

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 September 28, 2026 at 9:00 a.m. at the Town of Alden, Town Conference Room, 3311 Wende Road, Alden, New York 14004, regarding:

12319 Broadway 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 6.18+/- acres or real property located on 12319 Broadway Street, Town of Alden, 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 12,760+/- square-foot commercial facility for the Center for Energy Empowerment to serve as a working demonstration of integrated commercial clean-energy and high-performance building technologies (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 and the Existing 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, mortgage recording 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 October 27, 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.



12319 Broadway

[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	12319 Broadway LLC
Project Summary	12319 Broadway LLC is developing the approximately \$7 million Center for Energy Empowerment in Alden, New York. The project will include construction of a new high-performance commercial facility incorporating solar PV, battery energy storage, geothermal heating and cooling, EV charging, and advanced building energy systems. The facility will be owned by 12319 Broadway LLC and leased to Buffalo Solar and Intraform for commercial operations, clean energy demonstration, workforce development, training, and continued business growth. The project will support significant private investment, local construction activity, retention and creation of jobs, and expansion of the clean energy economy in Erie County.
Applicant Name	Tyler Uebelhoer
Applicant Address	3279 Walden Ave
Applicant Address 2	
Applicant City	Depew
Applicant State	New York
Applicant Zip	14043
Phone	(716) 249-8267
Fax	
E-mail	Tyler@buffalosolar.com
Website	https://www.buffalosolar.com/
NAICS Code	238210

Business Organization

Type of Business

Limited Liability Company

Year Established

2024

State

New York

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 Mary Smith
Title Director of Operations
Address 3279 Walden Ave
Address 2
City Depew
State New York
Zip 14043
Phone (716) 432-9470
Fax
E-Mail mary@buffalosolar.com

Company Contact- Authorized Signer for Applicant

Contact is same as individual completing application Yes
Name Mary Smith
Title Director of Operations
Address 3279 Walden Ave
Address 2
City Depew
State New York
Zip 14043
Phone (716) 432-9470
Fax
E-Mail mary@buffalosolar.com

Company Counsel

Name of Attorney Martin Clifford
Firm Name
Address 403 Main Street
Address 2 Suite 716
City Buffalo
State New York
Zip 14203

Phone (716) 308-3260
Fax
E-Mail mclifford@cliff-law.com

Benefits Requested (select all that apply).

Exemption from Sales Tax	Yes
Exemption from Mortgage Tax	Yes
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 Background, History, Products and Customers 12319 Broadway LLC is a New York limited liability company established to develop, own, and operate the approximately 12,760-square-foot Center for Energy Empowerment at 12319 Broadway in Alden, New York. The LLC is the project owner and will generate revenue primarily through commercial lease payments from Buffalo Solar and INTRAFORM LLC, whose operations will drive the majority of the economic activity occurring at the property. Buffalo Solar, the principal tenant, was founded in 2015 and is a Western New York-based commercial renewable-energy company that has completed more than 700 renewable-energy projects. Buffalo Solar provides commercial solar and energy solutions throughout New York, including project evaluation, design, engineering coordination, utility interconnection, permitting, procurement, construction coordination, commissioning, incentive administration, and ongoing project support. Its customers include commercial property owners, businesses, institutions, and other organizations investing in renewable-energy infrastructure. The Center for Energy Empowerment will become Buffalo Solar's permanent corporate headquarters and support the company's continued growth and expansion of its commercial renewable-energy operations. INTRAFORM LLC will also operate from the facility and will focus on the development of energy-integrated commercial real estate. Its business model integrates commercial real estate development with energy and building-performance strategies designed to improve long-term asset performance. INTRAFORM's development activity is also expected to create additional renewable-energy project opportunities for Buffalo Solar, supporting continued business growth, private investment, and job growth in Western New York. In addition to supporting these commercial operations, the Center will serve as a permanent demonstration, education, and workforce-development facility for advanced building and clean-energy technologies. The all-electric facility will integrate solar photovoltaic generation, battery energy storage, ground-source geothermal heating and cooling, electric vehicle charging, advanced building automation and energy-management systems, and a high-performance building envelope. The project is being designed to achieve Phius ZERO certification. Ownership Tyler Uebelhoer — 100% Member of 12319 Broadway LLC There are no other stockholders, members, or partners with an ownership interest greater than 20%.

