ECIDA
THE ECONOMIC DEVELOPMENT CORPORATION FOR ERIE COUNTY

Policy Committee

September 3, 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 June 4, 2026, Policy Committee Meeting (Pages 1-4)

3. Project Matrix (Informational) (Page 5)

4. Project Presentation (Staff – Company Q&A)
   a) Niagara Power Transformer (Action Item) (Pages 6-40)

5. Management Team Report
   a) 2027 Policy Committee Schedule (Page 41)

6. Adjournment - Next Meeting October 1, 2026, at 9:00 a.m.

Draft
Subject to Committee Approval

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

DATE AND PLACE:	June 4, 2026, at the Erie County Industrial Development Agency, 95 Perry Street, 4th Floor Conference Room, Buffalo, New York 14203
PRESENT:	A.J. Baynes, Rev. Mark E. Blue, Zaque Evans, Andrew Federick, Gregory R. Inglut, Brenda W. McDuffie, Glenn R. Nellis, Hon. Brian Nowak, Peter Petrella, Laura Smith, David State and Lavon Stephens
EXCUSED:	Denise Abbott, Grace Bogdanove and Dr. Susan McCartney,
OTHERS PRESENT:	John Cappellino, President & CEO; Mollie Profic, Chief Financial Officer; Grant Lesswing, Director of Business Development; Carrie Hocieniec, Operations Assistant/ Assistant Secretary; Brian Krygier, Director of Information Technology; Noah Cliff, Business Development Officer; Soma Hawramee, Director of Operations; Michelle Moore, Compliance Portfolio Manager; Alyssa Penny, Compliance Associate, Zach Norton, Harris Beach Murtha and Robert Murray, Esq., as General Counsel/Harris Beach Murtha
GUESTS:	Joe Cozzo and Sam Savarino on behalf on behalf of BHSC; Joe Quinn on behalf of 1273-1277 Niagara Street, LLC

There being a quorum present at 9:09 a.m., the Meeting of the Policy Committee was called to order by Mr. Cappellino, who presided over the meeting in the absence of Chair Abbott.

PROJECT MATRIX

Mr. Cappellino reviewed the Project Matrix with the Committee.

Ms. McDuffie joined the meeting and presided over the remainder of the meeting.

MINUTES

The minutes of the April 9, 2026 Policy Committee meeting were presented. Upon motion made by Mr. Federick to approve of the minutes, and seconded by Mr. Inglut, the Policy Committee meeting minutes were unanimously approved.

PROJECT PRESENTATIONS

1273-1277 Niagara Street II, LLC. Ms. Hawramee presented this sales and use tax exemption benefit and mortgage recording tax exemption benefit project involving rehabilitation and development to include two ground-floor commercial spaces and 14 one-bedroom units on the upper floors.

At this point in time, Mr. Nowak and Mr. Baynes joined the meeting

Ms. Hawramee confirmed that the Company is seeking approximately $198,468.00 in assistance including sales tax exemption and mortgage recording tax exemption. Total payroll is projected at $3,269,572 for the direct and indirect jobs created including 25 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 mortgage recording tax 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 = $4,132,888 85% = $3,512,955
Employment	Coincides with recapture period	Maintain Base = 1 PT Create 85% of Projected = 0 Recapture Employment = 1 PTE
Affordable Housing Units	Coincides with recapture period	Total Housing Units = 14 # of 80% AMI units = 14 (exceeds the required AMI units)
Local Labor	Construction period	Adherence to policy including quarterly reporting
Pay Equity	Coincides with recapture period	Adherence to policy
Unpaid Tax	Coincides with recapture period	Adherence to policy
Recapture Period	2 years after project completion	Recapture of state and local sales taxes and mortgage recording tax

Mr. Nowak spoke in favor of the project.

General discussion ensued.

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

BHSC Landlord, LLC / Buffalo Hearing & Speech Center. Ms. Hawramee presented this proposed sales and use tax, mortgage recording tax and real property tax abatement benefits project involving the renovation of the historic former St. Aloysius Gonzaga school and convent building to centralize and expand its public school-funded special education and early childhood services for children with development challenges and special needs.

Ms. Hawramee confirmed that BHSC Landlord, LLC is seeking approximately $750,728 in assistance including sales tax exemption, mortgage tax exemption and real property tax exemption.

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 = $9,262,225 85% = $7,872,891
Employment	Coincides with 7-year PILOT	Maintain Base = 47 FT, 47 PT = 70 FTE Create 85% of Projected Projected = 18 FT 85% = 15 FTE Recapture Employment = 85 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 and real property taxes

General discussion ensued.

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

MANAGEMENT TEAM REPORT

Mr. Cappellino provided an overview of data centers, explaining that they are large-scale facilities that support digital infrastructure—powering AI, cloud computing, and everyday services. He described the various types of data centers, including hyperscale, cloud, colocation, enterprise, and edge facilities, and their essential role across industries such as finance, healthcare, manufacturing, and government. The presentation also highlighted the tradeoffs associated with data center development, noting significant economic benefits such as construction investment, tax revenue, and infrastructure improvements, alongside concerns related to high electricity and water usage, land impacts, and comparatively limited long-term direct job creation. Finally, Mr. Cappellino noted that New York is actively considering policy responses, including potential regulation, incentive limitations, and local evaluation criteria for future projects.

