

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

**DATE AND PLACE:** April 22, 2026, at the Erie County Industrial Development Agency, 95 Perry Street, 4<sup>th</sup> Floor Conference Room, Buffalo, New York 14203

**PRESENT:** Dr. LaVonne Ansari, Rev. Mark Blue, Hon. Joseph Emminger, Lorry Goldhawk, Gregory Inglut, Hon. Shawn Lavin, Hon. Brian Nowak, Hon. Mark Poloncarz, Kenneth Schoetz and Stephen Zenger

**EXCUSED:** Grace Bogdanove, Hon. Joel Feroletto, Dottie Gallagher, Tyra Johnson, Glenn Nellis, Hon. Sean Ryan, Hon. Taisha St. Jean Tard

**VIA ZOOM:** Brenda McDuffie<sup>1</sup>

**OTHERS PRESENT:** Mollie Profic, Chief Financial Officer; 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; Atiqah Abidi, Accounting Manager; Soma Hawramee, Director of Operations; Michelle Moore, Compliance Portfolio Manager; Talia Johnson-Huff, Director of Projects and Property; Lori Szcwzyk, Director of Grants and Special Projects and Robert Murray, Esq., General Counsel/Harris Beach Murtha

**GUESTS:** Zaque Evans and Daniel Castle on behalf of Erie County

At 12:10 pm, Mr. Poloncarz, who presided over the meeting in the absence of Chair McDuffie, called the meeting to order, noting that there was no quorum, and the members assembled would proceed with informational items on the agenda.

Mr. Poloncarz welcomed Mr. Stephen Zenger as a new Board member.

Mr. Poloncarz noted Mr. Emminger is stepping down as Town Supervisor and will also be stepping down from the Board of the ECIDA. Mr. Poloncarz thanked Mr. Emminger for his excellent service to the Town of Tonawanda and to the ECIDA. Ms. McDuffie, participating remotely, thanked Mr. Emminger for his excellent leadership as Chair of the RDC Loan Committee and thanked him for his service to the ECIDA and RDC.

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<sup>1</sup> Ms. McDuffie participated via video conference pursuant to Section 103-A of the New York State Public Officer's Law and the Agency's Videoconferencing Participation Policy.

Mr. Manhard thanked Mr. Emminger for his 10 years of service as RDC Loan Committee Chair. During his tenure, Mr. Manhard noted that Mr. Emminger played a key role in establishing a new \$5 million CARES Act Revolving Loan Fund to assist businesses impacted by COVID and was instrumental in facilitating the release of the federal interest in the RDC Legacy Loan Fund through his leadership, proper management, and oversight. Mr. Manhard expressed his sincere thanks to Mr. Emminger for the time, commitment, and service he has provided to the RDC and its lending team.

Mr. Emminger thanked Mr. Manhard and RDC Loan Committee members and staff for their excellent work, and similarly thanks ECIDA members and staff for their excellent work over the last 10 years.

Policy Committee Update. Ms. Hawramee presented an update on the most recent Policy Committee meeting and noted that the Committee approved of the Hanes Supply amendment to be presented to members at today's meeting.

## **REPORTS / ACTION ITEMS / INFORMATION ITEMS:**

Financial Report. Ms. Profic presented the March financial reports. The balance sheet shows that the IDA finished the month with total assets of \$30.9M and net assets of \$20.5M. During March, the IDA had a \$524,000 increase in cash and a \$440,000 decrease in amounts due from affiliates, as those related entities paid their 2025 management fees. Accounts payable increased \$68,000 due to timing and some small increases in accrued liabilities. Aside from those variances, the other remaining line items were mostly consistent from February. The monthly income statement shows a net income of \$51,000 in March. Operating revenue of \$295,000 was above the monthly budget by \$49,000, due to administrative fees received exceeding our monthly budget. Operating expenses of \$278,000 were \$30,000 under budget, with most of that variance in salaries and benefits. Net non-operating revenue of \$35,000 brings us to a net income of \$51,387 for the month. The year-to-date Income Statement shows operating revenues of \$536,000, including administrative fee revenue of \$304,000. Operating expenses of \$788,000 are \$74,000 below budget, with all expense categories under budget. After net non-operating revenue of \$100,000, there is currently a net loss of \$150,883 for the year. Mr. Poloncarz directed that the report be received and filed.

2026 Tax Incentives Induced/Closing Schedule. Ms. Profic gave this report. Mr. Poloncarz directed that the report be received and filed.

At this point in time Mr. Inglut joined the meeting.

At 12:35 p.m. with a quorum was now present, Mr. Poloncarz officially called the meeting to order.

## **MINUTES**

The minutes of the March 25, 2026, meeting of the members were presented. Mr. Lavin moved, and Mr. Schoetz seconded to approve of the minutes. Mr. Poloncarz called for the vote, and the minutes were unanimously approved.

## AMENDATORY INDUCEMENT RESOLUTION

Hanes Supply Inc., 55 James E. Casey Drive, Buffalo, New York. Ms. Hawramee described this previously approved project, as amended, now including proposed increases in projected expenditures subject to sales tax resulting in an increase in the sales tax benefit request and also resulting in a greater number of jobs proposed to be created.

General discussion ensued.

The Project's cost benefit ratio in relation to the costs of incentives was presented to the members, along with considerations related to anticipated new tax revenues to be generated by the Project, as well as the Project's contemplated community benefits which were discussed and considered.

Mr. Zenger moved and Rev. Blue seconded to approve of the amendment. Mr. Poloncarz then called for the vote and the following resolution was unanimously approved:

RESOLUTION OF THE ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO HANES SUPPLY, INC. (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; AND (ii) THE EXECUTION OF RELATED DOCUMENTS

Nominating Committee Update. Mr. Poloncarz noted he is Nominating Committee Chair and noted the Nominating Committee reviewed and approved the proposed 2026 slate of officers and committee members. Rev. Blue moved and Mr. Emminger seconded to approve of the 2026 slate of officers and committee members. Mr. Poloncarz then called for the vote and the motion was unanimously approved.

## MANAGEMENT TEAM REPORT:

Ms. Profic advised members that financial disclosure forms have been sent out by Erie County Board of Ethics, these are required for Board members who served anytime during 2025. She reminded members to complete this required disclosure by May 15. If members have any questions, please feel free to contact Soma or Barbara Piazza at Erie County.

There being no further business, upon motion made by Mr. Nowak and seconded by Mr. Inglut, Mr. Poloncarz called to adjourn the meeting, and the motion was unanimously approved at 12:43 p.m.

Dated: April 22, 2026

  
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Mollie M. Profic, Secretary