Estimated % of sales within Erie County	51 %
Estimated % of sales outside Erie County but within New York State	43 %
Estimated % of sales outside New York State but within the U.S.	6 %
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?

Describe vendors within Erie County for major purchases

Approximately 31% of Buffalo Solar's annual purchases of supplies, materials, and vendor services are estimated to be from firms located in Erie County, based on 2026 year-to-date purchasing activity. Local purchasing includes electrical equipment and supplies, construction and electrical subcontracting, engineering and professional services, property and facility services, printing, equipment and vehicle services, and other project-support services. These purchases support firms located throughout Buffalo, Amherst, Cheektowaga, Depew, Lancaster, Orchard Park, West Seneca, Tonawanda, and other Erie County communities. Buffalo Solar prioritizes qualified local vendors and subcontractors when commercially and technically feasible. Specialized solar, battery-storage, and other equipment that is not readily available locally is sourced from regional and national suppliers as required. The proposed Center for Energy Empowerment will create additional opportunities for Erie County purchasing through ongoing facility operations, professional services, maintenance, construction support, and the continued growth of Buffalo Solar's commercial renewable-energy operations.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

12319 Broadway St

Town/City/Village of Project Site

Alden

School District of Project Site

Alden Central School District

Current Address (if different)

3279 Walden Ave

Current Town/City/Village of Project Site (if different)

Depew NY 14043

SBL Number(s) for proposed Project

118.00-3-18.12

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

470

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

Land

\$ 45,400

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.)

The Project site is currently vacant land. The property is being developed for construction of the Center for Energy Empowerment, a new commercial facility that will serve as Buffalo Solar's corporate headquarters and support additional commercial, workforce development, and clean energy demonstration uses.

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 proposed project consists of the new construction of the Center for Energy Empowerment, an approximately 12,760-square-foot high-performance commercial facility located at 12319 Broadway in Alden, New York. The project is being developed and will be owned by 12319 Broadway LLC. The site is currently vacant land; therefore, there is no existing building square footage to be renovated, and approximately 12,760 square feet of new construction is contemplated. The project includes construction of the commercial building and the purchase and installation of associated building systems, furnishings, fixtures, equipment, and advanced clean-energy technologies. The facility will incorporate solar photovoltaic generation, battery energy storage, ground-source geothermal heating and cooling, electric vehicle charging infrastructure, advanced building controls and energy-management systems, and a high-performance building envelope. The building is being designed to achieve Phius ZERO certification. Buffalo Solar will be the principal tenant and end user of the facility and will relocate its corporate headquarters and commercial operations to the property. Buffalo Solar will use the facility for revenue-generating commercial renewable-energy operations, including project development, engineering and design coordination, utility interconnection and permitting, project management, procurement and construction coordination, sales and business development, finance, administration, and employee and industry training. The facility will provide Buffalo Solar with a permanent operating base to support continued growth of its commercial renewable-energy business. INTRAFORM LLC will also be a commercial tenant and will lease office space within the facility for energy-integrated commercial real estate development and related business operations. No additional tenants have been identified at this time; however, available space may be leased to compatible commercial tenants as opportunities arise. In addition to the commercial office and business operations of the tenants, portions of the facility will be used for workforce training, industry and customer education, technology demonstrations, and collaboration. The building itself will serve as a working demonstration of integrated commercial clean-energy and high-performance building technologies. The purpose of the project is to create a permanent commercial headquarters and operating facility that supports revenue-generating business activity, continued business expansion, employment growth, and long-term private investment in Western New York. The facility will also support workforce development, industry education, and the demonstration of advanced building and clean-energy technologies in an operating commercial environment.

Municipality or Municipalities of current operations

Depew NY

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

No

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?

Yes

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?

Yes

(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?

No

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

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

The project has been awarded funding through the USDA Rural Energy for America Program (REAP), with 12319 Broadway LLC as the grant recipient. 12319 Broadway LLC is also applying to NYSERDA's Building Cleaner Communities Competition (BCCC). Buffalo Solar, as the renewable-energy contractor for the project, anticipates applying for applicable NY-Sun solar and battery energy storage incentives administered by NYSERDA.

