

**ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
BUFFALO & ERIE COUNTY REGIONAL DEVELOPMENT CORP  
BUFFALO & ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORP**

**2025 ANNUAL REPORT**  
**(For purposes of Section 2800(2) of the Public Authorities Law)**

### **Description of the Agency:**

The Erie County Industrial Development Agency (ECIDA) is a public benefit corporation that provides tax incentives, financing programs, export assistance, land development and other economic development services to the City of Buffalo and Erie County, New York.

ECIDA has two affiliated not-for-profit organizations as follows:

- 1) **Buffalo and Erie County Regional Development Corporation (RDC).** This is a lending corporation that administers two revolving loan funds (RLFs). The first was capitalized by an Economic Development Administration (EDA) grant with matching funds from the City of Buffalo. The EDA released its federal interest in this original (“Legacy”) RLF in 2021. The second RLF was capitalized by a 2020 EDA grant as part of the Coronavirus Aid, Relief, and Economic Security (CARES) Act.
- 2) **Buffalo and Erie County Industrial Land Development Corporation (ILDC).** The ILDC takes ownership of distressed properties to remediate and return them to productive use. The ILDC was restructured in 2009 to allow it to issue tax-exempt interest debt on behalf of Erie County to assist local not-for-profit organizations finance development projects at a lower cost. On behalf of Erie County, the ILDC also administers the Erie County Business Development Fund, a micro-loan program funded from HUD Community Development Block Grant sources.

These corporations are related since they are managed by the same personnel. The ECIDA and RDC share the same Board of Directors as their oversight body. The ILDC board is comprised of five members, three of whom are ECIDA Board members. None of the corporations are owned by another corporation.

### **Purpose of the Annual Report:**

As an industrial development agency, ECIDA and its affiliates are required to comply with New York State’s Public Authorities Law. Under this Law, the ECIDA and its affiliates are required to submit a comprehensive annual report that includes information on:

1. Operations and accomplishments
2. Financial reports
3. Mission statement and measurements
4. Bonds and notes outstanding
5. Compensation (for those with a salary in excess of \$100,000)
6. Projects undertaken during the year
7. Property Report
8. Code of Ethics
9. An assessment of internal control structure and effectiveness
10. Legislation that forms the statutory basis of the authority

11. Board structure
12. By-Laws
13. Listing of material changes in operations and programs during the reporting year
14. Four-year financial plan
15. Board Performance Evaluations
16. Assets/Services bought or sold without competitive bidding
17. Description of material pending litigation

In compliance with the Public Authorities Law, the following required information is presented for the year ended December 31, 2025.

### **1. Operations & Accomplishments:**

A report on the 2025 operations and accomplishments of the ECIDA and its affiliates is posted on the ECIDA's website at <http://www.ecidany.com/about-us-corporate-reports>.

### **2. Financial Reports:**

#### **i) Audited Financial Statements:**

The audited financial statements for the ECIDA and its affiliates are posted on the ECIDA's website at <http://www.ecidany.com/about-us-corporate-reports> while the financial statement certification is included on page 9.

The financial statements are audited on an annual basis by independent auditors, Lumsden McCormick, LLP. In their opinion, the financial statements present fairly, in all material respects, the financial position of the ECIDA and its affiliates as of December 31, 2025, and the changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

#### **ii) Grants & Subsidy Programs:**

The ECIDA and its affiliates are recipients of various pass-through Federal, State and local grant programs that are utilized for land development, loan, and other economic development programs. Details of the various grants are outlined in the notes to the audited financial statements.

In accomplishing its mission, ECIDA does not receive any operational funding or subsidies from Federal, State, County or local sources. Instead, ECIDA relies primarily upon administrative fees charged to those businesses that utilize its products and services.

#### **iii) Operating & Financial Risks:**

The following outline some of the operating and financial risks that impact ECIDA and its affiliates:

- New York State Legislation – The New York State Legislature can impose various restrictions on the ability of Industrial Development Agencies to provide tax incentives which could significantly impact the revenue of the ECIDA.

- Collectability of loans receivable – The RDC and ILDC operate various revolving loan programs and as such their financial results are impacted by the collectability of the related loans.
- Litigation – To provide various tax incentives or grants, ECIDA takes a leasehold or ownership interest in various properties and is at times brought into various lawsuits that could impact ECIDA’s financial results or affect insurability.
- Regulations – ECIDA, RDC and ILDC are subject to various regulations including those imposed by the NYS Authorities Budget Office and the Federal Economic Development Administration. These regulations may increase the cost of compliance or impact the financial position of the Agency.
- Local economic conditions – Since ECIDA relies upon fees generated from various projects that it assists, a reduction in the number and/or size of those projects would significantly impact the Agency’s revenues.

ECIDA mitigates a portion of the above risks through prudent financial management, external legal guidance and comprehensive insurance coverage.

iv) Current bond ratings:

ECIDA and ILDC act as conduits for tax-exempt bond financings by various not-for-profit and other eligible borrowers. As conduit bond issuers, ECIDA and ILDC do not issue bonds on their own behalf and therefore are not rated by municipal bond rating agencies.

v) Long-term liabilities including leases and employee benefit plans:

ECIDA has long-term liabilities that are recorded on its financial statements related to funds held on behalf of others under certain fiduciary arrangements as outlined in the notes to ECIDA’s audited financial statements. ECIDA does not have any long-term liabilities under employee benefit plans, as ECIDA employees are not covered by any defined benefit pension plans or provided with any post-retirement benefits.

The ECIDA (as lessee) has a lease for its office space and three minor long-term leases for office equipment. The office lease is recognized as a right-to-use lease asset and lease liability in the audited financial statements.

**3. Mission Statement & Performance Measurements:**

The ECIDA’s Mission Statement & Measurements Report for 2025 is included in Attachment 1. This document was reviewed and approved by the Board at the March 26, 2025 Board meeting.

**4. Schedule of Bonds and Notes Outstanding:**

Attachment 2 summarizes ECIDA’s and ILDC’s bonds and notes outstanding at December 31, 2025. The indebtedness shown on these schedules is conduit debt and is **not** an obligation of ECIDA, ILDC, Erie County or New York State. Neither ECIDA nor the ILDC records the assets or liabilities resulting from completed bond and note issues

in their accounts since their primary function is to facilitate the financing between the borrowing companies and the bond and note holders.

**5. Compensation Schedule:**

See Attachment 3 for a list of ECIDA employees who had a salary exceeding \$100,000 in 2025. Attachment 3A is a summary of benefits provided to those staff as per the New York State Public Authorities Reporting Information System (PARIS). Biographies for these individuals are posted on the ECIDA website at <http://www.ecidany.com/staff-directory>. Salaries and benefit information for other ECIDA staff are also reported under the PARIS system.

None of the directors of ECIDA or its affiliates receive any compensation for their services as directors. None of the officers of ECIDA or its affiliates receive any compensation for their services as officers beyond their compensation as employees. None of ECIDA’s affiliates had any employees during 2025.

**6. Projects Undertaken by the Corporation during 2025:**

Attachment 4 details the tax-exempt bonds and tax abatements that were approved during 2025. Attachments 4A and 4B detail the loans that were funded in 2025 by the RDC and ILDC, respectively.

**7. Listing of Certain Property of the Corporation:**

Attachment 5 provides information regarding the real property holdings of ECIDA and its affiliates. This list excludes the hundreds of properties in which the ECIDA has technical title in order to convey certain tax or other benefits. The properties presented are those where ECIDA and its affiliates have “real” beneficial ownership.

**8. Code of Ethics:**

The Corporation’s Code of Ethics is posted on ECIDA’s website at <http://www.ecidany.com/about-us-corporate-policies>.

**9. Assessment of the Effectiveness of Internal Control Structure and Procedures:**

Management’s Assessment of the Effectiveness of Internal Controls of ECIDA, RDC and ILDC is posted on the ECIDA’s website at <https://www.ecidany.com/about-us-corporate-reports>.

ECIDA, RDC and ILDC’s independent auditors have conducted an audit of the internal control over financial reporting and their report is included in the audited financial statements posted on the ECIDA’s website at <https://www.ecidany.com/about-us-corporate-reports>.