There being no further business to discuss, Ms. McDuffie adjourned the meeting at 10:12 a.m.

Dated: June 4, 2026

Mollie M. Profic, Secretary

Tax Incentives Approved - 2026

Approval Date	Project Name	Project City/Town	Private Investment/ Project Amount	Minimum Investment Comittment (85% Threshold)	FT Jobs Retained	PT Jobs Retained	FT Jobs to be Created	PT Jobs to be Created	Job Creation (85% New)	Construction Jobs	Spillover Jobs	Length of Term	Incentive Amount	Cost Benefit Ratio
Feb-26	110 Pearl Street,/Swan & Pearl, LLC,[1]	Buffalo	$14,190,120	$12,061,602	3	10	0	3	1	48	53	project completion date + 2 yrs	$505,187	1:21
Feb-26	432 Franklin, LLC/Hamlin House[1]	Buffalo	$3,416,810	$2,904,288	0	0	0	1	0	12	14	project completion date + 2 yrs	$96,250	1:31
Feb-26	North Eastern Alliance Redevelopment Project	Alden	$33,068,293	$28,108,049	0	0	80	10	85	129	228	Period of PILOT 10 Years	$3,806,618	1:28
Apr-26	Hanes Supply, Inc.[2]	Buffalo	$7,790,000	$621,500	92	5	10	0	8	30	102	Period of PILOT 10 Years	$699,569	1:174
Jun-26	1273-1277 Niagara Street, LLC[1]	Buffalo	$4,132,888	$3,512,955	0	0	0	1	1	25	17	project completion date + 2 yrs	$198,468	1:17
Jun-26	Buffalo Hearing & Speech[1]	Cheektowaga	$9,262,225	$7,872,891	47	47	18	0	15	37	53	Period of PILOT 7 Years	$750,728	1:62

Totals:	Totals:	Private Investment/ Project Amount	85% Minimum Investment Comittment	FT Jobs Retained	PT Jobs Retained	FT Jobs Created	PT Jobs Created	85% Job Creation	Construction Jobs	Spillover Jobs		Incentive Amount	
Adaptive Reuse Subtotal	4	$31,002,043	$26,351,736	50	57	18	5	17	122	137		$1,550,633	
Amendatory Inducement Subtotal	1	$7,790,000	$621,500	92	5	10	0	8	30	102		$699,569	
2026 Total	6	$71,860,336	$55,081,285	142	62	108	15	110	281	467		$6,056,820	

[1] Adaptive Reuse

[2] Amendatory Inducement

Niagara Power Transformer LLC
$ 71,203,457

PRIVATE INVESTMENT INDUCEMENT RESOLUTION

ELIGIBILITY

- NAICS Section – 335311

COMPANY INCENTIVES

- Approx $ 467,351 in real property tax savings
- Up to $ 1,726,913 in sales tax savings

JOBS & ANNUAL PAYROLL

- Current Jobs: 146 FT; 1 PT (146 FTE)
- Est. salary/yr. of jobs retained: $79,532
- Projected new jobs: 73 FT
- Est. salary/yr. of jobs created: $79,532
- Total jobs after project completion: 219 FTE
- Annual Payroll: $17,380,594
- Construction Jobs: 256

PROJECTED COMMUNITY BENEFITS*

- Term: 10 YEARS
- NET Community Benefits: $331,603,058
- Spillover Jobs: 368
- Total Payroll: $312,630,681

INCENTIVE COST / COMMUNITY BENEFIT RATIO (discounted at 2%)*

Incentives: $2,149,260

Community Benefit: $300,690,672

Cost: Benefit Ratio: 1:140

* Cost Benefit Analysis Tool powered by MRB Group

Project Title: Niagara Power 50

Project Address: 1755 & 1746 Dale Road, Cheektowaga, NY 14225
(Cheektowaga Central School District)

Agency Request

A sales and real property tax abatement associated with the renovation of 41,000 SF of existing buildings and a 55,000 SF expansion to two existing buildings in Cheektowaga. The additional space will be used for manufacturing and warehouse space.

Land / Building Acquisition	$ 5,417,218
Building Construction	$ 18,845,291
Reconstruction/Renovation	$ 14,048,307
Manufacturing Equipment	$ 16,375,575
Non-Manufacturing Equipment	$ 415,035
Soft Costs	$ 13,426,153
Other Cost	$ 2,675,878
Total Project Cost	$ 71,203,457
85%	$ 60,522,938

Company Description

Niagara Power Transformer has been part of Western New York's manufacturing base for more than 100 years. The company evolved from Niagara Transformer Corp., which began by repairing transformers and rewinding electric motors before expanding into the design and manufacture of power transformers. The company was incorporated in 2008 to focus on serving the electric utility industry and was acquired by Quanta Services, Inc. in 2024, which is now its sole owner. Niagara Power Transformer designs and manufactures custom liquid-filled substation power transformers for electric utilities, renewable energy developers, and industrial customers.