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:

While the core Project could proceed without Agency financial assistance, ECIDA participation will significantly increase the scope and long-term economic and public benefit of the investment in Erie County. Agency assistance will allow the Applicant to preserve capital for continued business growth and job creation while supporting a greater level of workforce-development, training, education, and clean-energy demonstration activities at the Center for Energy Empowerment. ECIDA participation will help maximize the impact of the approximately \$7.0 million private investment by enabling the facility to serve as a permanent Erie County resource that will create opportunities for local job growth, develop contractor capacity, provide internships and workforce training, engage educators and industry partners, and provide hands-on exposure to commercial-scale clean-energy and high-performance building technologies. The value of Agency participation is therefore not simply whether the facility is constructed, but the additional and lasting economic and public benefits that ECIDA assistance will enable. The assistance will help ensure that this substantial private investment serves not only the Applicant's business needs, but also strengthens Erie County's workforce, local business capacity, and growing clean-energy economy.

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 approximately \$7.0 million Center for Energy Empowerment represents a significant private investment in Erie County. ECIDA financial assistance is an important component of the Project's financing and is necessary to complete the Project at the scope and level of investment proposed. The cost of developing the facility, including the additional investment required for its high-performance building systems, clean-energy infrastructure, training space, and living-laboratory capabilities, creates a substantial financial burden. Without the requested assistance, the Applicant would be required to commit additional capital to the Project that would otherwise be available to support Buffalo Solar's operations, workforce, and continued growth. This would constrain the company's ability to invest in job creation and business expansion and would reduce the resources available for the Project's planned workforce-development, training, education, and clean-energy demonstration activities. ECIDA assistance will reduce this financial burden and allow the Applicant to complete and operate the Center for Energy Empowerment as envisioned while preserving capital needed to support continued business and job growth. The assistance will maximize the economic impact of this private investment by making possible the broader workforce training, contractor development, internships, educator programming, and commercial-scale clean-energy education and demonstration that are central to the Project's public benefit in Erie County.

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?

If Financial Assistance is not obtained, the Applicant would be required to absorb a greater share of the approximately \$7.0 million Project cost through its own financial resources. This would place additional demands on operating capital and reduce the financial flexibility available to support business growth, working-capital needs, job creation, and the broader workforce-development, education, contractor-training, and clean-energy demonstration activities planned for the Center for Energy Empowerment. The impact would extend beyond the Applicant's business operations. Without Agency assistance, the Applicant would not be able to make the same level of investment in the Center's workforce and public-benefit activities, and the scale and pace of programming would be more dependent on annual business conditions, available staff capacity, and other funding sources. This could limit the Applicant's ability to expand internships, educator and workforce programming, contractor training, technical workshops, and efforts to develop additional local contractors with commercial solar capabilities. For Erie County, the result would be a lower level of economic and public benefit from the Project than could be achieved with Agency participation. While the Project represents a substantial private investment in the County, ECIDA assistance will allow that investment to have a broader and more lasting impact by preserving capital for business and job growth and increasing the resources available for workforce development, local contractor capacity, education, and commercial-scale clean-energy demonstration.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Is your project located near public transportation?

No

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

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

No

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.

9/18/2026

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

Yes

Describe the present zoning/land use

The Premises consist of approximately 6.184 acres of currently vacant, unimproved land located at 12319 Broadway in the Town of Alden. The property is zoned C-2 Commercial. The site has historically been used as agricultural farmland and is currently undeveloped. The proposed office, warehouse, training, and associated clean-energy uses are being advanced through the Town of Alden's site-plan and municipal approval process.

Describe required zoning/land use, if different

No change in zoning is currently contemplated. The property is zoned C-2 Commercial, and the proposed development is being advanced through the Town of Alden's site-plan review and approval process in accordance with applicable zoning and land-use requirements.

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

No change in zoning is currently required or requested.

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

No

If yes, please explain

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?

Yes

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

Yes. The Project will incorporate new high-performance building and energy equipment designed to provide significant energy-efficiency and energy-performance benefits. This includes geothermal heat-pump systems, energy-recovery ventilation, heat-pump domestic water heating, advanced building controls and energy-management systems, solar photovoltaic generation, battery energy storage, and related electrical infrastructure. These systems are being integrated as part of an all-electric, high-performance facility designed to substantially reduce building energy demand, improve operating efficiency, manage peak electrical loads, and produce and store renewable energy onsite.