**10. Legislation that forms the Statutory Basis of the Authority:**

## ECIDA

Industrial development agencies (“IDAs”) are formed under Article 18-A of New York State General Municipal Law, as public benefit corporations. IDAs were created to actively promote, encourage, attract and develop job and recreational opportunities and economically-sound commerce and industry in cities, towns, villages and counties throughout New York State (the “State”). IDAs are empowered to provide financial assistance to private entities through tax incentives in order to promote the economic welfare, prosperity and recreational opportunities for residents of a municipality (“Benefited Municipality”).

Section 891a of the General Municipal Law outlines the composition of the Erie County IDA membership and additional powers granted to the ECIDA. A copy of this specific legislation can be found at the following address:

[http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=\\$\\$GMU891-A\\$\\$@TXGMU0891-A+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW](http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=$$GMU891-A$$@TXGMU0891-A+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW)

## RDC & ILDC

The RDC & ILDC are local development corporations which are formed and empowered to conduct certain projects pursuant to Not-For-Profit Corporation Law §1411. Distinguished from IDAs (which exist as public benefit corporations), LDCs are established as charitable corporations that are empowered to construct, acquire, rehabilitate and improve for use by others, industrial or manufacturing plants in the territory in which its operations are principally to be conducted (“Benefited Territory”) and to make loans. LDCs can provide financial assistance for the construction, acquisition, rehabilitation, improvement, and maintenance of facilities for others in its Benefited Territory. Specific LDC powers include the ability to: (i) disseminate information and furnish advice, technical assistance and liaison services to Federal, State and local authorities; (ii) to acquire by purchase, lease, gift, bequest, devise or otherwise, real or personal property; and (iii) to borrow money and to issue negotiable bonds, notes and other obligations. LDCs are empowered to sell, lease, mortgage or otherwise dispose of or encumber facilities or any real or personal property or any interest therein.

A copy of this specific legislation can be found at the following address:

[http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=\\$\\$NPC1411\\$\\$@TXNPC01411+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW](http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=$$NPC1411$$@TXNPC01411+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW)

## **11. Description of the Authority and its Board Structure:**

i) Names of Committees and Committee Members:

The ECIDA and its affiliates operate several committees as outlined on the ECIDA website at <http://www.ecidany.com/about-us-board-committees>. Attachment 6 outlines the committee members.

ii) Lists of Board Meetings & Attendance:

A list of the various Board meetings and Board attendance is outlined on Attachment 7.

iii) Description of major authority units, subsidiaries:

ECIDA and its affiliates do not have any subsidiaries.

iv) Number of Employees:

ECIDA had 19 full-time employees during 2025.

v) Organizational Chart:

ECIDA's organizational chart is posted on the ECIDA's website at: [https://www.ecidany.com/documents/Press\\_Room/Organizational%20Chart%20-%20as%20of%20June%202019.pdf](https://www.ecidany.com/documents/Press_Room/Organizational%20Chart%20-%20as%20of%20June%202019.pdf)

**12. Bylaws:**

The Bylaws for the ECIDA and its affiliates are posted on the ECIDA's website at <http://www.ecidany.com/about-us-corporate-policies>.

**13. Listing of Material Changes in Operations and Programs:**

ECIDA, through its development arm ILDC, continued its redevelopment work at Renaissance Commerce Park with the execution of a purchase sale agreement with a developer for the construction of a light manufacturing facility. Infrastructure work at the site remains a top priority for redevelopment. In 2025 the design and engineering was completed for two new roads (Odell St. and Ridge Rd.) and a contractor is in place to start road construction in spring 2026. Design and engineering for the WYE Yard Rail Relocation Project was also completed, which will open up a 40-acre parcel for redevelopment on the site. New York State approved \$6.5 million of funding for the project, and construction is slated for 2026.

The ILDC's work on the redevelopment of the Erie County Agribusiness Park continued in 2025 with the completion of the first phase of access road. New York State awarded \$11.5 million of grant funding for infrastructure improvements at the site, and development progress continued on all five components of the project.

The RDC continued to operate two revolving loan funds (RLFs) in 2025, providing favorable terms to businesses who may not qualify for traditional lending from banks. At the end of 2025, RDC had 6 loans totaling \$519,000 pay off early, contributing to an increase in funds available for lending. The business and lending environment faced numerous uncertainties in 2025 that slowed the demand for lending. The recently established Sumitomo Employee Loan Fund closed 2 loans in 2025, providing low-cost

capital and special terms to assist displaced workers. Despite economic headwinds, the RDC was able to increase its outstanding portfolio balance by \$348,000, to \$15,421,000.

The ECIDA Board approved 14 tax incentive projects with total private investment of over \$727 million expected. 3 of these projects opted into the Economic Inclusion Program (EIP) PILOT, which is designed to increase MWBE contract and hiring opportunities on projects that receive ECIDA PILOT benefits. The Board also formally adopted FOIL and Records Retention policies.

**14. Four-Year Financial Plan:**

A copy of the four-year financial plan is posted on the ECIDA's website at <https://www.ecidany.com/about-us-corporate-reports>.

**15. Board Performance Evaluations:**

The ECIDA, RDC and ILDC Boards of Directors conducted a Board Performance Evaluation in 2025 and forwarded the results to the Authorities Budget Office. The surveys are not subject to disclosure under article six of Public Officers Law.

**16. Assets/Services bought or sold without competitive bidding:**

Attachments 8, 8A, and 8B are Procurement Reports that are filed using PARIS for ECIDA, RDC, and ILDC respectively. These reports outline the assets and services purchased through competitive and non-competitive bidding for all procurements in excess of \$5,000.

**17. Description of material pending litigation:**

The audited financial statements for the ECIDA, RDC, and ILDC outline any material pending litigation. The audited financial statements are posted on the ECIDA's website at <http://www.ecidany.com/about-us-corporate-reports>.

## **Certification Pursuant to Section 2800(3) of the Public Authorities Law**

Pursuant to Section 2800 (3) of the Public Authorities Law, each of the undersigned officers of Erie County Industrial Development Agency, Buffalo and Erie County Regional Development Corporation, and the Buffalo and Erie County Industrial Land Development Corporation does hereby certify with respect to the annual financial report of the Corporation (the "Annual Financial Report") posted on the ECIDA's website at <http://www.ecidany.com/about-us-corporate-reports> that based on the officer's knowledge:

1. The information provided in the Annual Financial Report is accurate, correct and does not contain any untrue statement of material fact;
2. Does not omit any material fact which, if omitted, would cause the financial statements contained in the Annual Financial Report to be misleading in light of the circumstances under which such statements are made; and
3. Fairly presents in all material respects the financial condition and results of operations of the Corporation as of, and for, the periods presented in such financial statements.

  
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John Cappellino  
President & CEO

  
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Mollie Profic  
Vice President/CFO

**Erie County Industrial Development Agency (ECIDA)  
Buffalo & Erie County Industrial Land Development Corp. (ILDC)  
Buffalo & Erie County Regional Development Corporation (RDC)**

***2025 Mission Statement and Performance Measurements with Results***

***Approval Date of Goals: March 26, 2025***

***Approval Date of Results: Anticipated March 25, 2026***

**Purpose:**

The Public Authorities Law requires public authorities to develop and adopt a mission statement and to develop performance measures to assist them in determining how well they are carrying out their mission. The Authorities Budget Office (ABO) requires that all public authorities utilize the following format to annually review their mission statement and performance measures and publish a measurement report. This report is designed to satisfy these requirements.

Please note: The ECIDA publishes an annual report outlining detailed project information and accomplishments called "Year in Review." The Year in Review is on the ECIDA's website at <https://www.ecidany.com> under "About Us" then "Annual Reports".

**Mission Statement:**

The mission of the Erie County IDA and its affiliates is to provide the resources that encourage investment, innovation, workforce development and international trade resulting in a successful business climate focused on growth, economic stability, job creation and retention for businesses and individuals which improves the quality of life for the residents of the region.

