



Policy Committee

October 1, 2026

At 9:00 a.m.

ECIDA Offices
95 Perry Street, 4th Floor Conference Room
Buffalo, New York 14203

1. Call Meeting to Order
2. Approval of the September 3, 2026, Policy Committee Meeting (Pages 2-4)
3. Project Matrix (Informational) (Page 5)
4. Project Presentation (Staff – Company Q&A)
 - a) 12319 Broadway LLC/Buffalo Solar (Action Item) (Pages 6-44)
5. Management Team Report
6. Adjournment - Next Meeting November 5, 2026, at 9:00 a.m.

**MINUTES OF A MEETING OF THE
POLICY COMMITTEE OF THE
ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

DATE AND PLACE: September 3, 2026, at the Erie County Industrial Development Agency, 95 Perry Street, 4th Floor Conference Room, Buffalo, New York 14203

PRESENT: Denise Abbott, A.J. Baynes, Zaque Evans, Dr. Susan McCartney, Brenda W. McDuffie, Glenn R. Nellis, Hon. Brian Nowak, Laura Smith, and Lavon Stephens

EXCUSED: Rev. Mark E. Blue, Grace Bogdanove, Andrew Federick, Gregory R. Inglut, Peter Petrella and David State

OTHERS PRESENT: John Cappellino, President & CEO; Mollie Profic, Chief Financial Officer; Noah Cliff, Business Development Officer; Carrie Hocieniec, Operations Assistant/Assistant Secretary; Brian Krygier, Director of Information Technology; Soma Hawramee, Director of Operations; Michelle Moore, Compliance Portfolio Manager; Alyssa Penny, Compliance Associate, and Robert G. Murray, Esq., as General Counsel/Harris Beach Murtha

GUESTS: Stan Hatch and Steve Klock on behalf of Niagara Power Transformer, LLC

There being a quorum present at 9:04 a.m., the Meeting of the Policy Committee was called to order by Chairwoman Abbott.

MINUTES

The minutes of the June 4, 2026 Policy Committee meeting were presented. Upon motion made by Ms. McDuffie to approve of the minutes, and seconded by Ms. Smith, the Policy Committee meeting minutes were thereafter unanimously approved.

PROJECT MATRIX

Mr. Cappellino reviewed the Project Matrix with the Committee.

PROJECT PRESENTATIONS

At this point in time, Mr. Evans joined the meeting.

Niagara Power Transformer, LLC. Ms. Hawramee presented this proposed sales and use tax exemption benefit and real property tax abatement benefit project involving a six-phase, two-year expansion of the company's existing 121,500 SF manufacturing campus in Cheektowaga, New York. The project will redevelop adjacent properties and add approximately 55,000 SF of new manufacturing space and renovate 41,000 SF of existing properties and will provide additional manufacturing and warehousing capabilities, new production areas and equipment, expanded material handling capabilities and upgraded utility infrastructure.

Mr. Hatch spoke on behalf of the Company.

Ms. Hawramee confirmed that the Company is seeking approximately \$2,194,264.00 in assistance including sales tax exemption and real property tax abatement benefits. Total payroll is projected at \$312,630,681.00 for the direct and indirect jobs created including 256 construction jobs.

The project's cost benefit ratio was presented to and reviewed by the members and the costs of incentives so applied for, the anticipated new tax revenues to be generated by the Project, as well as the Project's contemplated community benefits were discussed and considered.

Ms. Hawramee stated that in exchange for providing the sales and use tax and real property tax abatement benefits, the approval of this project will be conditioned upon adherence to certain material terms and conditions with respect to the potential modification, recapture and/or termination of financial assistance as follows:

Draft Recapture Material Terms

Condition	Term	Recapture Provision
Total Investment	At project completion	Investment amount equal to or greater than 85% of project amount. Total project amount = \$71,203,457 85% = \$60,522,938
Employment	Coincides with 10-year PILOT	Maintain Base = 146 FTE Create 85% of Projected Projected = 73 FTE 85% = 62 FTE Recapture Employment = 208 FTE
Local Labor	Construction period	Adherence to policy including quarterly reporting
Pay Equity	Coincides with 10-year PILOT	Adherence to policy
Unpaid Tax	Coincides with 10-year PILOT	Adherence to policy
Recapture Period	Coincides with 10-year PILOT	Recapture of state and local sales taxes and real property tax

General discussion ensued.