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?

Yes

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

Yes. The facility will serve as a real-world demonstration and development environment for evaluating the integration and performance of high-performance building systems, renewable-energy generation, battery energy storage, geothermal systems, EV charging, and advanced energy-management controls. These activities will support the development and refinement of new energy-management, building-performance, and commercial real estate service models. Because the company is currently in the development stage, the percentage of future operating expenses attributable specifically to R&D activities has not yet been established.

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

The Project does not include onsite child care services and is not anticipated to facilitate the creation of new 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	Yes
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Please check any and all end uses as identified below.

- | | | |
|--|---------------------------|-------------------------------------|
| No Acquisition of Existing Facility | No Assisted Living | Yes 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 | No Manufacturing |
| Yes Renewable Energy | Yes Other | |
| Training and Development | | |

For proposed facility please include the square footage for each of the uses outlined below

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

			Cost	% of Total Cost
Manufacturing/Processing	square feet	\$	0	0%
Warehouse	6,411 square feet	\$	2,800,000	40%
Research & Development	square feet	\$	0	0%
Commercial	square feet	\$	0	0%
Retail	square feet	\$	0	0%
Office	5,549 square feet	\$	3,780,000	54%
Specify Other	800 square feet	\$	420,000	6%

If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?

No

If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)

<BLANK>

Provide estimate of additional construction cost as a result of LEED certification you are seeking	< BLANK >
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Will project result in significant utility infrastructure cost or uses	Yes
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What is the estimated project timetable (provide dates).

Start date : acquisition of equipment or construction of facilities

11/1/2026

End date : Estimated completion date of project

8/1/2027

Project occupancy : estimated starting date of occupancy

9/1/2027

Capital Project Plan / Budget

Estimated costs in connection with Project

1.) Land and/or Building Acquisition

\$ 150,000 square feet 6 acres

2.) New Building Construction

\$ 6,165,969 square feet

3.) New Building addition(s)

\$ 0 square feet

4.) Reconstruction/Renovation

\$ 0 square feet

5.) Manufacturing Equipment

\$ 0

6.) Infrastructure Work

\$ 0

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

\$ 0

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

\$ 833,121

9.) Other Cost

\$ 0

Explain Other
Costs

Total Cost \$ 7,149,090

Construction Cost Breakdown:

Total Cost of Construction	\$ 6,165,969 (sum of 2, 3, 4 and 6 in Project Information, above)
Cost of materials	\$ 3,822,586
% sourced in Erie County	39%

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	\$ 2,190,660
Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):	\$ 191,682

** 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:	Attached billed to Date Costs on Engineering, Land purchase, Legal, Taxes...

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits):	\$ 1,610,000
Bank Financing:	\$ 5,390,000
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):	\$ 977,638
Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)	USDA REAP Grant (Geothermal) \$130,138 NYSERDA NY-SUN \$187,500 NYSERDA Retail Storage Incentive \$541,800.00 NYSEG Make Ready \$100,000 NYSEG Geothermal \$18,200 We also applied for a BCCC grant through NYSERDA, we do not know if we will be awarded.
Total Sources of Funds for Project Costs:	\$7,977,638
Have you secured financing for the project?	Yes

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).	5,390,000
Lender Name, if Known	
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%):	\$40,425

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):	The Project is not expected to utilize any real property tax exemption benefit other than the Agency's PILOT benefit.
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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 Genessee.

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	15	15	6	6
Part time	0	0	0	0
Total	15	15	6	

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	5	\$ 100,000	\$ 6,708	0	\$ 0	\$ 0
Professional	2	\$ 70,000	\$ 6,708	0	\$ 0	\$ 0
Administrative	12	\$ 70,000	\$ 6,708	0	\$ 0	\$ 0
Production	2	\$ 74,000	\$ 6,708	0	\$ 0	\$ 0
Independent Contractor	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Other	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total	21			0		

** 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

1,800,000

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

85,000

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

0

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

80,000

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

0

Estimated salary range of jobs to be created

From (Full Time)	65,000	To (Full Time)	95,000
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

12319 Broadway, Alden NY 14040

Name and Address of Owner of Premises

Tyler Uebelhoer 10165 Colby Rd Darien Center NY 14020

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

The Premises consist of approximately 6.184 acres of currently vacant former farmland located at 12319 Broadway (NYS Route 20) in the Town of Alden, Erie County. The site is generally flat to very gently sloping, with average slopes of less than 1%. A minor drainage swale crosses the southerly portion of the property and ultimately drains toward Cayuga Creek. A wetland delineation identified no wetlands, hydric soils, or wetland hydrology on the parcel. The property is not located within a mapped FEMA Special Flood Hazard Area and is predominantly within Zone X. There are no coastlines, lakes, or other significant surface-water features on the Premises.