**Performance Goals, Measures & Results:**

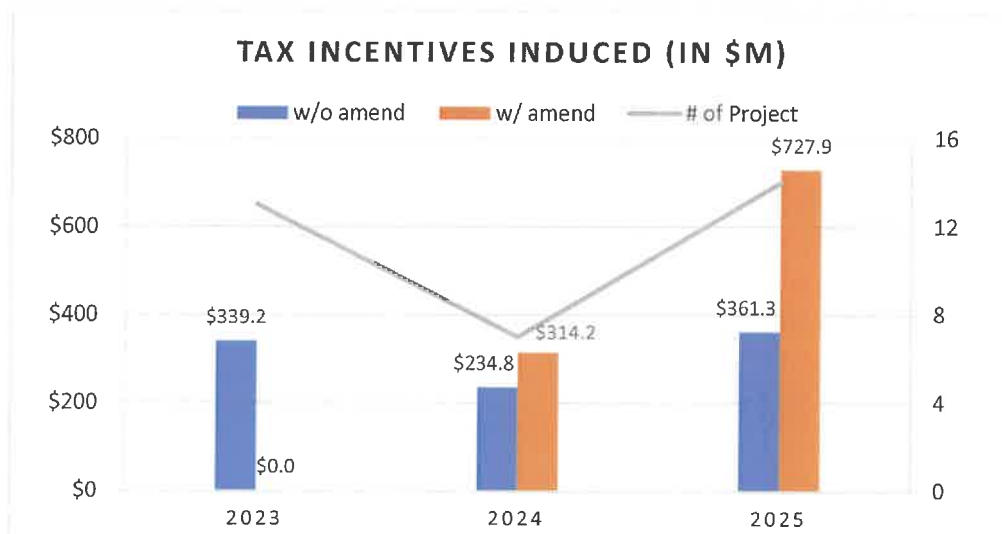
**Goal 1: To promote private investment & innovation:**

Objective 1A: ECIDA: Encourage private sector investment by providing incentives and other economic development services to spur eligible development projects.

Measurement: Value of new private investments from tax incentives

Metric: \$ 300 - \$ 325 M in private investment from approved tax incentives.

Results: Private investment totaled \$727.9 M for the 14 tax incentive projects approved by the ECIDA Board of Directors. This included 4 amendatory and 1 adaptive reuse project.



Objective 1B: RDC: Provide “gap financing” to spur the creation of new businesses and private-sector investment in working capital, machinery and equipment.

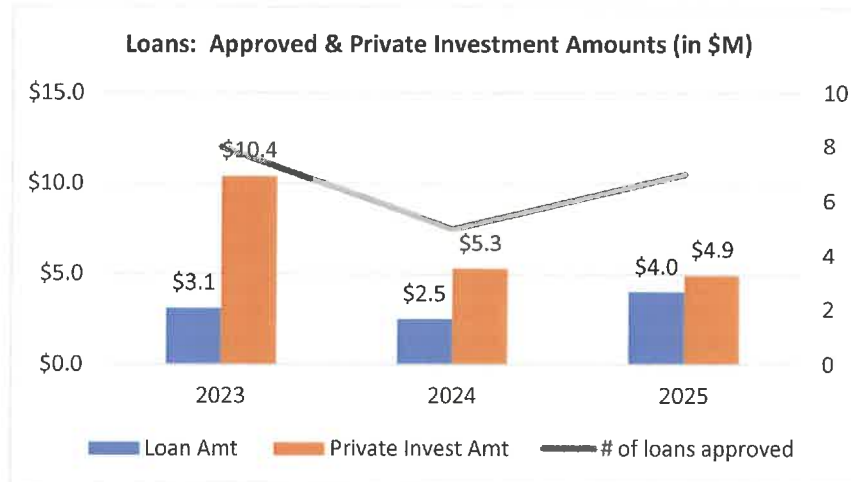
Measurement: Number of loans, \$ amount of loans and amount of private investment for loans approved

Metric: 8 - 10 business loans totaling \$ 3 M with private investment = \$6 M.

Results: RDC approved 7 Loans for \$4 M from the Legacy Fund - encouraging \$4.9 M of private investment. Overall, demand for loans was lighter than expected during 2025. Economic uncertainty remained high due to higher interest rates coupled with inflation that remained stubbornly high, tariff uncertainty, and lower bank loan approval rates contributed to lower loan activity. During the second half of 2025, the RDC did experience

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increased loan inquiries and lending activity as a result of increased targeted outreach efforts, and as tariff certainty with many trading partners was established allowing businesses to better determine costs and the Fed Reserve to reduce interest rates.

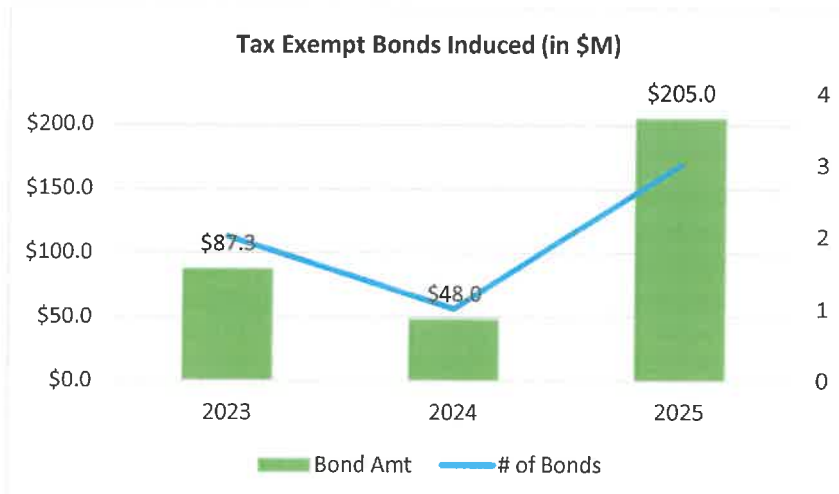


**Objective 1C:** ECIDA & ILDC: Assist non-profit and other eligible borrowers to obtain low-interest, tax-exempt bond financing.

**Measurement:** Value of private investments from low-interest financing provided to non-profit organizations and qualified private activity bond projects. Continue to monitor NYS Housing and Community Renewal regulations for affordable housing projects that utilize 4% state and federal Low Income Housing Tax Credits (LIHTC) restricting bond activity to only new construction and its impact on this objective.

**Metric:** 1 -2 tax exempt bonds totaling \$30 M – \$35 M.

**Results:** Three tax exempt bonds totaling \$205 M were approved:  
 \$55 M Canisus University – ILDC  
 \$65 M D’Youville University (tax exempt portion) – ILDC  
 \$85 M Buffalo Public School System – ECIDA



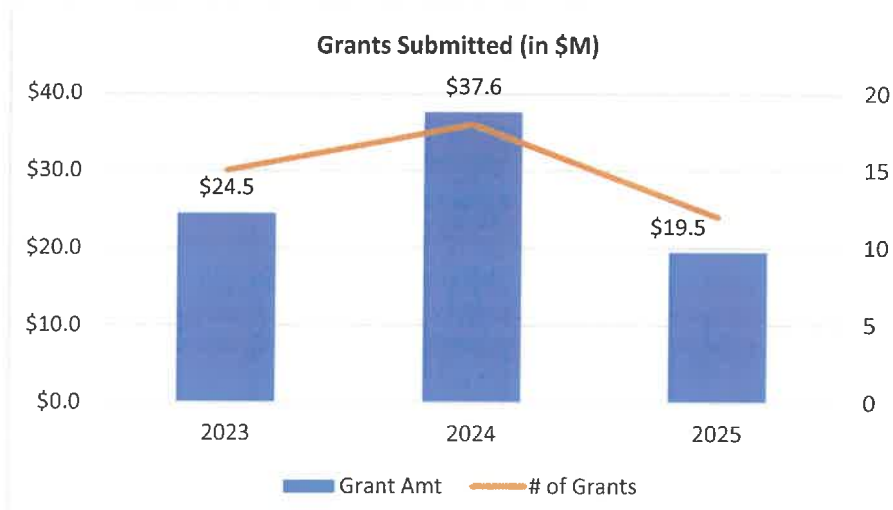
**Objective 1D: ECIDA & ILDC: Pursue state, federal and private (grant) funding opportunities to support priority projects and leverage private investment. Administer projects that have received grant funding.**

**Measurement:** Number and \$ amount of grant applications submitted. Number and \$ amount of grant funds under administration.