Ms. McDuffie moved and Mr. Nowak seconded, to recommend the project as proposed be forwarded to the members of the Agency Board for approval. Ms. Abbott called for the vote and the motion was unanimously approved.

MANAGEMENT TEAM REPORT

Mr. Cappellino presented the proposed 2027 Policy Committee meeting schedule.

There being no further business to discuss, Ms. Abbott adjourned the meeting at 9:34 a.m.

Dated: September 3, 2026

Mollie M. Profic, Secretary

12319 Broadway LLC \$ 7,149,090 PRIVATE INVESTMENT INDUCEMENT RESOLUTION											
ELIGIBILITY • NAICS Section – 238210	Project Title: Buffalo Solar - Center for Energy Empowerment										
COMPANY INCENTIVES • Approx \$ 517,261 in real property tax savings • Up to \$ 191,682 in sales tax savings • 3/4 of 1% of the final mortgage amount up to \$ 40,425	Project Address 12319 Broadway Street, Alden, NY 14004 (Alden Central School District)										
JOBS & ANNUAL PAYROLL • Current Jobs: 15 FT • Est. salary/yr. of jobs retained: \$85,000 • Projected new jobs: 6 FT • Est. salary/yr. of jobs created: \$80,000 • Total jobs after project completion: 21 FTE • Annual Payroll: \$1,800,000 • Construction Jobs: 30	Agency Request A property tax, sales tax, and mortgage recording tax abatement in connection with the construction of a 12,760 SF commercial, net-zero energy building in Alden. <table> <tr> <td>Land / Building Acquisition</td><td>\$ 150,000</td></tr> <tr> <td>Building Construction</td><td>\$ 6,165,969</td></tr> <tr> <td>Soft Costs</td><td>\$ 833,121</td></tr> <tr> <td>Total Project Cost</td><td>\$ 7,149,090</td></tr> <tr> <td>85%</td><td>\$ 6,076,726</td></tr> </table> Company Description Buffalo Solar affiliate 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 will generate revenue primarily through commercial lease payments from affiliates Buffalo Solar and Intraform. Buffalo Solar is a commercial renewable-energy contractor specializing in small- to mid-sized rooftop solar and battery energy-storage systems. Intraform will focus on the development of energy-integrated commercial real estate. Tyler Uebelhoefer is the 100% owner and sole member of 12319 Broadway LLC.	Land / Building Acquisition	\$ 150,000	Building Construction	\$ 6,165,969	Soft Costs	\$ 833,121	Total Project Cost	\$ 7,149,090	85%	\$ 6,076,726
Land / Building Acquisition	\$ 150,000										
Building Construction	\$ 6,165,969										
Soft Costs	\$ 833,121										
Total Project Cost	\$ 7,149,090										
85%	\$ 6,076,726										
PROJECTED COMMUNITY BENEFITS* • Term: 7 YEARS • NET Community Benefits: \$25,214,779 • Spillover Jobs: 43 • Total Payroll: \$23,645,846	Project Description The Center for Energy Empowerment involves the construction of a commercial building incorporating advanced clean-energy technologies, including 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, a net-zero energy building certification standard that requires a building to be designed for very low energy use and to offset its remaining annual energy consumption through on-site renewable energy.										
INCENTIVE COST / COMMUNITY BENEFIT RATIO (discounted at 2%)* Incentives: \$712,715 Community Benefit: \$23,587,265 Cost: Benefit Ratio: 1:33	A key component of the project is its focus on workforce development, industry education, and hands-on training. In addition to supporting the commercial office and business operations of the tenants, portions of the facility will be utilized for workforce training, industry and customer education, technology demonstrations, and collaboration. The facility will provide an operating environment where workers, industry partners, customers, and other stakeholders can gain practical exposure to advanced building systems and clean-energy technologies.										
* Cost Benefit Analysis Tool powered by MRB Group											