Project Description

The Niagara Power 50 Initiative (NP50) is a six-phase, two-year expansion of Niagara Power Transformer's existing 121,500 SF manufacturing campus in Cheektowaga. The project will redevelop adjacent properties and add approximately 55,000 SF of new manufacturing space and renovate 41,000 SF of existing properties. The expansion will provide additional manufacturing and warehousing capacity, new production areas and equipment, expanded material handling capabilities, and upgraded utility infrastructure. These improvements will enhance production flow and manufacturing capabilities, increasing annual output from approximately 90 to 140 custom power transformers, a 50% increase in manufacturing capacity.

The project is also expected to create at least 73 new full-time positions, including 57 IBEW union jobs. The expanded facility will continue to manufacture custom liquid-filled substation power transformers that support electric utilities, municipalities, electric cooperatives, renewable energy projects, and industrial customers throughout New York and across the United States.

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*

	Tax Exemption	Amount
COSTS	Property	$ 467,351
	Sales	$ 1,726,913
	Total	$ 2,194,264
	Discounted at 2%	$ 2,149,260

Benefit: *Projected Community Benefit**

	Region	Recipient	Revenue Type	$ Amount **
BENEFITS	Erie County	Individuals	Payroll Construction	$ 40,186,560
			Payroll Permanent	$272,444,121
		Public	Property Taxes	$ 116,839
			Sales Taxes	$ 2,598,743
			Other Muni Revenue (NFTA)	$ 0
	New York State	Public	Income Taxes	$ 14,068,380
			Sales Taxes	$ 2,188,415
			Total Benefits to EC + NYS***	$331,603,058
			Discounted at 2%	$300,690,672

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

Discounted Cost	$2,149,260
Discounted Benefit	$300,690,672
Ratio	1:140

Conclusion: The Cost Benefit for this project is: 140:1. For every $1 in costs (incentives), this project provides $140 in benefits (payroll & tax revenue). **Note: For Erie County, every $1 in costs (incentives) provides $210 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
$111,579	$6,688,450	$20,263	$30,344	$66,231	$169,998
Combined Tax Rate: $ 25.42					

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 Real Property Tax and State and Local Sales Taxes

Recapture applies to:

State and Local Sales Taxes
Real Property 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 146 FTE jobs and created 73 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

- 8/25/26: Public hearing held.
- 9/23/26: Inducement Resolution presented to Board of Directors adopting a Neg Dec in accordance with SEQRA
- 9/23/26: Lease/Leaseback Inducement Resolution presented to the Board of Directors

Company ECIDA History

- 5/16/2011: $8M Construction of 24,000 SF manufacturing facility. Property, Mortgage Recording, & Sales Tax Incentives – Cheektowaga (Inactive)

EVALUATIVE CRITERIA
MANUFACTURING/WAREHOUSE/DISTRIBUTION

Project: Niagara Power Transformer

CRITERIA	COMMENTS
Wage Rate = above median wage for area. Per capita income = $42,777	Average wages for existing employees = $79,532 and for created jobs = $ 79,532
Regional Wealth Creation (% sales / customers outside area)	Sales within Erie County = 27% Sales outside the area (73%) include: Outside EC but in NYS = 11% Outside NYS but in US = 62% Outside US = 0%
In Region Purchases (% of overall purchases)	5% = Vendors within Erie County include welding and machine shops, electrical component suppliers, and shot-blasting and painting service providers.
Research & Development Activities	N/A
Investment in Energy Efficiency	New manufacturing equipment, such as the vapor phase oven, will utilize state-of-the-art technologies to control emissions
Locational Land Use Factors, Brownfields or Locally Designated Development Areas	1755 Dale Rd was previously part of the Brownfield Cleanup Program and has a Site Management Plan dated November 2010. 1746 Dale Rd is contaminated and is expected to enter the Brownfield Cleanup Program with NYS.
LEED/Renewable Resources	N/A
Retention/Flight Risk	Niagara Power Transformer's parent company, Quanta Services, has facilities in Tennessee and North Carolina and has had preliminary discussions with the respective states.
DEI Questionnaire	See attached. Note: The company pursues workforce diversity through partnering with Northland Workforce Training Center.
Workforce Access – Proximity to Public Transportation	Facility is ½ mile from NFTA Bus Route 6 (Sycamore), 32 (Amherst), & 46 (Lancaster) - accessible from Walden Ave.
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: September 23, 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-Niagara Power Transformer

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
$32,893,598	$3,064,600	4.407933	6.600962	14.407755

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	City PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	0.05	$19,857	$29,737	$64,906	$114,500	$169,998	$55,498
2	0.1	$20,364	$30,495	$66,562	$117,421	$169,998	$52,577
3	0.15	$20,871	$31,254	$68,217	$120,342	$169,998	$49,656
4	0.15	$20,871	$31,254	$68,217	$120,342	$169,998	$49,656
5	0.2	$21,377	$32,013	$69,873	$123,263	$169,998	$46,735
6	0.2	$21,377	$32,013	$69,873	$123,263	$169,998	$46,735
7	0.25	$21,884	$32,771	$71,529	$126,184	$169,998	$43,814
8	0.25	$21,884	$32,771	$71,529	$126,184	$169,998	$43,814
9	0.3	$22,390	$33,530	$73,185	$129,105	$169,998	$40,893
10	0.35	$22,897	$34,288	$74,840	$132,026	$169,998	$37,972
TOTAL		$213,771	$320,126	$698,731	$1,232,629	$1,699,980	**$467,351**

