

**MINUTES OF THE MEETING
OF THE
MEMBERSHIP OF THE
ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(ECIDA or AGENCY)**

DATE AND PLACE: January 28, 2026, at the Erie County Industrial Development Agency, 95 Perry Street, 4th Floor Conference Room, Buffalo, New York 14203

PRESENT: Dr. LaVonne Ansari, Rev. Mark Blue, Grace Bogdanove, Lorry Goldhawk, Tyra Johnson, Brenda McDuffie, Hon. Brian Nowak, Hon. Mark Poloncarz, Kenneth Schoetz and Hon. Taisha St. Jean Tard

EXCUSED: Jonathan Dandes, Hon. Joseph Emminger, Hon. Joel Feroletto, Dottie Gallagher, Gregory Inglut, Hon. Shawn Lavin, Glenn Nellis and Hon. Sean Ryan

OTHERS PRESENT: John Cappellino, President & CEO; Mollie Profic, Chief Financial Officer; Beth O’Keefe, Vice President of Operations; Jerry Manhard, Chief Lending Officer; Grant Lesswing, Director of Business Development; Carrie Hocieniec, Operations Assistant/Assistant Secretary; Brian Krygier, Director of Information Technology; Noah Cliff, Business Development Officer; Lori Szewczyk, Director of Grants; Soma Hawramee, Compliance Portfolio Manager; Michelle Moore, Compliance Associate; Talia Johnson-Huff, Project Manager and Robert Murray, Esq., General Counsel/Harris Beach Murtha

GUESTS: Zaque Evans and Daniel Castle on behalf of Erie County; Barbara Piazza on behalf of Erie County; Thomas Baines on behalf of the City of Buffalo; Erik Ekman, Lindsay Munchauer on behalf of McGuire Development; Jonathan Epstein on behalf of Buffalo News and Nicholas Fiume on behalf of D’Youville University

There being a quorum present at 12:08 p.m., the meeting of the members of the Erie County Industrial Development Agency (the “ECIDA” or “Agency”), was called to order by Chair McDuffie.

MINUTES

The minutes of the December 17, 2025, meeting of the members were presented. Ms. St. Jean Tard moved, and Rev. Blue seconded to approve of the minutes. Ms. McDuffie called for the vote, and the minutes were unanimously approved.

INDUCEMENT RESOLUTIONS:

Swan & Pearl, LLC, 110 Pearl Street (The Dun Building), Buffalo, New York. Ms. McDuffie noted that this project is tabled.

REPORTS / ACTION ITEMS / INFORMATION ITEMS

Financial and Audit Committee Update. Ms. Profic updated members on the most recent Finance & Audit Committee meeting that consisted of Lumsden McCormick's audit plan presentation and the review/recommendation of the ILDC's D'Youville ILDC bond issuance.

2025 Tax Incentives Induced/Closing Schedule. Mr. Cappellino provided this report to Board members. Ms. McDuffie directed that the report be received and filed.

Approve Resolution to Receive Erie County Funding for Buffalo Southern Railroad Capital Maintenance Project. Mr. Cappellino reviewed the Erie County Funding proposal for the Buffalo Southern Railroad maintenance project to undertake repairs and infrastructure maintenance.

Mr. Poloncarz made a motion and Rev. Blue seconded the motion authorizing the negotiation and execution of a Grant Agreement between the County of Erie and the Agency related to certain maintenance activities at the Buffalo Southern Railroad. Ms. McDuffie called for the vote and the following resolution was unanimously approved:

RESOLUTION OF THE ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT BETWEEN THE COUNTY OF ERIE AND THE AGENCY RELATIVE TO CERTAIN RAILROAD REPAIR AND MAINTENANCE ACTIVITIES TO BE UNDERTAKEN AT THE BUFFALO SOUTHERN RAILROAD (THE "RAILWAY FACILITIES") IN THE AMOUNT OF \$300,000

Erie County Code of Ethics Presentation. Ms. Piazza discussed the Erie County Code of Ethics purposes and policies, including financial disclosure supporting requirements. Mr. Murray reminded members to reference the Agency's Code of Ethics and Conflict of Interest Policy at any time he or she identified a potential, perceived, or actual conflict and emphasized early communication of same with John Cappellino, the Agency's Ethics Officer, or with Mr. Murray, counsel to the Agency.

MANAGEMENT TEAM REPORT

Mr. Cappellino informed members that the Agency has received notice of successful grant applications from Governor Hochul's office related to a \$4,300,000 award for construction of new rail siding at the Welded Tube site within the Renaissance Commerce Park, and a second award in the amount of \$1,700,000 for rail line repair and maintenance activities of five miles of track along

the Buffalo to Gowanda rail line. Mr. Cappellino thanked staff members Lori Szewczyk and Talia Johnson-Huff for their grant writing and facilitation efforts.

Mr. Cappellino also noted that several staff recently attended the Buffalo Construction Exchange's Build Buffalo Conference, which connected MWBE and SDVOB businesses with prime contractors and developers to match make and encourage participation in projects.

There being no further business to discuss, Ms. McDuffie adjourned the meeting of the Agency at 12:27 p.m.

Dated: January 28, 2026



Elizabeth A. O'Keefe, Secretary