Economic Impact: Inform Analytics Cost-Benefit Analysis

The Erie County Industrial Development Agency uses the Cost Benefit Analysis Tool powered by MRB Group to assess the economic impact of a project applying for incentives. A Cost-Benefit Analysis is required by Section 859-a (5)(b) of General Municipal Law. For the complete Cost Benefit Analysis – please see the attached MRB Cost Benefit Calculator.

Cost: Incentives

COSTS	Tax Exemption	Amount
	Property	\$ 517,261
	Sales	\$ 191,682
	Mortgage Recording	\$ 40,425
	Total	\$ 749,368
	Discounted at 2%	\$712,715

Benefit: Projected Community Benefit*

BENEFITS	Region	Recipient	Revenue Type	\$ Amount **
	Erie County	Individuals	Payroll Construction	\$ 4,293,153
			Payroll Permanent	\$19,352,693
		Public	Property Taxes	\$ 129,318
			Sales Taxes	\$ 196,556
			Other Muni Revenue (NFTA)	\$ 13,475
	New York State	Public	Income Taxes	\$ 1,064,063
			Sales Taxes	\$ 165,521
			Total Benefits to EC + NYS***	\$25,214,779
			Discounted at 2%	\$23,587,265

* Cost Benefit Analysis Tool powered by MRB Group **Includes direct & indirect \$ over project period ***May not sum to total due to rounding

Discounted Cost \$712,715
Discounted Benefit \$23,587,265
Ratio 1:33

Conclusion: The Cost Benefit for this project is: 33:1. For every \$1 in costs (incentives), this project provides \$33 in benefits (payroll & tax revenue). **Note: For Erie County, every \$1 in costs (incentives) provides \$38 in benefits to the community.**

New Tax Revenue Estimated

Current Yearly Taxes	Estimated New Assessed Value	Additional County Revenue over abatement period	Additional Town Revenue Over abatement period	Additional School Revenue over abatement period	New Yearly Taxes Upon Expiration of Abatement Period
\$1,233	\$ 3,445,400	\$30,626	\$8,800	\$98,524	\$93,601
Combined Tax Rate: \$ 27.17					

Draft Recapture Material Terms

Condition	Term	Recapture Provision
Total Investment	At project completion	Investment amount equal to or greater than 85% of project amount. Total project amount = \$ 7,149,090 85% = \$ 6,076,726
Employment	Coincides with 7-year PILOT	Maintain Base = 15 FTE Create 85% of Projected Projected = 6 FTE 85% = 5 FTE Recapture Employment = 20 FTE
Local Labor	Construction period	Adherence to policy including quarterly reporting
Pay Equity	Coincides with 7-year PILOT	Adherence to Policy
Unpaid Tax	Coincides with 7-year PILOT	Adherence to Policy
<u>Recapture Period</u>	Coincides with 7-year PILOT	Recapture of Real Property Tax, Mortgage Recording Tax, State and Local Sales Taxes

Recapture applies to:

State and Local Sales Taxes
Real Property Tax
Mortgage Recording Tax

Recapture

Pursuant to New York State General Municipal Law, the agency shall modify, recover, recapture or terminate any financial assistance taken by the company that is in violation of the GML.

At completion of the project company must certify i) total investment amount is equal to or greater than 85% of the anticipated project amount; ii) company has maintained 15 FTE jobs and created 6 FTE jobs, iii) confirm adherence to local labor policy during construction and iv) its adherence to unpaid tax/pay equity policies for recapture term.