***** 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.)
$71,203,457	467,351	1,726,913	n/a	8,253,826

Note: special district taxes are not subject to PILOT abatement

Calculate % = Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: 15%

Erie County Industrial Development Agency
MRB Cost Benefit Calculator

MRB Group
Cost-Benefit Analysis Tool powered by MRB Group

Date	August 21, 2026
Project Title	Niagara Power 50
Project Location	1755 & 1746 Dale Road, Cheektowaga, NY 14225

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs

$71,203,457

Temporary (Construction)

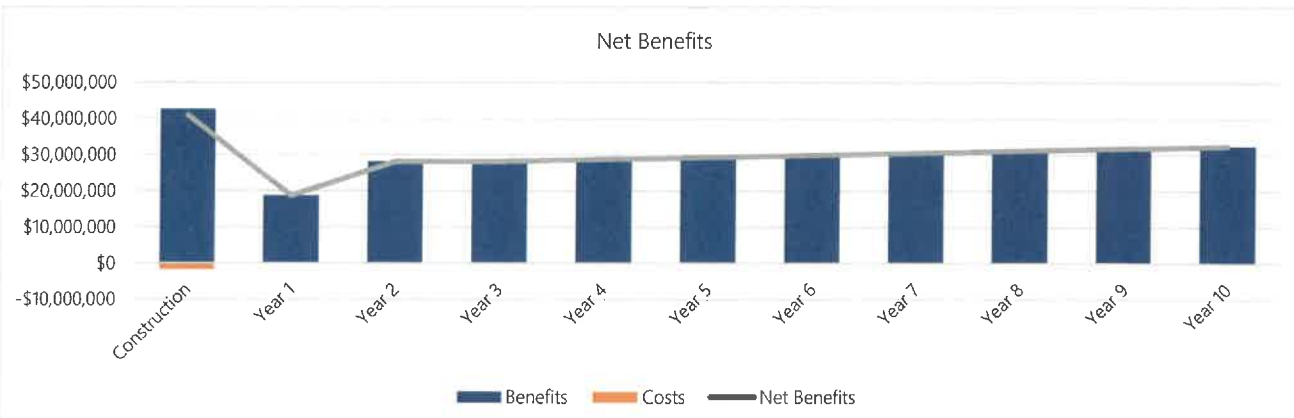
	Direct	Indirect	Total
Jobs	256	244	500
Earnings	$25,176,394	$15,010,166	$40,186,560
Local Spend	$65,786,239	$46,760,859	$112,547,098

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	219	124	343
Earnings	$178,523,112	$93,921,009	$272,444,121

Figure 1



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

Figure 2

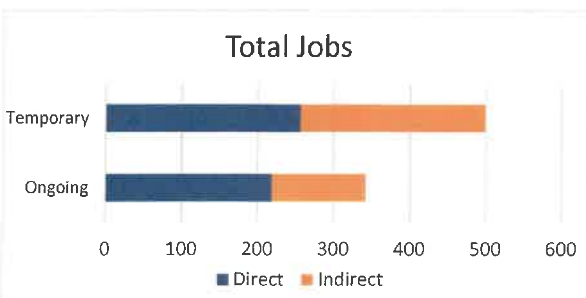


Figure 3

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

Fiscal Impacts

MRB Group
Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$467,351	$422,347
Sales Tax Exemption	$1,726,913	$1,726,913
Local Sales Tax Exemption	*$937,467*	*$937,467*
State Sales Tax Exemption	*$789,446*	*$789,446*
Mortgage Recording Tax Exemption	$0	$0
Local Mortgage Recording Tax Exemption	*$0*	*$0*
State Mortgage Recording Tax Exemption	*$0*	*$0*
Total Costs	**$2,194,264**	**$2,149,260**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	$315,346,262	$285,949,178
To Private Individuals	$312,630,681	$283,490,258
Temporary Payroll	*$40,186,560*	*$40,186,560*
Ongoing Payroll	*$272,444,121*	*$243,303,699*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$2,715,581	$2,458,920
Increase in Property Tax Revenue	*$116,839*	*$102,407*
Temporary Jobs - Sales Tax Revenue	*$334,051*	*$334,051*
Ongoing Jobs - Sales Tax Revenue	*$2,264,692*	*$2,022,462*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	$16,256,795	$14,741,493
To the Public	$16,256,795	$14,741,493
Temporary Income Tax Revenue	*$1,808,395*	*$1,808,395*
Ongoing Income Tax Revenue	*$12,259,985*	*$10,948,666*
Temporary Jobs - Sales Tax Revenue	*$281,306*	*$281,306*
Ongoing Jobs - Sales Tax Revenue	*$1,907,109*	*$1,703,126*
Total Benefits to State & Region	$331,603,058	$300,690,672

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$285,949,178	$1,359,814	210:1
State	$14,741,493	$789,446	19:1
Grand Total	$300,690,672	$2,149,260	140:1

*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/eeo/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.

