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

DATE AND PLACE: October 1, 2026, at the Erie County Industrial Development Agency, 95 Perry Street, 4th Floor Conference Room, Buffalo, New York 14203

PRESENT: Denise Abbott, Grace Bogdanove, Zaque Evans, Gregory R. Inglut, Dr. Susan McCartney, Brenda W. McDuffie, Glenn R. Nellis, Laura Smith, David State and Lavon Stephens

EXCUSED: A.J. Baynes, Rev. Mark E. Blue, Andrew Federick, Hon. Brian Nowak, and Peter Petrella

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

GUESTS: Mary Smith and Tyler Uebelhoer on behalf of Buffalo Solar

There being a quorum present at 9:03 a.m., the Meeting of the Policy Committee was called to order by Chairwoman Abbott.

MINUTES

The minutes of the September 3, 2026 Policy Committee meeting were presented. Upon motion made by Mr. State to approve of the minutes, and seconded by Mr. Nellis, the Policy Committee meeting minutes were thereafter unanimously approved.

PROJECT MATRIX

Mr. Cappellino reviewed the Project Matrix with the Committee. Ms. Abbott directed that the report be received and filed.

At this point in time, Ms. McDuffie joined the meeting.

PROJECT PRESENTATIONS

Mr. Cappellino noted that Stankiewicz Enterprises project has withdrawn its application for assistance.

12319 Broadway LLC/Buffalo Solar. Ms. Hawramee presented this proposed sales and use tax, mortgage recording tax and real property tax abatement benefits project involving 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.

Ms. Hawramee confirmed that the Company is seeking approximately $749,368.00 in assistance including sales tax exemption, mortgage recording tax exemption and real property tax abatement benefits. Total payroll is projected at $23,645,846.00 for the direct and indirect jobs created including 30 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, mortgage recording tax exemption 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 = $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

Recapture Period	Coincides with 7-year PILOT	Recapture of state and local sales taxes, mortgage recording tax exemption and real property tax

Mr. Uebelhoer spoke on behalf of the Company and further described the project. General discussion ensued.

Mr. Evans noted that, as the County Executive's designee, he has received two emails from the Company stating that the project will be built without ECIDA benefits.

Mr. Uebelhoer stated the company is applying for multiple grants and ECIDA incentives to assist with the project, and that those emails were sent with respect to the grant applications.

The Committee then further discussed issues associated with the training program, the payment of training fees and how such fees may be paid, who supervises the trainees, who employs the trainees, which Buffalo Solar contractors will most likely need to participate in the training, and training costs as same may impact vendor payments for services performed for the benefit of Buffalo Solar.

Mr. State moved and Dr. McCartney seconded, to recommend the project as proposed be forwarded to the members of the Agency Board for approval.

Mr. Cappellino then suggested that this project be tabled for additional questions and to allow the Company an opportunity to respond to the questions raised at today's meeting.

Mr. State then withdrew the motion so the company can provide additional information as requested to the Agency. The matter was then tabled.

There being no further business to discuss, Ms. Abbott adjourned the meeting at 10:05 a.m.

Dated: October 1, 2026

Mollie M. Profic, Secretary