Project ECIDA History

- 9/28/26: Public hearing held.
- 10/28/26: Inducement Resolution presented to Board of Directors adopting a Neg Dec in accordance with SEQRA
- 10/28/26: Lease/Leaseback Inducement Resolution presented to the Board of Directors

EVALUATIVE CRITERIA BACK OFFICE / DATA & CALL CENTERS

Project: 12319 Broadway LLC/Buffalo Solar

CRITERIA	COMMENTS
Wage Rate = above median wage for area. Per capita income = \$42,777	Average wages for existing employees = \$85,000 and for created jobs = \$80,000
Regional Wealth Creation (% sales/customers outside area)	Sales within Erie County = 51% Sales outside the area (49%) include: Outside EC but in NYS = 43% Outside NYS but in US = 6%
In Region Purchases (% of overall purchases)	31% of Buffalo Solar's annual purchases of supplies, materials, and vendor services are estimated to be from firms located in EC. Local purchasing will include construction, electrical, engineering, facility, equipment, vehicle, and other support services.
Supports Local Business or Cluster	The Center will support workforce development and education in clean-energy technologies and advanced building systems.
Retention/Flight Risk	N/A
LEED/Renewable Resources	The project will incorporate high-performance, energy-efficient systems, including geothermal heat pumps, energy-recovery ventilation, heat-pump water heating, advanced building controls, solar PV, and battery storage. The all-electric building is designed to achieve Plus ZERO certification and reduce energy demand, improve efficiency, manage peak loads, and generate and store renewable energy onsite.
DEI Questionnaire	See attached. Buffalo Solar works with Northland Workforce Training Center through internships, hiring, and classroom engagement, including speaking with students about clean-energy careers and employment opportunities. The company also works with Workforce Buffalo to advertise employment opportunities and broaden its candidate pool.
Workforce Access – Proximity to Public Transportation	N/A
Onsite child daycare facilities on the project site	There will not be any child daycare facilities on the site.

*U.S. Census Bureau

DATE OF INDUCEMENT: October 28, 2026

PILOT Worksheet: Estimate of Real Property Tax Abatement Benefits* and Percentage of Project Costs financed from Public Sector sources**

**** The PILOT Worksheet will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.**

PILOT Estimate Table Worksheet-12319 Broadway LLC/Buffalo Solar - Center for Energy Empowerment

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Town Tax Rate /1000	School Tax Rate/1000
\$6,165,969	\$3,400,000	6.031269	1.733009	19.402796

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Town PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	0.05	\$1,299	\$373	\$4,179	\$5,852	\$93,601	\$87,750
2	0.1	\$2,324	\$668	\$7,478	\$10,470	\$93,601	\$83,131
3	0.15	\$3,350	\$963	\$10,776	\$15,089	\$93,601	\$78,513
4	0.2	\$4,375	\$1,257	\$14,075	\$19,707	\$93,601	\$73,894
5	0.25	\$5,400	\$1,552	\$17,373	\$24,325	\$93,601	\$69,276
6	0.3	\$6,426	\$1,846	\$20,672	\$28,944	\$93,601	\$64,658
7	0.35	\$7,451	\$2,141	\$23,970	\$33,562	\$93,601	\$60,039
TOTAL		\$30,626	\$8,800	\$98,524	\$137,949	\$655,210	\$517,261

***** Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff**

Percentage of Project Costs financed from Public Sector Table Worksheet:

Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)
\$ 7,149,090	\$ 517,261	\$ 191,682	\$ 40,425	\$ 977,638

Note: special district taxes are not subject to PILOT abatement

Calculate % = (Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: 24%

Erie County Industrial Development Agency

MRB Cost Benefit Calculator

Date September 22, 2026
 Project Title Buffalo Solar
 Project Location 12319 Broadway Street, Alden NY 14004



Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs

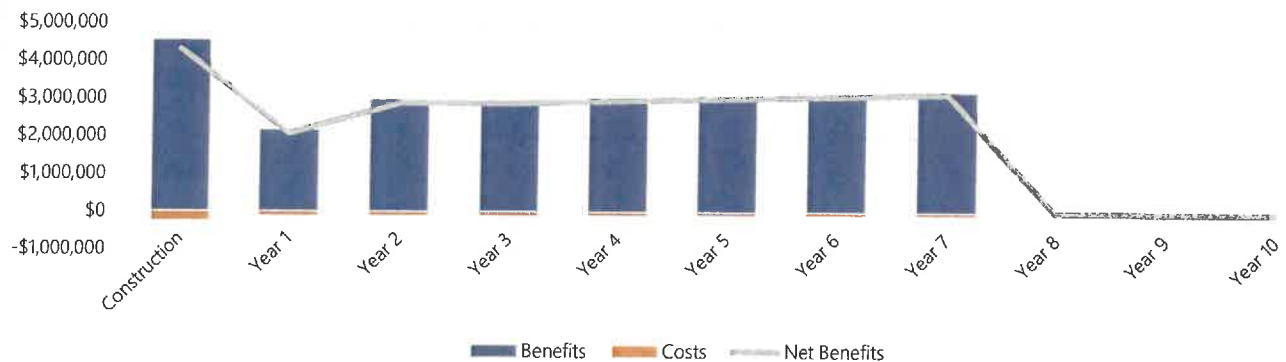
\$7,149,090

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	30	28	59
Earnings	\$2,695,350	\$1,597,803	\$4,293,153
Local Spend	\$6,999,090	\$4,974,953	\$11,974,043

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	21	15	36
Earnings	\$12,163,090	\$7,189,603	\$19,352,693

Figure 1

Net Benefits



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Total Jobs

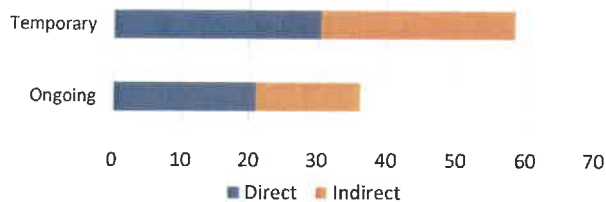
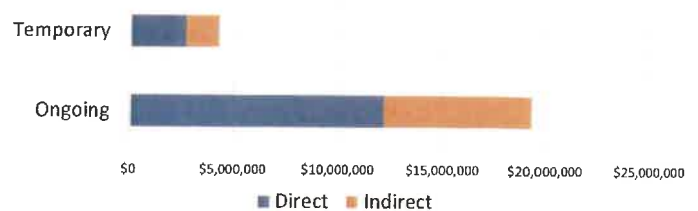


Figure 3

Total Earnings



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$517,258	\$480,608
Sales Tax Exemption	\$191,682	\$191,682
Local Sales Tax Exemption	\$104,056	\$104,056
State Sales Tax Exemption	\$87,626	\$87,626
Mortgage Recording Tax Exemption	\$40,425	\$40,425
Local Mortgage Recording Tax Exemption	\$13,475	\$13,475
State Mortgage Recording Tax Exemption	\$26,950	\$26,950
Total Costs	\$749,365	\$712,715

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$23,985,195	\$22,436,891
To Private Individuals	<u>\$23,645,846</u>	<u>\$22,122,589</u>
Temporary Payroll	\$4,293,153	\$4,293,153
Ongoing Payroll	\$19,352,693	\$17,829,437
Other Payments to Private Individuals	\$0	\$0
To the Public	<u>\$339,349</u>	<u>\$314,302</u>
Increase in Property Tax Revenue	\$129,318	\$117,197
Temporary Jobs - Sales Tax Revenue	\$35,687	\$35,687
Ongoing Jobs - Sales Tax Revenue	\$160,869	\$148,207
Other Local Municipal Revenue	\$13,475	\$13,211
State Benefits	\$1,229,584	\$1,150,375
To the Public	<u>\$1,229,584</u>	<u>\$1,150,375</u>
Temporary Income Tax Revenue	\$193,192	\$193,192
Ongoing Income Tax Revenue	\$870,871	\$802,325
Temporary Jobs - Sales Tax Revenue	\$30,052	\$30,052
Ongoing Jobs - Sales Tax Revenue	\$135,469	\$124,806
Total Benefits to State & Region	\$25,214,779	\$23,587,265