Niagara Power Transformer supports MWBE participation where practical and agrees to use the referenced MWBE listings as a resource for outreach and bidding opportunities. The company intends to pursue applicable MWBE participation goals for the project scope where feasible. Due to the specialized nature of certain project scopes, the company does not intend to opt into the Economic Inclusion Program and is instead pursuing the standard PILOT program.

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/eeo/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:

Niagara Power Transformer is committed to equal employment opportunity and to maintaining a workplace and hiring process that is open, fair, and accessible to all qualified candidates. We recruit and hire based on skills, experience, qualifications, and business need, and we make a deliberate effort to cast a wide net when sharing opportunities. Our job openings are posted publicly, and we use a combination of recruitment methods to reach a diverse applicant pool, including online postings, job fairs, workforce development partnerships, and employee referrals.

Niagara is also a proud community partner and sponsor of the Northland Workforce Training Center. We regularly participate in Northland job fairs and hiring events, and we have interviewed and hired many Northland students into full-time, benefited positions that provide real growth potential and long-term career opportunities. This partnership has been a valuable part of our recruiting efforts and supports our commitment to building a strong workforce pipeline.

In addition, Niagara continues to evaluate and strengthen its outreach practices to ensure our openings are visible to minority and women candidates through public posting and community-based recruiting channels. Our goal is to attract qualified talent from a broad range of backgrounds and provide meaningful employment opportunities that support long-term career development.

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

Diversity, Equity and Inclusion Questionnaire

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.

☒ **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: 8/3/2026
Company: Niagara Power Transformer, LLC
Name (printed): Chris Kraft
Signature: [signature]
Title: President

PUBLIC HEARING SCRIPT

Niagara Power Transformer, 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 August 25, 2026 at 9:00 a.m., at the Town of Cheektowaga Council Chambers, located at 3301 Broadway, Cheektowaga, NY 14227

ATTENDANCE:

Hon. Brian Nowak – Town of Cheektowaga Supervisor
Stan Hatch – Niagara Power Transformer
Steve Klock - Niagara Transformer
Michelle Moore – ECIDA
Alyssa Penny – ECIDA

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

Hearing Officer: Welcome. This public hearing is now open; it is 9:02 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 Niagara Power Transformer, 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 Wednesday, August 12, 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 certain property located on 1755 & 1746 Dale Road, Town of Cheektowaga, 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 96,000+/- square-foot manufacturing facility to be utilized for manufacturing, warehouse and office space (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, the "Facility").

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use 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 September 22, 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.

Stan Hatch - Niagara Power Transformer. We greatly appreciate the opportunity for the ECIDA to consider our application. Niagara Power Transformer has been in the Cheektowaga area for over 60 years and has been in business for well over 100 years, providing critical power transformers not only to New York State and the Erie County area, but also across the United States and around the world. As you may know, the demand for power transformers has increased dramatically over the last several years. Our customer base is asking us to do everything we can to increase our productivity and production so that we can help to meet this growing demand for power transformers. To meet that challenge, we put together a plan to expand our operation. We call it the "Niagara 50 Initiative," through which we would increase our output by 50%, or approximately 50 additional transformers each year, bringing our total annual production to approximately 140 transformers. This opportunity, or initiative, would provide 73 full-time jobs, the majority of which would be union jobs with the IBEW. These would be well-paid jobs with great benefits for local people living in Erie County and Cheektowaga. The initiative would add an additional 96,000 square feet of production space and would require the acquisition of property around our existing facilities, which we are currently in the process of doing. All of this is intended to help ensure that we can continue to expand here in Cheektowaga, which is our base, has been very supportive, and has been our home for the last 60-plus years.

We appreciate, again, the consideration of our application and want to reiterate our commitment to staying here in Cheektowaga. Thank you.

☒ 6. **ADJOURNMENT:**

As there are no further statements and/or comments, I will close the public hearing at 9:07 a.m.

SIGN IN SHEET
PUBLIC HEARING

August 25, 2026 at 9:00 a.m.
at the Town of Cheektowaga Council Chambers,
located at 3301 Broadway, Cheektowaga, NY 14227
regarding:

Niagara Power Transformer, LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf

Project Location: 1755 & 1746 Dale Road, Cheektowaga, New York 14225

Name	Company and/or Address	X box to speak/ comment
Hon. Brian Nowak	Town of Cheektowaga Supervisor 3301 Broadway Cheektowaga, New York 14227	
Stan Hatch	Niagara Power Transformer 1755 Dale Road Cheektowaga, New York 14225	X
Steve Klock	Niagara Power Transformer 1755 Dale Road Cheektowaga, New York 14225	
Michelle Moore	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	
Alyssa Penny	ECIDA 95 Perry Street, Suite 403 Buffalo, New York 14203	

ECIDA
THE ECONOMIC DEVELOPMENT CORPORATION FOR ERIE COUNTY

Niagara Power 50

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	Niagara Power 50
Project Summary	Dale Road Expansion Project
Applicant Name	Niagara Power Transformer LLC
Applicant Address	1755 Dale Rd
Applicant Address 2	
Applicant City	Buffalo
Applicant State	New York
Applicant Zip	14225
Phone	(716) 896-6500
Fax	(716) 896-8871
E-mail	sklock@nptransformer.com
Website	www.niagarapowertransformer.com
NAICS Code	335311