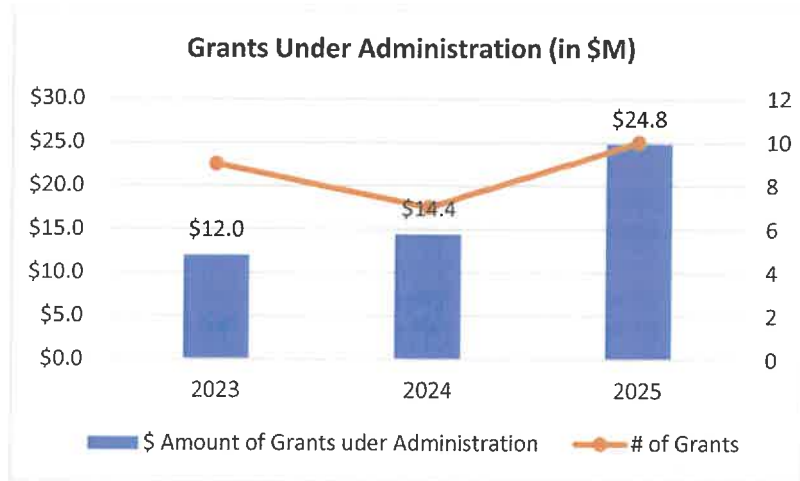
**Metric:** 5-7 grants submitted for \$6 M - \$7 M. 7-10 grants totaling \$15 M under administration.

**Results:** Twelve (12) grant applications have been submitted for a total of \$19.5 M. Of grants submitted:

- Eight (8) awarded / partially awarded totaling \$8.3 M (43%)
- Two (2) denied / partially denied totaling \$5.1 M (26%)
- Two (2) pending totaling \$5.8 M (30%)



There are 10 active grants totaling \$24.8 M under administration.



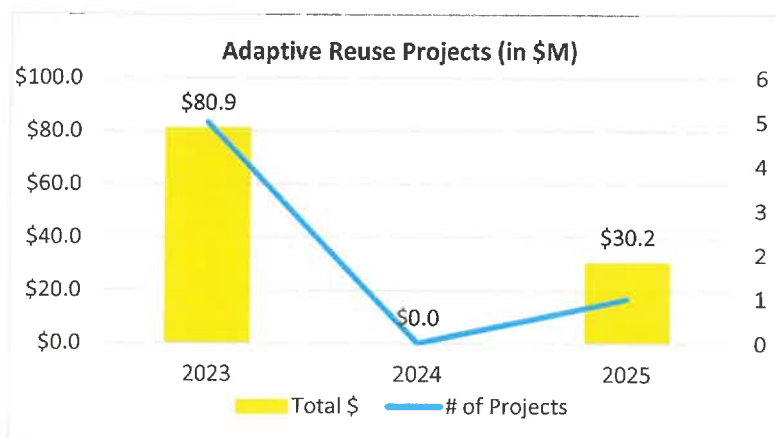
**Goal 2:** To support business formation, job growth, and economic expansion targeting economically challenged and disadvantaged communities:

**Objective 2A:** ECIDA & ILDC: Support the re-investment in vacant, abandoned, and underutilized buildings.

**Measurement:** Number and investment value of adaptive re-use building projects

**Metric:** 3 - 4 adaptive reuse projects approved totaling \$50 - \$75 M.

**Results:** 1 adaptive reuse project was approved totaling \$30.2 M. This project is the 1<sup>st</sup> project approved under the 2024 Adaptive Reuse Policy amendment that now requires projects contain a certain # of affordable / workforce housing units. The approved project will create 64 apartment units of which 10 units (15%) will be available at 80% AMI (or below).



Objective 2B: ECIDA ILDC & RDC: Support the creation and growth of small business, as well as minority-owned, women-owned and service-disabled veteran owned businesses (collectively MWBE/SDVOB).

Measurement: Number and \$ amount of direct assistance through Agency's product offerings to MWBE/SDVOB (i.e. business loans, tax incentives). Procurement goal \$ amount and % spent with MWBE/SDVOB vendors for both operational (ECIDA) and other purchases.

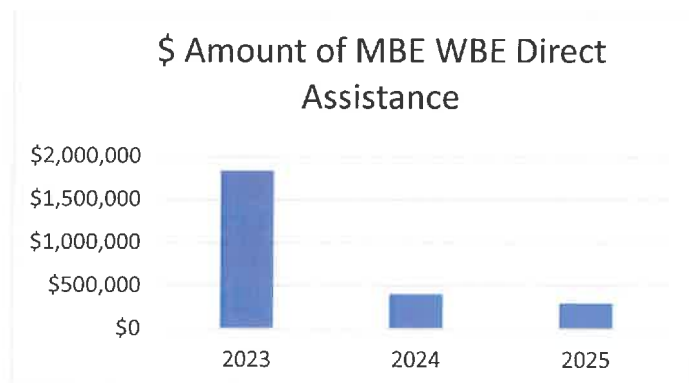
Metric: Direct assistance: \$400,000 direct assistance to 5 – 7 MWBE/SDVOBs.

Purchases: Meet 100% of the following:

- 1) *RFPs and/or bids – RFPs and/or bids issued to contain a score category (with a score value = 10%), whereby the MWBE/SDVOB utilization and/or D&I initiatives = 30% of contract total.*
- 2) *Tracking / Reporting of \$ value of purchases to monitor adherence to 30% MWBE/SDVOB utilization for ECIDA purchases (including but not limited to: office supplies, catering and equipment leasing) as well as for Land Development services: Professional & Construction*

Results: ECIDA Direct Assistance – A total of \$299,500 in direct assistance as follows:

- \$270,000 in loans were approved for 4 MWBE businesses
- \$ 2,000 Buffalo MWBE Conference sponsorship @ 500 Pearl
- \$ 2,500 SBA sponsorship: Straight Talk (tech assistance MWBEs)
- \$ 25,000 Direct grant assistance to NAACP Buffalo Chapter (via Urban League) for ULI Jefferson Avenue revitalization study



ECIDA Purchases Tracking/Reporting/ Vendor Operational Purchases: Purchases of \$48,000 (25% MWBE) were made from known M/WBEs out of total purchases = \$190,000. Note: total purchases were from 3 major categories: IT services / hardware, printing / marketing, and office supplies / equipment. A breakout of the \$48,000 in purchases included:

\$24,000 (9.7%) from WBE  
\$23,000 (9.3%) from MBE  
\$ 1,000 (0.4%) from MWBE

This represents an increase in annual spend of \$5,000 (WBEs) and \$17,000 (MBE). Agency purchases included three new M/WBE vendors.

ILDC Purchases RFPs and Bids Land Development Services: In 2025, two (2) New Construction RFPs (Angola Agri-Park & Buffalo Southern Railroad Track Repair) totaling \$3.3 M were issued. Both RFPs (100%) contained a 10% scoring category related to MWBE/SDVOB utilization and D&I initiatives.

ILDC Tracking/Reporting Land Development Services: In 2025, two (2) construction contracts were awarded, totaling nearly \$3.3 M:

- Angola Agri-Park – A \$1,515,000 contract was awarded that included a 30% MWBE utilization goal. Of that amount, \$422,021 has been paid to certified MWBE subcontractors, representing 28.3% MWBE utilization.
- Buffalo Southern Railroad Track Repair – A \$1,784,969 contract was awarded that included a reduced 22% MWBE Utilization goal (13% MBE and 9% WBE). A reduced goal was accepted by the NYSDOT (funding source) due to an inability to obtain MBE/WBE rail contractors able to meet the original goals due to 1) the specialized nature of the work and 2) limited availability of qualified MWBE/SDVOB firms. The contract was awarded in December 2025 and work is scheduled to begin Spring 2026. Utilization performance results will be tracked once work commences.