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$22,436,891	\$598,139	38:1
State	\$1,150,375	\$114,576	10:1
Grand Total	\$23,587,265	\$712,715	33:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

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Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No

Diversity, Equity and Inclusion Questionnaire

1. MWBE Contractors - Construction

The ECIDA encourages applicants to utilize MWBE contractors and suppliers for their projects and when feasible, to set a goal for MWBE participation during the construction period of the project. Below are links to the NYS and Erie County certified MWBE lists, including contractors, that can assist you with your utilization goals:

- New York State MWBE Certified List: <https://ny.newnycontracts.com/>
- Erie County MWBE Certified List: <https://www3.erie.gov/eo/mbe-wbe-resource-list>

☒ By checking this box, I agree to utilize the above listings of certified MWBE contractors 1) as part of the outreach efforts to identify and invite MWBE contractors to participate in the bidding process and 2) to assist in meeting the MWBE utilization goals set by my organization for the project being considered for ECIDA tax incentives.

Please provide additional information regarding your history of setting / meeting MWBE goals on past projects or other relevant information you would like to share - below.

See Below

2. Minority & Women Employment - Current Workforce & Hiring Practices

The ECIDA encourages the hiring of a diverse workforce, especially for jobs created and retained as part of an ECIDA induced project. Below are some links to sites and organizations that will be helpful in achieving a diverse workforce:

- Northland Workforce Training Center: <https://northlandwtc.org/employers/>
- Workforce Buffalo: <https://www.workforcebuffalo.org/business-services>
- New York State Job Bank: <https://myjobsny.usnlx.com/>
- Local Minority Newspapers: <https://www3.erie.gov/eo/minority-newspaper>

Diversity, Equity and Inclusion Questionnaire

Please provide detailed information regarding your company's current workforce and hiring practices as it relates to minority and women employees, including, if applicable, the company's Diversity, Equity and Inclusion plan and goals, any strategic partnerships the company has with educational and/or workforce development entities, and company strategies regarding outreach to minorities and women with the dissemination of job openings to the public:

See Below

3. Economic Inclusion Program

The ECIDA's Economic Inclusion Program (EIP) is a voluntary "opt in" program providing an enhanced real property tax abatement to applicants who commit to implementing and meeting MWBE utilization and minority and women employment goals. The mission of the EIP is to enhance the beneficial public impact of projects receiving ECIDA assistance and to further the ECIDA's goal of advancing opportunities for MWBE businesses and minorities and women, in general, in the Erie County workforce. Please note, for a company to be considered an MWBE under the EIP it must be certified as an MWBE by New York State or Erie County.

Under the EIP, the standard ECIDA PILOT Agreement real property tax abatement schedules are enhanced by extending both the term and abatement percentages of the PILOT Agreement.

Please note the EIP is a *voluntary opt-in program* providing enhanced incentives in exchange for meeting MWBE utilization and minority and women employment goals. The applicant shall not engage in any unlawful discrimination against any employee or applicant by reason of race, creed, religion, color, age, disability, national origin, sex, gender, or any other characteristic protected by law, including, but not limited to, Title VII of the Civil Rights Act, the Americans with Disabilities Act, the Age Discrimination in

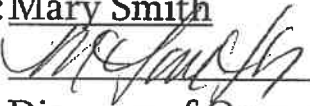
Employment Act, the Genetic Information Nondiscrimination Act, the New York State Human Rights Law, and any other similar laws, rules, or regulations. Applicants may bypass the EIP while still pursuing the ECIDA's standard PILOT Agreement.

Please note the EIP is a *voluntary opt-in program* providing enhanced incentives in exchange for meeting MWBE utilization and minority and women employment goals. Applicants may bypass the EIP while still pursuing the ECIDA's standard PILOT Agreement.

Diversity, Equity and Inclusion Questionnaire

☒ Please check the box indicating that you have read the attached Economic Inclusion Program summary and FAQ document that can be found at the end of the questionnaire.

☐ Please check the box if you are interested in tentatively opting into the Economic Inclusion Program (nonbinding) and would like further, detailed information on the program and process from your ECIDA business development officer.