Business Organization

Type of Business

Limited Liability Company

Year Established

2008

State

Delaware

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	Steve Klock
Title	VP of Finance
Address	1755 Dale Road
Address 2	
City	Buffalo
State	New York
Zip	14225
Phone	(716) 896-6500
Fax	(716) 896-8871
E-Mail	sklock@nptransformer.com

Company Contact- Authorized Signer for Applicant

Contact is same as individual completing application	No
Name	Chris Kraft
Title	President
Address	1755 Dale Road
Address 2	
City	Buffalo
State	New York
Zip	14225
Phone	(716) 896-6500
Fax	(716) 896-8871
E-Mail	ckraft@nptransformer.com

Company Counsel

Name of Attorney	Barry Carrigan
Firm Name	Nixon Peabody
Address	55 West 46th St
Address 2	
City	New York
State	New York
Zip	10036
Phone	(212) 493-6615
Fax	(866) 746-9321
E-Mail	bcarrigan@nixonpeabody.com

Benefits Requested (select all that apply)

Exemption from Sales Tax	Yes
Exemption from Mortgage Tax	No
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: Niagara Power Transformer has been a part of Western New York's manufacturing base for more than 100 years. The company's roots trace back to Niagara Transformer Corp., which began by rewinding electric motors and repairing transformers before evolving into the design and manufacture of new power transformers. In 2008, Niagara Power Transformer was incorporated to focus on manufacturing transformers for the electric utility industry. In 2024, the company was acquired by Quanta Services, Inc., a Fortune 200 infrastructure solutions company headquartered in Houston, Texas, and was subsequently reincorporated in Delaware. Quanta Services, Inc. is the sole owner of Niagara Power Transformer. Niagara is deeply integrated into New York's manufacturing economy through an extensive supplier network of more than 160 in-state businesses spanning steel fabrication, machining, coatings, electrical equipment, transportation, and industrial services. The company currently spends more than $5.7 million annually with just a sample of these New York suppliers, and continued growth will further increase purchases from local businesses, supporting jobs and economic activity throughout the regional supply chain. Products: Niagara Power Transformer designs and manufactures custom liquid-filled substation power transformers for electric utilities and industrial customers. Power transformers are critical components of the electric grid, stepping voltage up or down to safely and efficiently transmit electricity. Each transformer is engineered to meet a customer's unique system specifications. Demand for these products continues to grow due to grid modernization, electrification, renewable energy deployment, data center development, and increasing electricity demand. With a limited number of domestic manufacturers and significant global supply constraints, Niagara plays an important role in strengthening the U.S. transformer supply chain. Customers: Niagara's customers include investor-owned utilities, municipal utilities, electric cooperatives, renewable energy developers, and industrial customers throughout New York and across the United States. Representative utility customers include National Grid, American Electric Power (AEP), FirstEnergy, and other major electric utilities that rely on Niagara's products to support electric transmission and distribution infrastructure. The company also serves commercial and industrial customers requiring custom transformer solutions for critical infrastructure projects.

Estimated % of sales within Erie County	27 %
Estimated % of sales outside Erie County but within New York State	11 %
Estimated % of sales outside New York State but within the U.S.	62 %
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?

5

Describe vendors within Erie County for major purchases

Vendors within Erie County include weld / machine shops, electrical components and shotblast / painting services.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

1755 / 1746 Dale Road

Town/City/Village of Project Site

Town of Cheektowaga

School District of Project Site

Cheektowaga Central

Current Address (if different)

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

SBL Number(s) for proposed Project

SBL 102.03-3-6.1 / 102.03-2-30

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

$97,472.86 / $13,795.66

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

Land

$ 0

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.)

Manufacturing Plant and offices / Vacant (site of fire several years ago)

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 Niagara Power 50 Initiative (NP50) is a six-phase, two-year expansion of Niagara Power Transformer's existing manufacturing campus in Buffalo, New York. The Project will redevelop adjacent properties and construct approximately 55,000 square feet of new manufacturing space, expanding the existing 121,500-square-foot campus. The expansion includes new production areas, additional manufacturing equipment, expanded material handling and upgraded utility infrastructure. In addition, 41,000 square feet of existing properties will be renovated to provide additional manufacturing and warehousing space. These investments will improve production flow, expand manufacturing capabilities, and enable the addition of new production capacity, increasing annual output from approximately 90 to 140 custom power transformers—a 50% increase in manufacturing capacity. The Project will also create at least 73 new full-time positions, including 57 IBEW union jobs, while strengthening domestic manufacturing of critical electric grid infrastructure. The expanded facility will continue to manufacture custom liquid-filled substation power transformers for electric utilities, municipalities, electric cooperatives, renewable energy projects, and industrial customers throughout New York and the United States. Niagara Power Transformer will remain the sole occupant and operator of the facility; there are no third-party tenants or end users.

Municipality or Municipalities of current operations

Cheektowaga, NY

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

Yes

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?

No

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?

No

(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?