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

The Premises consist of approximately 6.184 acres of currently vacant, unimproved former farmland at 12319 Broadway, Alden, New York. There are no existing buildings or material improvements on the site. The project will construct a new commercial office and warehouse facility together with parking, access drives, renewable-energy systems, and related site improvements. The primary operations conducted at the Premises will be Buffalo Solar's commercial renewable-energy business operations. Activities will include commercial solar and battery-storage project evaluation and development; system design and engineering coordination; utility interconnection and permitting; procurement and materials management; project and construction management; commissioning and project closeout; incentive administration; customer support; and related sales, finance, and administrative functions. The warehouse will support the receipt, storage, staging, and distribution of solar, battery, electrical, and related project materials and equipment. The Premises will also support workforce development, technical training, and clean-energy education, including hands-on training and demonstrations involving commercial solar, battery storage, building electrification, energy management, and high-performance building systems. Intraform LLC will conduct commercial real estate development and energy-infrastructure development activities from the Premises, including project development, financial and energy-performance analysis, underwriting, coordination of building and energy systems, and management of high-performance, energy-producing commercial real estate. The property itself will incorporate solar photovoltaic generation, battery energy storage, EV charging, and advanced building and energy-management systems, allowing the facility to function as a working demonstration and training environment for integrated clean-energy technologies. The civil plans contemplate the office/warehouse facility together with solar generation, battery-storage areas, EV charging, and associated infrastructure.

Describe all known former uses of the Premises

The Premises were historically used as farmland for agricultural purposes. The property is currently vacant and unimproved and has reverted to an upland meadow/old-field condition. No other former uses of the Premises are known to the Applicant.

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?

No

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

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

N/A

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

N/A

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

No industrial process discharges are currently present or contemplated at the Premises. The proposed operations will not involve manufacturing or industrial processes that generate process wastewater. Stormwater associated with construction and post-construction site runoff will be managed in accordance with the project's approved Stormwater Pollution Prevention Plan (SWPPP) and applicable NYSDEC SPDES requirements.

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

There are no industrial process-water or contact/noncontact cooling-water discharges contemplated at the Premises. Stormwater: Stormwater from the developed site will be managed through the project's stormwater management system. Roof runoff from the office and warehouse will be directed to rainwater-harvesting cisterns for reuse and runoff reduction. Runoff from parking, access, loading, and solar-field areas will be directed to three lined, underdrained bioretention areas. Controlled discharges from the bioretention system and larger storm events will ultimately flow through the existing drainage swale toward Cayuga Creek. Sanitary Wastewater: The Premises will utilize an on-site wastewater treatment system consisting of an enhanced treatment unit with a raised absorption bed (mound), subject to Erie County Department of Health review and approval. A conventional in-ground system is not proposed due to site soil and groundwater conditions. Construction Stormwater: Construction-related stormwater discharges will be managed pursuant to the project's SWPPP and NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity. Approximately 3.5 acres of the 6.184-acre parcel are anticipated to be disturbed. There are no existing septic tanks on the currently vacant and unimproved site. The proposed on-site wastewater treatment system described above will be constructed as part of the project.

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?

No

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

Are any of the air emission sources permitted?

No

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

NA

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

No

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

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?

No

If yes, relate all the circumstances

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?

Multi-Tenant Facility

Multi-Tenant Facility (to be filled out by developer).