Date: 8/21/2026
Company: 12319 Broadway, LLC
Name (printed): Mary Smith
Signature: 
Title: Director of Operations

Diversity, Equity and Inclusion Questionnaire

Question 1

Buffalo Solar has not historically been subject to formal MWBE participation goals on the majority of its commercial renewable-energy projects and therefore does not maintain a history of established MWBE percentage goals and attainment reporting. Where projects are subject to MWBE or other public contracting requirements, Buffalo Solar complies with applicable participation, documentation, and reporting requirements.

For this project, Buffalo Solar is committed to broadening its outreach to qualified MWBE contractors, subcontractors, suppliers, and professional-service providers. The company will utilize New York State and Erie County certified MWBE directories to identify qualified firms and provide opportunities to participate in bidding and procurement where their capabilities align with project requirements.

Commercial solar is a skilled and specialized trade, and Western New York currently has a limited pool of contractors with direct commercial solar experience. Buffalo Solar is working to expand the local contractor base by training local roofing contractors to perform the mechanical portion of commercial solar installations and by working with additional local electrical contractors interested in developing commercial solar capabilities. Buffalo Solar also currently works with a veteran-owned electrical contractor that the company helped train in commercial solar and continues to engage for electrical work.

These efforts reflect Buffalo Solar's broader approach of developing qualified local contractor capacity while actively seeking opportunities to expand MWBE participation in the clean-energy industry.

Question 2

Buffalo Solar currently employs 14 people, including nine men and five women. An additional woman has been hired and will begin in September 2026, bringing the company's workforce to 15 employees, including six women. Buffalo Solar does not currently maintain formal workforce demographic reporting by race or ethnicity.

Buffalo Solar is an equal-opportunity employer and seeks to provide employment and advancement opportunities to qualified candidates from diverse backgrounds, including women and minorities. The company does not currently maintain a formal DEI plan or numerical minority- or women-hiring goals; however, Buffalo Solar uses broad public recruiting and workforce-development partnerships to expand access to employment opportunities and reach candidates who may not have had traditional pathways into the solar industry. The incoming employee is a recent University at Buffalo graduate who will be able to apply the skills developed through her education while Buffalo Solar provides the industry-specific training and experience necessary for her to transition into the renewable-energy industry.

Diversity, Equity and Inclusion Questionnaire

Buffalo Solar works with Northland Workforce Training Center through internships, hiring, and classroom engagement, including speaking with students about clean-energy careers, industry expectations, and employment opportunities. The company also works with Workforce Buffalo and utilizes the New York State Job Bank to publicly advertise employment opportunities and broaden its candidate pool.

Through the New York State Department of Labor, Buffalo Solar participates in Teacher Appreciation programming, hosting approximately 12 educators per session to provide firsthand exposure to the renewable-energy industry, career pathways, and the skills and qualifications employers are seeking. Buffalo Solar also continues to provide internship opportunities to students from local colleges and universities, providing direct industry experience and potential pathways into clean-energy careers.

Commercial solar is a skilled and specialized trade, and Western New York has a limited pool of candidates with direct commercial solar experience. Buffalo Solar therefore focuses on developing local talent rather than limiting recruitment to individuals who already have solar experience. The company has also recruited qualified employees from outside New York who have relocated to Western New York to live and work in the community, including through the H-1B visa program when necessary to recruit and retain specialized professional talent. Buffalo Solar plans to train local roofing contractors to perform the mechanical portion of commercial solar installations and is willing to train and work with additional local electrical contractors interested in developing commercial solar capabilities.

Through public job postings, workforce and educational partnerships, internships, contractor training, and industry outreach, Buffalo Solar intends to continue broadening access to clean-energy careers and expanding opportunities for women, minorities, recent graduates, and other individuals who have historically had less exposure to careers in the skilled trades and renewable-energy industry.