Yes

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

Niagara's parent company, Quanta Services, has facilities in Tennessee and North Carolina and has had preliminary discussions with those States.

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

Yes , The project is also supported by Empire State Development Agency , Western New York Economic Development Fund, NYPA, NYSERDA, and NYSEG.

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:

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 Niagara Power 50 Initiative represents a significant capital investment in expanding domestic transformer manufacturing capacity at Niagara Power Transformer's Buffalo campus. Since the Project was initially developed, estimated costs have increased from approximately $52 million to nearly $70 million due to rising construction costs, utility infrastructure improvements, specialized manufacturing equipment, and inflationary pressures. Agency financial assistance will help close this funding gap and improve the financial feasibility of the expansion. The assistance is also an important factor in Quanta Services' capex decisions. As Niagara Power Transformer's parent company, Quanta operates other manufacturing facilities in North Carolina, Pennsylvania, and Tennessee, all of which compete for internal capital investment. The availability of local economic development incentives helps ensure that this expansion—and the associated jobs and manufacturing capacity—is located in Western New York rather than another state. By supporting this investment, the Agency will help retain and expand advanced manufacturing in Erie County, create new high-quality union jobs, strengthen New York's domestic energy supply chain, and generate long-term economic activity through increased purchases from New York suppliers and expanded manufacturing capacity.

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?

Without Agency financial assistance, the Project's financial feasibility would be significantly impacted by rising construction costs, specialized manufacturing equipment expenses, and required utility infrastructure upgrades. As part of Quanta Services, Niagara Power Transformer competes with affiliated manufacturing operations in North Carolina, Pennsylvania, and Tennessee for internal capital investment. Financial assistance from the Agency is an important factor in ensuring this investment is made in Erie County rather than another location. Without this support, the Project could be delayed, reduced in scope, or relocated, resulting in the loss of new jobs, private investment, increased business for New York suppliers, and expanded domestic manufacturing capacity for critical grid infrastructure.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Is your project located near public transportation?

Yes

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

Multiple bus routes (including the number 4, 6 and 22 bus routes) located in the Thruway Plaza transit hub, a short walk from the facility.

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

Yes

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.

June 9, 2026

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

Yes

Describe the present zoning/land use

M2- General Manufacturing.

Describe required zoning/land use, if different

Same

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

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

Yes

If yes, please explain

One portion of the project will be on a NYS BCP Site (1755 Dale Road, Site No. C915234). This BCP Site is currently being monitored under a NYSDEC-approved Site Management Plan (SMP) which is in place to ensure the selected remedy remains protective of human health and environment. Known remaining polychlorinated biphenyl P(CB) contamination at this Site is located within two large earthen berms in the northern portion of the property, both of which were removed in May / June 2026 as part of the larger expansion project and transported to a NYSDEC-permitted solid waste facility. Any other unknown remaining contamination is expected to be residual in nature and will be addressed under the current SMP during intrusive expansion activities. No Phase I ESA has been performed on the 1755 Dale Road parcel. Another portion of the project will occur on a NY State Superfund (SSF) Program Site (1746 Dale Road, Site No. 915300) and an adjacent unregulated contaminated site (24 Anderson Road). Both sites will be combined into one parcel and entered into the NYS BCP. This new BCP site will be investigated, remediated, and redeveloped under the purview of NYSDEC for chlorinated volatile organic compound contamination to soil, soil vapor, and groundwater. A Phase I ESA has been performed on both the 1746 Dale Road and 24 Anderson Road parcels.

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?

No

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

New manufacturing equipment such as the vapor phase oven will utilize state-of-the-art technologies to control emissions.

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?

No

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

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

No onsite 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** No

Please check any and all end uses as identified below.

No Acquisition of Existing Facility	**No Assisted Living**	**No 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**	**Yes Manufacturing**

No Renewable Energy **No Other**

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	74,000	square feet	$	68,703,456	96%
Warehouse	22,000	square feet	$	2,500,000	4%
Research & Development		square feet	$	0	0%
Commercial		square feet	$	0	0%
Retail		square feet	$	0	0%
Office		square feet	$	0	0%
Specify Other		square feet	$	0	0%

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

9/1/2026

End date : Estimated completion date of project

6/1/2028

Project occupancy : estimated starting date of occupancy

8/1/2027

Capital Project Plan / Budget

Estimated costs in connection with Project

1.) Land and/or Building Acquisition

$ 5,417,218 square feet acres

2.) New Building Construction

$ 18,845,291 55,000 square feet

3.) New Building addition(s)

$ 0 square feet

4.) Reconstruction/Renovation

$ 14,048,307 41,000 square feet

5.) Manufacturing Equipment

$ 16,375,575

6.) Infrastructure Work

$ 0

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

$ 415,035

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

$ 13,426,153

9.) Other Cost

$ 2,675,878

Explain Other Costs	Environmental Remediation, demolition.
Total Cost	$ 71,203,457

Construction Cost Breakdown:

Total Cost of Construction	$ 32,893,598 (sum of 2, 3, 4 and 6 in Project Information, above)
Cost of materials	$ 19,736,159
% sourced in Erie County	%

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	$ 19,736,159
Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):	$ 1,726,913

** 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:	Costs have been incurred for feasibility and planning activities.

