
Full time	146	146	73	73
Part time	1	1	0	0
Total	147	147	73	

Salary and Fringe Benefits for Jobs to be Retained and Created

Job Categories	# of Full Time Employees retained and created	Average Salary for Full Time	Average Fringe Benefits for Full Time	# of Part Time Employees retained and created	Average Salary for Part Time	Average Fringe Benefits for Part Time
Management	17	\$ 156,075	\$ 46,822	0	\$ 0	\$ 0
Professional	30	\$ 110,198	\$ 33,059	0	\$ 0	\$ 0
Administrative	25	\$ 76,802	\$ 23,040	0	\$ 0	\$ 0
Production	147	\$ 64,635	\$ 19,390	1	\$ 24,000	\$ 0
Independent Contractor	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Other	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total	219			1		

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Yes **By checking this box, I certify that the above information concerning the current number of jobs at the proposed project location or to be relocated to the proposed project location is true and correct.**

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address			
Full time	0	0	0
Part time	0	0	0
Total	0	0	0

Payroll Information

Annual Payroll at Proposed Project Site upon completion

17,380,594

Estimated average annual salary of jobs to be retained (Full Time)

79,532

Estimated average annual salary of jobs to be retained (Part Time)

24,000

Estimated average annual salary of jobs to be created (Full Time)

79,532

Estimated average annual salary of jobs to be created (Part Time)

0

Estimated salary range of jobs to be created

From (Full Time)	60,000	To (Full Time)	130,000
From (Part Time)	0	To (Part Time)	0

Section III: Environmental Questionnaire

INSTRUCTIONS: Please complete the following questionnaire as completely as possible. If you need additional space to fully answer any question, please attach additional page(s).

General Background Information

Address of Premises

1755 / 1746 Dale Road Buffalo, NY 14225

Name and Address of Owner of Premises

Niagara Power Transformer LLC 1755 Dale Road Buffalo, NY 14225

Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)

The properties are generally flat with a slight slope to the South. 1755 Dale has train tracks running to the South. There are several adjacent commercial properties. There are no wetlands, rivers, streams or lakes on the properties.

Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises

1755- Currently comprised of a manufacturing facility (approx 15 years old) and an attached office facility (approx 6 years old). 1746- Partial building- site of a fire in July 2021. The building was constructed in 1946.

Describe all known former uses of the Premises

1755- Vacant until 1986 when Niagara purchased. 1746- Former occupants used the property as an air reduction plant which was removed before 1946 when the current building was constructed. On-site operations then included precision metal fabrication, metal weldments, assemblies, and metal preparation and finishing of stainless steel, aluminum brass, copper, exotic metals, specialty metals, extrusions and plastics.

Does any person, firm or corporation other than the owner occupy the Premises or any part of it?

No

If yes, please identify them and describe their use of the property

Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?

Yes

If yes, describe and attach any incident reports and the results of any investigations

1755 is the site of a past Brownfield Cleanup program. Site Management Plan (SMP) (November 2010). 1746 is contaminated and is expected to be entered into a Brownfield Cleanup program with NYS. Draft Remedial Action Work Plan (RAWP) (July 2026).

Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?

No

If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances

Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?

No

If yes, describe in full detail

Solid And Hazardous Wastes And Hazardous Substances

Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?

No

If yes, provide the Premises' applicable EPA (or State) identification number

Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?

No

If yes, please provide copies of the permits.

Identify the transporter of any hazardous and/or solid wastes to or from the Premises

Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years

Republic Services- Niagara Falls Landfill received removed berm soils in May / June 2026 as solid waste. Waste Management Chaffee Landfill- received ultrasonic rinse water in October 2025 as a solid waste. Waste Management Chaffee Landfill- received mineral oil impacted soil in October 2025 as a solid waste.

Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?

No

If yes, please identify the substance, the quantity and describe how it is stored

Discharge Into Waterbodies

Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges

None.

Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site

Stormwater is discharged to adjacent stormwater retention pond, which empties into drainage ditch along South end of property. No SPDES permit has been issued. No septic tanks are on site.

Is any waste discharged into or near surface water or groundwaters?

No

If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste

Air Pollution

Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?

Yes

If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source

Phase 6 of the expansion project will include the addition of kerosene vapor drying equipment for transformers, including kerosene (10,800 L) and waste oil (5,800 L) tanks, as well as a new paint booth (720 SF) and a sand blast booth (780 SF). The paint booth and sand blast booth will each exhaust through their own exhaust and have PM filtering capabilities. The kerosene vapor drying system will operate with one primary heating unit and two secondary units. The facility has an existing Air State Facility Permit (9-1430-00081/0000) which will be modified to include these new air emission sources.

Are any of the air emission sources permitted?

Yes

If yes, attach a copy of each permit.

Storage Tanks

List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks

There are 4 20,000 gallon petroleum storage tanks used for transformer mineral oil. The facility's Petroleum Bulk Storage Certificate (9-601377) will be updated to include the addition of the waste oil tank and the kerosene tank.

Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?

Yes

If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved

Since April 1990, there have been 10 minor spills reported to NYSDEC, each of which has been subsequently closed. Spill and closure reports for each are attached.

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.

Have there been any PCB spills, discharges or other accidents at the Premises?

Yes

If yes, relate all the circumstances

1755- the BCP cleanup was related to PCB contamination. There have been no discharges since the SSF and / or BCP cleanup. See attached summary regarding PCB's.

Do the Premises have any asbestos containing materials?

No

If yes, please identify the materials

Section IV: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

Single Use Facility

For Single Use Facility

Occupant Name Niagara Power Transformer LLC
Address 1755 Dale Rd
Contact Person Steve Klock
Phone (716) 896-6500
Fax (716) 896-8871
E-Mail sklock@nptransformer.com
Federal ID # 26-2618603
SIC/NAICS Code 335311

Section VI: Retail Determination

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

No

If yes, complete the Retail Questionnaire Supplement below. **If no, proceed to the next section.**

 Section VII: Adaptive Reuse

What is the age of the structure (in years)? 0

Are you applying for tax incentives under the Adaptive Reuse Program?

No

Section VIII: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results 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, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address

1755 Dale Road

City/Town

Buffalo

State

New York

Zip Code

14225

Will the project 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?

No

Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

No

If Yes to either question, 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:

Does this project involve relocation or consolidation of a project occupant from another municipality?

Within New York State No

Within Erie County No

If Yes to either question, please, explain

Will the project result in a relocation of an existing business operation from the City of Buffalo?

No

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

<BLANK>

What factors have lead the project occupant to consider remaining or locating in Erie County?

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.



Section IX: Housing

Project **DOES NOT** include residential rental housing units.

Section X: Senior Housing

IDA tax incentives may be granted to projects under the Agency’s Senior Citizen Rental Housing policy when the project consists of a multi-family housing structure where at least 90% of the units are (or are intended to be) rented to and occupied by a person who is 60 years of age or older.

Are you applying for tax incentives under the Senior Rental Housing policy?

No

Section XI: Tax Exempt Bonds

In order to receive the benefits of a tax-exempt interest rate bond, private borrowers and their projects must be eligible under one of the federally recognized private active bond categories (Fed Internal Rev Code IRC sections 142-144, and 1394).

Are you applying for tax exempt bonds / refinancing of bonds related to a residential rental facility project?

No