ILDC Professional Services: In addition, a total of \$593,050 has been paid to Professional Services contractors. Of this amount, \$267,504 (45.11%) was paid to certified MWBE and SDVOB firms. These payments are tracked continuously to monitor utilization and maintain compliance with reporting requirements.

Objective 2C: ECIDA, ILDC & RDC: Support diversity, equity & inclusion with a focus on staff development

Measurement: Provide training opportunities re: Racial Equity

Metric: Provide two or more continued educational / training opportunities for staff on DEI

Results: Staff attended 3 on topic related training events:

- NYSEDC Conference sessions: 1) Office of Strategic Workforce Dev with focus on growing NYS MWBEs and 2) Programs to promote affordable housing in under-represented communities (Feb '25)\*
- NYSEDC Basic Eco Dev – DEI session (June '25)\*
- NYS Unlawful Harassment Training including definition of / rights related to protected classes ECIDA Staff training (Oct '25)

\*one or more staff member attendance

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Objective 2D: ECIDA: Increase opportunities for minorities and women to experience economic progress through tax incentive programs.

Measurement: Implementation of ECIDA Economic Inclusion PILOT

Metric: 1 – 2 projects opt into the EIP program.

Results: 3 projects opted into the EIP program. These projects will have PILOTS that depend upon meeting goals including % MWBE goals for construction, minority & woman job retention and/or job creation as well as Economic Inclusion Policy (EIP) goals.\*

\* EIP Policy Goals focus on procurement, DEI practices, DEI training and mentorship

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Objective 2E: ECIDA: Support the creation and retention of jobs at all salary levels.

Measurement: Average \$ of jobs to be retained & created. For informational purposes include salary info re: management, professional, administrative, production, independent contractor and other

Metric: Average salary for retained and created jobs at \$ 50K - \$55K

Results: The average salary for the 3,673 FT Jobs (2,111 retained, 562 new) = \$71,549 The average salary for the 59 PT Jobs (43 retained, 6 new) = \$30,562 The total annual payroll amount = \$178 M.

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2025 Full-Time			
Category	# of Jobs	Average Salary w/ Fringe	Average Salary w/o Fringe
Management	224	\$118,794	\$ 96,625
Professional	773	\$ 98,356	\$ 74,940
Administrative	125	\$ 90,232	\$ 71,285
Production	1532	\$ 77,540	\$ 60,971
Independent Contractor	3	\$ 91,769	\$ 63,000
Other	16	\$ 63,078	\$ 35,294
Totals	2673		

2025 Part-Time			
Category	# of Jobs	Average Salary w/ Fringe	Average Salary w/o Fringe
Management	0	\$0	\$0
Professional	0	\$0	\$0
Administrative	0	\$0	\$0
Production	58	\$30,087	\$30,011
Independent Contractor	0	\$ 0	\$ 0
Other	1	\$42,350	\$35,000
Totals	59		

\*average salary metric is based on historical data with consideration given to market adjustments (i.e. inflation, cost of living) and comparisons to County/ City of Buffalo living wage data. (note: include avg salaries in job categories and the total payroll amount).

**Objective 2F:** ECIDA, RDC & ILDC: Reach out to Erie County businesses to inform them of ECIDA and other business support services available.

**Measurement:** Number of business outreach attempts (including marketing communication efforts)

**Metric:** 290 business outreach contacts, 2,000,000 marketing impressions through paid advertising.

**Results:** **245** Business outreach contacts included: 105 Business Development, 73 Professional Partners and 67 Events (networking & presentations).

Marketing & Communications activity included targeted paid advertising campaigns on business radio and in print, totaling approximately **4.1 M** impressions. Radio advertising and WBEN Facebook/Meta post engagement were the main drivers in exceeding the 2025 goals for impressions. Direct mailings of the ECIDA holiday calendar and Year in Review reached approximately 1,300 business contacts. ECIDA social media Facebook/Meta posts resulted in approximately 10,126 impressions on 50 organic and shared posts.

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NOTE: Efforts made to outreach to small and medium-sized businesses specifically included staff attendance and/or presentations at:

Chamber of Commerce events: Amherst, Buffalo Niagara Partnership, Cheektowaga, West Seneca and Lancaster

Small business focused events: Sumitomo Job Fair, Black Business Expo, Women Mentoring Monday, Black Business Training (@Beverly Gray), Manufacturing Awards (BNMA), MWBE Conference (LeChase Const), SBA Straight Talk, Construction Exchange of Buffalo & WNY.

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Objective 2G: ILDC: Support reinvestment in vacant and abandoned brownfield properties for the purpose of creating shovel-ready sites, new investment, and jobs.

Measurement: Number of acres of land redeveloped / in the process of redevelopment and public/private investment amounts

Metric: 350 acres of land under management

Results: 486 acres of land are under management of the ECIDA, through its development arm the ILDC. Properties under development:

- 1) 240 acres at Renaissance Commerce Park
- 2) 240 acres at the Erie County Agribusiness Park.
- 3) 6 acres at 3445 River Road.

The ILDC's Business and Property Development team assist companies seeking to identify suitable commercial real estate options specific to the Renaissance Commerce Park and Erie County Agribusiness Park. Business and developer interest in the parks remains high. At 3445 River Road, a 5-year long-term lease agreement in place with MN8 Group for development of a Battery Storage Facility.

## 2025 Site Redevelopment Activities Highlights

Site	Activities	2025 Highlights
Renaissance Commerce Park	<ul style="list-style-type: none"> <li>• Completed design and engineering for Odell St. and Ridge Rd. extensions project</li> <li>• Contracted with Pinto Construction Services for the construction of the project – starts in spring 2026</li> <li>• Completed the design and engineering for the WYE Yard Rail Relocation Project</li> <li>• Executed the Rail Relocation Agreement with Tecumseh and Genesee &amp; Wyoming Inc</li> <li>• Preparing to go out to bid for project in early 2026</li> <li>• ESD board approved \$6.5 million funds for project</li> <li>• Executed extension of the Purchase Sale Agreement with Tecumseh for additional parcels on the south end of the property (WYE Yard)</li> <li>• Executed a purchase sale agreement with developer J.G. Petrucci for the construction of a light manufacturing facility on parcels #2 and #3</li> <li>• Worked with Sen. Sean Ryan, Assemblymember Jon Rivera and Governor Hochul on successfully extending the brownfield tax credits for Gen. 1 parcels on Renaissance Commerce Park</li> </ul>	
Erie County Agri-business Park	<ul style="list-style-type: none"> <li>• Awarded \$11.5 million FAST NY grant from Empire State Development for infrastructure project on the site – ESD board voted to approve funding in November</li> <li>• Progressing with the development of all five tasks/components of the project with our partners at Erie County DSM, National Grid, and National Fuel</li> <li>• Awarded first phase of access road construction project to Anastasi Trucking Inc.</li> <li>• Completed first phase of access road construction project</li> <li>• Signed agreement with WSD to pursue a jurisdictional determination from Army Corp. of Engineers</li> </ul>	
3445 River Road	<ul style="list-style-type: none"> <li>• Received Second lease payment (\$30,000) from MN8 for battery storage project</li> </ul>	

### Goal 3: To encourage international trade:

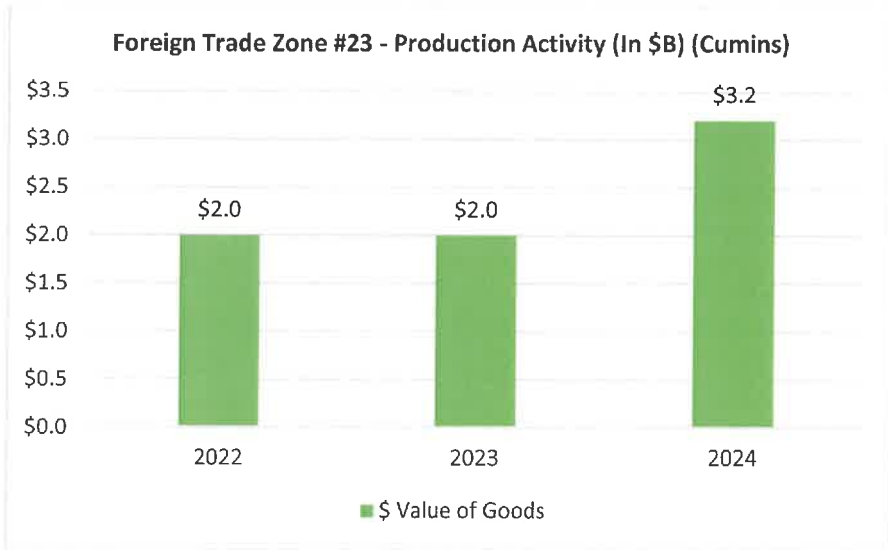
**Objective 3A:** ECIDA: Promote & support the use of Erie County’s foreign trade zone (FTZ) to assist businesses in remaining globally competitive by reducing, eliminating, or deferring import duties.