Question 3

Buffalo Solar supports the objectives of the Economic Inclusion Program; however, the company is not electing to opt into the enhanced program at this time. Commercial solar construction requires specialized field skills, and the current pool of qualified field labor available to Buffalo Solar in Western New York makes it difficult to responsibly commit to specific construction-workforce participation percentages. Buffalo Solar will nevertheless continue its outreach to MWBE contractors and its efforts to expand pathways for women and minorities into the clean-energy workforce.

PUBLIC HEARING SCRIPT

**12319 Broadway LLC project and/or
Individual(s), Affiliate(s), Subsidiary(ies),
or Entity(ies) formed or to be formed on
its behalf**

Public Hearing to be held on September 28, 2026 at 9:00 a.m.,
at the Town of Alden, Town Conference Room, 3311 Wende Road, Alden, New York 14004

ATTENDANCE:

Mary Smith – Buffalo Solar
Michelle Moore – ECIDA
Jennifer Strong – Town of Alden Attorney
Tyler Uebelhoer – Buffalo Solar
Alyssa Penny – ECIDA
Rich Coburn – Town of Alden CEO

☒ 1. **WELCOME:** Call to Order and Identity of Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is 9:01 a.m. My name is Noah Cliff. I am the Business Development Officer for the Erie County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at ecidany.com.

☒ 2. **PURPOSE:** Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the 12319 Broadway LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project. Notice of this hearing appeared in The Buffalo News on Tuesday, September 15, 2026.

☒ 3. **PROJECT SUMMARY:** Description of Project and Contemplated Agency Benefits.

Hearing Officer: The proposed project (the "Project") consists 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 proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits (in compliance with Agency's uniform tax exemption policy).

☒ 4. **FORMAT OF HEARING:** Review the rules and manner in which the hearing will proceed.

Hearing Officer: All those in attendance are required to register by signing the sign-in sheet at the front of the room; you will not be permitted to speak unless you have registered. Everyone who has registered will be given an opportunity to make statements and/or comments on the Project.

If you have a written statement or comment to submit for the record, you may leave it at this public hearing, submit it on the Agency's website or deliver it to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203. The comment period closes at 4:00 p.m. on October 27, 2026. There are no limitations on written statements or comments.

☒ 5. **PUBLIC COMMENT:** Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: If anyone is interested in making a statement or comment, please raise your hand, state your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to 5 minutes, and if possible, 3 minutes.

Tyler Uebelhoer- Founder and CEO of Buffalo Solar. I've been operating the company out of Erie County for almost 12 years now. The idea behind the Center for Energy Empowerment is to bring more employees and workforce development to the area to keep them in Erie County. I personally want to thank Erie County for the opportunity to have these programs and offer these programs to businesses such as ours and I do appreciate all the help that they have been doing thus far to get us into this program and I look forward to next steps.

☒ 6. **ADJOURNMENT:**

As there are no further statements and/or comments, I will close the public hearing at 9:04 a.m.

**SIGN IN SHEET
PUBLIC HEARING**

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 project and/or Individual(s), Affiliate(s),
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 12319 Broadway Street, Town of Alden, New York 14004

Name	Company and/or Address	X box to speak/ comment
Mary Smith	Buffalo Solar 3279 Walden Avenue Alden, New York 14043	
Michelle Moore	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Jennifer Strong	Town of Alden Attorney 3311 Wende Road Alden, New York 14004	
Tyler Uebelhoer	Buffalo Solar 3279 Walden Avenue Alden, New York 14043	X
Alyssa Penny	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Rick Coburn	Town of Alden CEO 3311 Wende Road Alden, New York 14004	



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?

31

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 Plus 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

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 >

Will project result in significant utility infrastructure cost or uses Yes

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 NYSEDA NY-SUN \$187,500 NYSEDA Retail Storage Incentive \$541,800.00 NYSEG Make Ready \$100,000 NYSEG Geothermal \$18,200 We also applied for a BCCC grant through NYSEDA, 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.

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 <u>Full Time</u> Employees retained and created	Average Salary for Full Time	Average Fringe Benefits for Full Time	# of <u>Part Time</u> 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, # 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:

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