Please explain what market conditions support the construction of this multi-tenant facility

Market conditions supporting the development include the demonstrated growth and space requirements of the facility's identified tenants, together with continued expansion of New York's clean-energy, building-decarbonization, energy-storage, and distributed-generation markets. Buffalo Solar requires expanded office, warehouse, material-staging, training, and project-support capacity to accommodate its growing commercial renewable-energy operations. The company has outgrown its existing leased facility and requires a larger, purpose-designed location capable of supporting its current operations and anticipated growth. Intraform requires dedicated space to establish and expand its commercial real estate and energy-infrastructure development operations. The facility is not being developed primarily as speculative multi-tenant real estate. It is being purpose-built for identified, complementary operating businesses with established space requirements and planned tenancy. The multi-tenant structure allows the businesses to share high-performance building and clean-energy infrastructure while maintaining distinct operations, improving utilization of the facility and providing capacity for future growth. These tenant-specific needs are reinforced by broader market conditions. New York's clean-energy sector continues to expand, supporting investment and employment in building decarbonization, renewable power generation, distributed solar, energy storage, grid modernization, and high-performance buildings. These conditions support continued demand for Buffalo Solar's commercial renewable-energy services and the market opportunity for Intraform's high-performance real estate and energy-infrastructure development activities.

Have any tenant leases been entered into for this project?

Yes

If yes, please list below and provide square footage (and percent of total square footage) to be leased to tenant and NAICS Code for tenant and nature of business

Tenant Name	Current Address (city, state, zip)	# of sq ft and % of total to be occupied at new projet site	SIC or NAICS-also briefly describe type of business, products services, % of sales in Erie Co.
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*fill out table for each tenant and known future tenants

Section V: Tenant Information

PART 1 TO BE COMPLETED BY LESSEE (DEVELOPER)

Tenant Name

Buffalo Solar Solutions, Inc.

Property Address:

12319 Broadway Alden NY 14043

City/Town/Village

Alden NY 14043

The following information is an outline relative to the potential client and their proposed contract to sublease space in the above reference facility

Amount of space to be leased (square feet)

10,450

What percentage of the building does this represent?

81

Are terms of lease:

GROSS

If GROSS lease, please explain how Agency benefits are passed to the tenant

Gross, turnkey lease. Landlord, 12319 Broadway LLC, will be responsible for building operating expenses, including real property taxes, property insurance, utilities, building and mechanical-system maintenance, snow removal, landscaping, and common-area maintenance. Tenant will pay fixed base rent and will remain responsible for its own business operations, business insurance, equipment and any tenant-specific costs or damages.

Estimated date of occupancy

9/1/2026

PART 2 TO BE COMPLETED BY PROPOSED TENANT

Company Name:

Buffalo Solar Solutions, Inc.

Local Contact Person:

Mary Smith

Title:

Director of Operations

Current Address:

3279 Walden Ave

Phone:

(716) 432-9470

Fax:**E-Mail:**

mary@buffalosolar.com

Website:

buffalosolar.com

Company President/General Manager:

Mary Smith

Number of employees moving to new project location:**Full-Time:**

14

Part-Time:

0

Total:

14

Please describe briefly the nature of the business in which the proposed tenant is/will be engaged. This should include NAICS Code; type of business and products or services; percent of total sales in Erie County and the United States:

Nature of Business / NAICS / Products and Services / Sales Buffalo Solar is a commercial renewable-energy contractor specializing in small- to mid-sized commercial rooftop solar photovoltaic and battery energy-storage systems. The company provides project evaluation, system design and engineering coordination, utility interconnection, permitting, procurement, construction coordination, commissioning and closeout, incentive administration, and ongoing system support. Buffalo Solar serves commercial, industrial, institutional, and other non-residential customers primarily throughout New York State. NAICS Code: 238210- Electrical Contractors and Other Wiring Installation Contractors Percentage of Total Sales: Erie County: 51% United States: 100%

Attach additional information as necessary.

History of Company (i.e. start-up, recent acquisition, publicly traded)

Buffalo Solar is a privately held renewable-energy company founded in Western New York in 2015. Since its founding, the company has completed more than 700 renewable-energy projects. The company initially served both residential and commercial markets and transitioned its focus exclusively to commercial renewable-energy projects in 2022. Today, Buffalo Solar specializes in small- to mid-sized commercial rooftop solar photovoltaic and battery energy-storage systems for businesses, industrial facilities, institutions, and other non-residential customers. Over more than a decade of operation, Buffalo Solar has expanded its capabilities to provide comprehensive project development and delivery services, including project evaluation, design and engineering coordination, utility interconnection, permitting, procurement, construction coordination, commissioning, incentive administration, and ongoing system support. Buffalo Solar is an established operating business headquartered in Western New York and is not a start-up, recent acquisition, or publicly traded company.