**Measurement:** Value of goods moving through FTZ #23 and # of FTZ activated sites

**Metric:** A total of 6 FTZ sites with goods valued at \$100 M moving through the zone.

**Results:** For year-end 2024, FTZ # 23 had a total of 6 active FTZ sites. The 5 warehouse sites moved goods valued at \$93.9 M through FTZ #23. This represents a \$3.7 M decrease from the prior year. Most FTZ activity was driven by W.S. Services (Sucro Sourcing), Starline USA and Speed Global. FTZ #23 collected duties of \$6.1 M - down \$5.6M from 2023. Both decreases were largely due to the US renegotiating trade policies with all trading partners causing difficulty for businesses to project costs due to increased and changing tariffs and policies on most imported goods. The net effect was less goods being imported.

Cummins Inc is the 6<sup>th</sup> FTZ site for FTZ #23. It is a production site that is separately accounted for by the FTZ Board . In 2024, Cummins goods valued at \$3.2 B (a \$700 M increase from 2023) moved through the FTZ. Cummins collected \$1.2 M in tariffs in 2024.



\*(note: due to the timing of the Annual Federal FTZ Reporting (June) – the prior year’s results are listed)

**Goal 4: Regional & Business Resiliency:**

Objective 4A: ECIDA, RDC, ILDC: Assist businesses throughout Erie County.

Measurement: Provide a roadmap for business resiliency.

Metric: Convene CEDS Implementation Committee (public & private partners) annually (in Q4) to share and collect data/information regarding the progress of regional goals and accomplishments in economic and

community development. Prepare an annual CEDS Performance Report as an addendum to the 2022-2026 CEDS for submission to the EDA.

**Results:** Collect 2025 data from partners and stakeholders in Q1 2026 to prepare CEDS Performance Report – anticipated completion is Q2 2026.

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**Objective 4B:** ECIDA RDC, ILDC: Support Small Businesses in Erie County Consortium Communities whose owners have low to moderate household incomes.

**Measurement:** Provide administrative support for the Erie County Microenterprise Loan & other programs funded by Community Development Block Grant funds

**Metric:** Administer the underwriting process leading to the approval of 6-8 loans for \$200,000, which represents the funds available for lending from the Erie County Microenterprise Loan program. The ECIDA will continue to service, support and market the lending program to the eligible consortium communities.

**Results:** ILDC provided loan underwriting services that resulted in the County's Microloan Committee's approval of four (4) micro enterprise loans totaling \$105,500 with \$45,000 in private investment. The ILDC received 5 applications from Erie County for review / underwriting in 2025. Application volume was down in 2025 due to the economic uncertainty both locally and nationally but had picked up during the summer months.

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**Goal 5: To safeguard the public’s investment by ensuring compliance and transparency with ECIDA Policies & Procedures, NYS Tax, EDA and ABO requirements:**

Objective 5A: ECIDA: Client compliance with material terms including local labor, employment retention & creation, investment, pay equity and unpaid real property tax policies.

Measurement: Collection and analysis of quarterly employment & local labor reports for all active projects, review of investment verifications, facilitate completion of pay equity audits by Erie County Department of Public Advocacy payments through the Erie County Commissioner of Real Property Services

Metric: 100% compliance

Results: In 2025, three (3) projects were selected for the Pay Equity audit, and those audits are currently in progress. 100% compliance with unpaid real property taxes tax policies and investment confirmations. Compliance with employment retention and creation will be assessed in Quarter 1, pending the receipt and analysis of annual surveys.

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Objective 5B: ECIDA: Client compliance with the NYS Sales and Use Tax program.

Measurement: Monitor and review of clients’ ST-340 reporting forms against the amount of the sales tax savings approved by the Board of Directors to ensure that the amount of the sales tax savings that clients report does not exceed the board approved amounts.

Metric: 100% client compliance

Results: Pending the receipt and analysis of annual surveys.

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Objective 5C: ECIDA, RDC & ILDC: Compliance with ABO’s deadlines and regulatory requirements.

Measurement: Timely and accurate filing of the annual PARIS reports, budgets and financial audits

Metric: 100% compliance

Results: The Agency is on track to meet filing requirements of the ABO’s 3/31/26 reporting deadline.

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Objective 5D: ECIDA, RDC & ILDC: Board Member compliance with ABO regulatory requirements.

Measurement: Board completion of the annual Board of Directors Self Evaluation, execution of the Acknowledgement of Fiduciary Duties & Responsibilities forms, and completion of the required ABO board member training

Metric: 100% compliance

Results: As of 12/31/2025, there were two vacancies on the ECIDA & RDC Board. In total, 15 of the 19 ECIDA & RDC Board Members and 5 of the 7 ILDC Board Members have completed their board member training. In 2025, there were eight (8) new board members. Board members have 12 months from the date of their appointment to complete the required training. Lastly, the Agency is on track to meet filing requirements of the ABO's 3/31/26 reporting deadline.

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Objective 5E: ECIDA, ILDC & RDC: Ensure proper controls and safeguards over the financial reporting and assets of the organizations.

Measurement: Annual independent audit reports of all entities.

Metric: Audit opinions and management letter.

Results: Results: ECIDA, RDC, and ILDC all received an unmodified opinion on their respective audited financial statements, indicating that the statements are fairly presented in all material respects. There were no management letter comments for the year ended December 31, 2025.

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Objective 5F: RDC: Ensure proper controls and safeguards over the administration of the CARES Act revolving loan fund (RLF).

Measurement: Obtain the highest rating from the U.S. Dept of Commerce: Economic Development Administration (EDA) on the quality / health of the RLF administered by the RDC

Metric: Receive an "A" rating from the EDA.

Results: For the year ended December 31, 2025, a level A risk rating was assigned to the CARES Act RLF. The RLF earned 27 out of a possible 30 points. Maximum points were earned for the overall RLF management, while areas such as liquidity (the amount of cash available for lending compared to a regional metric) and net RLF income (the portion of RLF income used

for administrative expenses divided by total RLF income) scored lower. The A rating results in annual reporting to EDA for 2026, instead of semi-annual.

### **Governance Certification**

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

Board of Directors response: Yes

2. Who has the power to appoint the management of the public authority?

Board of Directors response: The Board of Directors

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

Board of Directors response: The Board has not adopted a written policy. However, the Board follows prudent and reasonable practices to appoint responsible individuals.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

Board of Directors response: The role of the Board regarding the implementation of the public authority's mission is to provide strategic guidance, oversight, mission authorization, policy setting and validation of the authority's mission, performance measurements and results. The role of management is to collaborate with the Board in strategy development and to implement established programs, processes, activities and policies to achieve the public authority's mission.