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits):	$ 62,949,630
Bank Financing:	$ 0
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):	$ 8,253,826

Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)	Empire State Development, NYSERDA, NYSEG, Brownfield Cleanup Program.
Total Sources of Funds for Project Costs:	$71,203,456
Have you secured financing for the project?	No

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).	0
Lender Name, if Known	
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%):	$0

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):	N/A.

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	146	146	73	73
Part time	1	1	0	0
Total	147	147	73	

Salary and Fringe Benefits for Jobs to be Retained and Created

Job Categories	# of Full Time Employees retained and created	Average Salary for Full Time	Average Fringe Benefits for Full Time	# of Part Time Employees retained and created	Average Salary for Part Time	Average Fringe Benefits for Part Time
Management	17	$ 156,075	$ 46,822	0	$ 0	$ 0
Professional	30	$ 110,198	$ 33,059	0	$ 0	$ 0
Administrative	25	$ 76,802	$ 23,040	0	$ 0	$ 0
Production	147	$ 64,635	$ 19,390	1	$ 24,000	$ 0
Independent Contractor	0	$ 0	$ 0	0	$ 0	$ 0
Other	0	$ 0	$ 0	0	$ 0	$ 0
Total	219			1		

** 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

17,380,594

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

79,532

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

24,000

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

79,532

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

0

Estimated salary range of jobs to be created

From (Full Time) 60,000 **To (Full Time)** 130,000

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

1755 / 1746 Dale Road Buffalo, NY 14225

Name and Address of Owner of Premises

Niagara Power Transformer LLC 1755 Dale Road Buffalo, NY 14225

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

The properties are generally flat with a slight slope to the South. 1755 Dale has train tracks running to the South. There are several adjacent commercial properties. There are no wetlands, rivers, streams or lakes on the properties.

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

1755- Currently comprised of a manufacturing facility (approx 15 years old) and an attached office facility (approx 6 years old). 1746- Partial building- site of a fire in July 2021. The building was constructed in 1946.

Describe all known former uses of the Premises

1755- Vacant until 1986 when Niagara purchased. 1746- Former occupants used the property as an air reduction plant which was removed before 1946 when the current building was constructed. On-site operations then included precision metal fabrication, metal weldments, assemblies, and metal preparation and finishing of stainless steel, aluminum brass, copper, exotic metals, specialty metals, extrusions and plastics.

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?

Yes

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

1755 is the site of a past Brownfield Cleanup program. Site Management Plant (SMP) (November 2010). 1746 is contaminated and is expected to be entered into a Brownfield Cleanup program with NYS. Draft Remedial Action Work Plan (RAWP) (July 2026).

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

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

Republic Services- Niagara Falls Landfill received removed berm soils in May / June 2026 as solid waste. Waste Management Chaffee Landfill- received ultrasonic rinse water in October 2025 as a solid waste. Waste Management Chaffee Landfill- received mineral oil impacted soil in October 2025 as a solid waste.

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

None.

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

Stormwater is discharged to adjacent stormwater retention pond, which empties into drainage ditch along South end of property. No SPDES permit has been issued. No septic tanks are on site.

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?

Yes

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

Phase 6 of the expansion project will include the addition of kerosene vapor drying equipment for transformers, including kerosene (10,800 L) and waste oil (5,800 L) tanks, as well as a new paint booth (720 SF) and a sand blast booth (780 SF). The paint booth and sand blast booth will each exhaust through their own exhaust and have PM filtering capabilities. The kerosene vapor drying system will operate with one primary heating unit and two secondary units. The facility has an existing Air State Facility Permit (9-1430-00081/0000) which will be modified to include these new air emission sources.

Are any of the air emission sources permitted?

Yes

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

There are 4 20,000 gallon petroleum storage tanks used for transformer mineral oil. The facility's Petroleum Bulk Storage Certificate (9-601377) will be updated to include the addition of the waste oil tank and the kerosene tank.

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

Yes

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

Since April 1990, there have been 10 minor spills reported to NYSDEC, each of which has been subsequently closed. Spill and closure reports for each are attached.

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?

Yes

If yes, relate all the circumstances

1755- the BCP cleanup was related to PCB contamination. There have been no discharges since the SSF and / or BCP cleanup. See attached summary regarding PCB's.

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?

Single Use Facility

For Single Use Facility

Occupant Name	Niagara Power Transformer LLC
Address	1755 Dale Rd
Contact Person	Steve Klock
Phone	(716) 896-6500
Fax	(716) 896-8871
E-Mail	sklock@nptransformer.com
Federal ID #	26-2618603
SIC/NAICS Code	335311

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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

1755 Dale Road

City/Town

Buffalo

State

New York

Zip Code

14225

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?

No

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:

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

Within New York State	No
Within Erie County	No

If Yes to either question, please, explain

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.)

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?

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

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

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.

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

Policy Committee Monthly Meeting Schedule – 2027
1st Thursday of the month except for April & July

at 9:00 a.m.

January 7

February 4

March 4

April 8

May 6

June 3

July 8

August 5

September 2

October 7

November 4

December 2

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