Please list the square footage which the proposed tenant will lease at the Project location

10,450

Please list the square footage which the proposed tenant leases at its present location(s)

6,700

Describe the economic reason for either the increase or decrease in leased space.

The increase in leased space is driven by Buffalo Solar's growth and its transition to a commercial-focused renewable-energy business. The company has outgrown its existing leased facility, which does not provide sufficient office, warehouse, material-staging, training, and project-support capacity for its current operations and continued growth. The proposed facility will provide purpose-designed space to consolidate Buffalo Solar's commercial operations, accommodate additional employees, improve material storage and staging, support project development and coordination, and provide dedicated training space. The increased space will allow Buffalo Solar to operate more efficiently and provide the capacity needed to support its growing volume of commercial solar and battery energy-storage projects.

Will the project result in a relocation and/or abandonment of other tenant/user(s) facilities in Erie County, or New York State?

Yes

If owned, what will happen to the existing facility once vacated?

N/A

If leased, when does lease expire?

9/1/2027

Are any of the proposed tenant's current operations located in facilities which have received an Industrial Development Agency benefit?

No

If yes, please provide details as to location, and amount of leased space, how long leased?

N/A

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

3279 Walden Ave

City/Town

Depew

State

New York

Zip Code

14043

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?

Yes

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:

Buffalo Solar will relocate from its existing leased office and warehouse facility in Depew, New York, to the proposed facility at 12319 Broadway, Alden, New York. The relocation will retain Buffalo Solar's operations and employment within Erie County and New York State while providing the additional office, warehouse, material-staging, training, and project-support capacity required for the company's continued growth. The Agency's Financial Assistance is reasonably necessary to support this significant private investment and preserve Buffalo Solar's competitive position in the commercial renewable-energy industry. The assistance will help offset the substantial upfront cost of developing a purpose-built facility capable of supporting the company's expanding commercial solar and battery energy-storage operations, workforce growth, operational efficiency, and long-term investment in Erie County.

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

Within New York State Yes

Within Erie County Yes

If Yes to either question, please, explain

Yes. Buffalo Solar will relocate its existing operations from a leased facility in the Village of Depew, Erie County, to the proposed facility at 12319 Broadway in the Town of Alden, Erie County. The relocation will retain the company's operations and employment within Erie County and New York State while providing additional capacity to support continued growth.

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.)

Key site requirements include sufficient acreage and building area to accommodate expanded office, warehouse, material-storage and staging, training, and project-support functions; adequate warehouse clear height and loading access for commercial solar and battery equipment; sufficient parking and vehicle circulation; and capacity for continued workforce and operational growth. The site must also provide sufficient electrical and utility capacity and adequate land to support the integration of solar photovoltaic generation, battery energy storage, EV charging, geothermal systems, and related energy-management infrastructure. A key requirement is the ability to develop a purpose-built facility that consolidates Buffalo Solar's office, warehouse, material-staging, training, and project-support functions at a single location while providing room for future growth.

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?

Yes

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

Buffalo Solar's primary consideration in remaining in Erie County is its existing workforce. The company specifically wanted to expand without requiring employees to make a significant change to their daily commute or creating unnecessary disruption for its team. Maintaining a convenient location for current employees and retaining the company's established workforce were important factors in the site-selection process. Buffalo Solar also has longstanding business relationships, customers, vendors, and community ties in Erie County and throughout Western New York. The company therefore focused its site search within Erie County, seeking a location that could provide the additional space and infrastructure needed for continued growth while keeping its operations, employment base, and investment within the County.

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

Buffalo Solar currently leases its facility in Depew and does not own the property. Upon relocation to the proposed facility in Alden, Buffalo Solar will vacate the existing leased premises in accordance with the terms of its lease. The property will be returned to the landlord and will be available for re-leasing or other use at the landlord's discretion.

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.

2313 Townline Rd Alden NY 14004 1281 Walden Ave Alden NY 14004 We turned down may properties because of price and interconnection.



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