5. Has the Board acknowledged that they have read and understood the responses to each of these questions?

Board of Directors response: Yes

ECIDA Bonds

ATTACHMENT 2

Id	Trustee	ProjectName	Bond Amount	Year Start Balance 2025	Year End Balance 2025	Principal Paid 2025	Interest Rate	Bond/Loan Number	Bond Maturity
2360	New York Housing Finance Agency	2009 Shoreline Apartments LLC	\$9,000,000	\$ 989,912.00	\$ 931,855.39	\$ 58,056.61	0.055	5003	11/30/41
2516	Bank of New York Mellon	Our Lady of Victory Renaissance Corporation	\$11,860,000	\$ 5,715,000.00	\$ 5,130,000.00	\$ 585,000.00	Variable		4/1/32
2591	M&T Bank	Canisius High School	\$22,250,000	\$ 8,765,000.00	\$ 8,270,000.00	\$ 495,000.00	var	1012768	2/1/38
10291	M&T Bank	Joint Schools Construction Board (Refund of 2007A & 2008A bonds) - Series 2015A	\$236,975,000	\$ 98,785,000.00	\$ -	\$ 98,785,000.00	var.	H378	2029
10342	M&T Bank	Joint Schools Construction Board-Series 2016A (Refund of 2009A Bonds)	\$133,580,000	\$ 67,725,000.00	\$ 50,185,000.00	\$ 17,540,000.00	2.17	118534-000	2031
10404	Zions Bancorporation	Marina Vista	\$13,300,000	\$ 12,368,666.40	\$ 12,155,888.69	\$ 212,777.71	fixed	7916	1/1/37
10504	U.S. Bank National Association	Related Affordable/Elmwood Square Apartments	\$8,590,000	\$ 8,396,280.55	\$ 8,253,406.35	\$ 142,874.20	1.846%, Fixed	234450000	7/1/2038
10621	M&T Bank	Joint Schools Construction Board/City School District of the City of Buffalo -2021 series	\$109,135,000	\$ 80,320,000.00	\$ 71,765,000.00	\$ 8,555,000.00	Fixed	21A & 21B	2032
10730	M&T Bank	Joint Schools Construction Board/City School District of the City of Buffalo - 2022 series	\$71,150,000	\$ 33,225,000.00	\$ 10,415,000.00	\$ 22,810,000.00	Fixed	156152-000	2026
10758	Argent Institutional Trust Company	OAHS Tonawanda TC, LLC (Tonawanda Towers)	\$ 11,090,000	\$ 11,090,000.00	\$ 11,055,000.00	\$ 35,000.00	Fixed	Account number 14085070171	10/1/2062
10764	Wilmington Trust National Association	Ellicott Park Townhomes Community Partners, LP	\$33,000,000	\$ 32,765,000.00	\$ 28,790,000.00	\$ 3,975,000.00	5.45% fix	161477-000	4/1/2067
10809	U.S. Bank National Association	Westchester Park Perservation LP	\$22,310,000	\$ 22,200,000.00	\$ 21,975,000.00	\$ 225,000.00	4.25%	248174000	2/1/2041
10813	M&T Bank	Joint Schools Construction Board/City School District of the City of Buffalo - 2023A	\$57,270,000	\$ 57,270,000.00	\$ 57,270,000.00	\$ -	5.0% fixed	166740-000	2028
10883	M&T Bank	School Facility Refunding Revenue Bonds - Series 2025 A (ECIDA Bond)	\$74,150,000	\$ 74,150,000.00	\$ 74,150,000.00	\$ -	5% fixed	181584-000	2029
				\$ 513,764,858.95	\$ 360,346,150.43				

ILDC Bonds

Id	Bank	Project/Name	Jobs	Bond Amount	Year Start Balance 2025	Year End Balance 2025	Principal Paid 2025 (Amount of Bond Principal Retired during the Reporting Year)	Interest Rate	Loan Number
2758	M&T Bank	Enterprise Charter School	No	\$7,345,000.00	\$5,715,000.00	\$5,525,000.00	\$190,000.00	7.5	1032851
10111	M&T Bank	Catholic Center for Learning-Series A	No	\$9,525,000.00	\$3,955,833.39	\$3,463,750.08	\$492,083.31	var.	1034105
10278	The Bank of New York Mellon	Catholic Health System	No	\$93,800,000.00	\$63,795,000.00	\$58,840,000.00	\$4,955,000.00	5	
10290	The Bank of New York Mellon	Orchard Park CCRC, Inc. a/k/a Fox Run	No	\$44,490,000.00	\$32,485,000.00	\$30,835,000.00	\$1,650,000.00	1-5%	ORCHRDPAK15
10296	M&T Bank	Canisius College of Buffalo, New York - Refund of 2004-2005 DASNY Bonds - Series 2015A	No	\$30,760,000.00	\$17,865,000.00	\$0.00	\$17,865,000.00	Bank Purchase Rate: 5.1780%	3233822
10296	M&T Bank	Canisius College of Buffalo, New York - Refund of 2004-2005 DASNY Bonds - Series 2015B	No	\$16,195,000.00	\$16,195,000.00	\$0.00	\$16,195,000.00	Bank Purchase Rate: 5.2756%	3233830
10338	M&T Bank	854 Ellicott Street, LLC	No	\$44,328,500.00	\$38,054,669.41	\$37,004,137.37	\$1,050,532.04	2.95	99-6641368-3
10371	M&T Bank	Tapestry Charter School	No	\$33,900,000.00	\$31,115,000.00	\$30,565,000.00	\$550,000.00	Series A - 3.875% & 5.00% Series B 6.00 %	123350-000 & 123351-000
10375	U.S. Bank	Charter School for Applied Technologies	No	\$22,995,000.00	\$16,180,000.00	\$15,025,000.00	\$1,155,000.00	Varies: 4.25%-5.00%	220612000
10399	Wilmington Trust	Global Concepts Charter School	No	\$6,185,000.00	\$4,785,000.00	\$4,515,000.00	\$270,000.00	4 & 5%	131876-000
10470	U.S. Bank	D'Youville College	No	\$48,205,000.00	\$44,675,000.00	\$43,700,000.00	\$975,000.00	Variable	234594000 & 244529000
10713	Key Government Finance, Inc.	134 High Street, LLC, Series 2022	No	\$19,635,847.21	\$17,494,290.11	\$16,696,034.73	\$798,255.38	2.92%	2002880080
10827	UMB Bank	D'Youville University (ILDC Bond)	No	\$44,935,000.00	\$44,935,000.00	\$44,935,000.00	\$0.00	8.38%	11943KEG3
10865	U.S. Bank	Canisius University Series 2025 (ILDC Bond)	No	\$55,000,000.00	\$55,000,000.00	\$55,000,000.00	\$0.00	5.5%, 6%, 6.25% fixed	294353000
				\$477,299,347.21	\$392,249,792.91	\$346,103,922.18			

**Erie County Industrial Development Agency**  
**Compensation Schedule**  
**Year Ended: December 31, 2025**

The following employees had a base salary greater than \$100,000 in 2025:

Name	Title	Salary	Performance Compensation	Payroll Taxes*	Benefits	Total
John Cappellino	President & CEO	\$ 210,125	\$ -	\$ 14,243	\$ 45,495	\$ 269,863
Elizabeth O'Keefe	Vice President - Operations	\$ 127,920	\$ 4,992	\$ 10,446	\$ 25,927	\$ 169,285
Mollie Profic	Vice President & CFO	\$ 124,466	\$ 4,809	\$ 10,168	\$ 42,345	\$ 181,788
Grant Lesswing	Director of Business Development	\$ 113,872	\$ 4,444	\$ 9,329	\$ 24,474	\$ 152,119
Gerald Manhard	Chief Lending Officer	\$ 103,732	\$ 3,952	\$ 8,516	\$ 22,898	\$ 139,098
Andrew Federick	Director of Property Development	\$ 101,135	\$ 3,827	\$ 8,308	\$ 23,081	\$ 136,351

\* Represents Employer's Share of FICA taxes (Social Security & Medicare) & NYS Unemployment Insurance taxes



Annual Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/05/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation Allowance	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Poloncarz, Mark	Board of Directors												X	
Scanlon, Christopher P	Board of Directors												X	
Schoetz, Kenneth	Board of Directors												X	
St. Jean Tard, Taisha	Board of Directors												X	
Vacant	Board of Directors												X	
Vacant	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation Allowance	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Cappellino, John	President & CEO												X	
Federick, Andrew	Property and Business Development Officer												X	
Lesswing, Grant	Director of Business Development												X	
Manhard, Gerald	Chief Lending Officer												X	
O'Keefe, Elizabeth	Vice President of Operations												X	

Annual Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/05/2026  
Status: UNSUBMITTED  
Certified Date: N/A

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation Allowance	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Other benefits
Profic, Mollie	Vice President & Chief Financial Officer												X

### Erie County Industrial Development Agency

Projects Undertaken by the Corporation  
Year Ended: December 31, 2025

Company	Projected Year 2 Jobs	Net Jobs Projected to be Created	Lease Project Amount	Tax Exempt Bond Amount	Date Approved
1 Upstate Niagara Cooperative, Inc.*	370	130	\$ 255,000,000		9/24/2025
2 Deckorators, Inc.	50	50	77,225,524		3/26/2025
3 Benderson Development - Erie 1 BOCES	361	81	75,500,000		8/27/2025
4 Lactalis American Group*	427	27	62,014,038		7/23/2025
5 Big Heart Pet Brands, Inc.	300	17	52,660,000		4/23/2025
6 BPS Commissary Kitchen 2025	41	8	34,135,084		8/27/2025
7 IMA Life North America Phase I*	150	30	33,681,290		4/23/2025
8 PG Larkinville, LLC	2	2	30,209,411		5/28/2025
9 Rosina Food Products Co.	237	53	30,000,000		3/26/2025
10 WavePoint 3PL	31	31	25,000,000		12/17/2025
11 Eaton Mission Systems	530	77	21,600,000		4/23/2025
12 Pfannenberg, Inc.*	147	23	15,850,000		6/25/2025
13 IMA Life North America Phase II	40	40	12,500,000		4/23/2025
14 Great Lakes Pressed Steel	17	2	2,555,500		7/23/2025
15 Joint Schools Construction Board (Series 2025A)	0	0	-	\$ 80,000,000	10/22/2025
<b>Total:</b>	<b>2703</b>	<b>570</b>	<b>\$ 727,930,847</b>	<b>\$ 80,000,000</b>	

\*Indicates an amendatory project.



**Buffalo & Erie County Industrial Land Development Corporation**

Projects Undertaken by the Corporation (Loans)

Year Ended: December 31, 2025

<u>Company</u>	<u>Loan Amount</u>	<u>Date Closed</u>
1 Wollen Wellness & Chiropractic	\$ 35,000	1/7/2025
2 Aurora Custom Cabinets Showroom & Design Studio, LLC	35,000	10/2/2025
3 Full House Home Improvement Consultants, LLC	20,000	1/16/2025
4 Pro Dock and Door, LLC	15,500	8/8/2025
Total	<u>\$ 105,500</u>	

**Erie County Industrial Development Agency**  
 Property Report  
 Year Ended: December 31, 2025

Table 1. The following is a listing of all real property owned by the ECIDA and its affiliates at December 31, 2025.

Owner	Address and Location of Property	Full Description of Property	Estimated FMV of Property*
ECIDA	Gateway Trade Center - N.W. Hamburg Turnpike, Lackawanna, NY 14218	Commercial warehouse	\$ 1,215,000
ECIDA	143 Genesee Street, Buffalo, NY 14203	12,803 square foot office facility	1,852,033
ILDC	3445 River Road, Tonawanda, NY 14150	Vacant land	20,000
ILDC	1526 Eden Evans Center Road, Evans, NY 14006	237.99 acres of land w/4 commercial buildings	703,506
ILDC	2303 Hamburg Turnpike, Lackawanna, NY 14218	142.91 acres of vacant land w/19,368 s.f. building	\$ 1,120,331

Table 2. The following is a listing of personal property (with a fair market value ("FMV") in excess of \$5,000) and all real property that was disposed of during 2024.

Owner	Address and Location of Property	Full Description of Property	Estimated FMV* of Property	Name & Address of Purchaser	Date of Sale	Price Received

Table 3. The following is a listing of all real property that was acquired during 2024.

Owner	Address and Location of Property	Full Description of Property	Estimated FMV* of Property	Name & Address of Seller	Date of Purchase	Price Paid

Please note that the above listing excludes the hundreds of properties in which the ECIDA has technical title in order to convey certain tax or other benefits. The properties presented are those where the ECIDA has "real" beneficial ownership.

\* Based on assessed value (adjusted for tax equalization rate if applicable) or appraisal, if available.

**ECIDA/RDC/ILDC Board Committees**  
**(As of 12/31/25)**

**ATTACHMENT 6**

Key: E= ECIDA, R=RDC, I=ILDC

Name	Executive	Governance	Compensation	Finance & Audit	Nominating	Policy	Loan	Loan Write-Off
Denise Abbott*			E			ER	ER	
Dr. LaVonne Ansari				ERI	ERI			
Thomas Baines*	ERI							
A.J. Baynes *						ER		
Mark Blue			E		ERI	ER		
Allison DeHonney*				ERI				
Joseph Emminger	ER						ER	
Zachary Evans*		ERI				ER		
Rebecca Gandour*							ER	
Lorry Goldhawk				ERI				
Jacqueline Hall*		ERI						
Tyra Johnson-Hux		ERI						ERI
Gregory Inglut*				ERI		ER		
Brian Kulpa		ERI						
Nancy LaTulip*							ER	
Dr. Susan McCartney						ER		
Brenda McDuffie	ER	ERI	E		ERI	ER		
David McKinley*							ER	
Timothy Meyers			E					
Glenn Nellis	ER			ERI		ER		
Brian Nowak				ERI		ER	ER	ERI
Peter Petrella*						ER		
Mark Poloncarz	ER		E		ERI			
Christopher Scanlon	ER					ER		
Kenneth Schoetz	ER	ERI	E		ERI			ERI
Laura Smith*								
Taisha St. Jean Tard		ERI				ER		
David State*		ERI				ER	ER	
Lavon Stephens*						ER		
Michael Szukala*				ERI		ER		
Michael Taylor*							ER	
Royce Woods*							ER	

\* Non-Board members

2025 ECIDA AND AFFILIATES BOARD MEMBER MEETING LIST

Attachment #7

X = ATTENDED

Board	Member	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec		Notes	
		No Meeting		No Meeting		No Meeting		No Meeting		No Meeting		No Meeting		No Meeting		No Meeting		No Meeting		No Meeting		No Meeting		No Meeting			
Board ECIDA	Denise Abbott					X						X						X								Term End: 12/17/25 Term Begin: 3/24/25	
	Dr. LaVonne Ansari					X						X						X									Term End: 6/30/25 Term Begin: 12/17/25
	Rev. Mark Blue					X						X						X									Term End: 6/25/25 Term Begin: 5/7/25
	Grace Bogdanove					X						X						X									Term End: 7/23/25 Term Begin: 6/25/25
	Patrick Boyle					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Jonathan Dandes					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Thomas Emmerling					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Hon. Joseph Emminger					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Dottie Gallagher					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Lorry Goldhawk					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Gregory Inglut					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Tyra Johnson					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Hon. Brian Kulpa					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
Richard Lipsitz Jr.					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Board RDC	Brenda McDuffie					X					X						X (video conference)									Ms. McDuffie participated via video conference pursuant to Section 103-A of the New York State Public Officer's Law and the Agency's Videoconferencing Participation Policy.	
	Hon. Glenn Nellis					X					X						X									Term End: 12/31/25 Term Begin: 1/22/25	
	Hon. Brian Nowak					X					X						X									Term End: 12/31/25 Term Begin: 1/22/25	
	Hon. Mark Poloncarz					X					X						X									Term End: 12/31/25 Term Begin: 1/22/25	
	Hon. Christopher Scanton					X					X						X									Term End: 12/31/25 Term Begin: 1/22/25	
	Kenneth Schoetz					X					X						X									Term End: 12/31/25 Term Begin: 1/22/25	
	Hon. Taisha St. Jean Tard					X					X						X									Term End: 12/31/25 Term Begin: 1/22/25	
	Denise Abbott					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Dr. LaVonne Ansari					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Rev. Mark Blue					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Grace Bogdanove					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Patrick Boyle					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
	Jonathan Dandes					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25
Thomas Emmerling					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Hon. Joseph Emminger					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Dottie Gallagher					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Lorry Goldhawk					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Gregory Inglut					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Tyra Johnson					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Hon. Brian Kulpa					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Richard Lipsitz Jr.					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Brenda McDuffie					X						X						X (video conference)									Ms. McDuffie participated via video conference pursuant to Section 103-A of the New York State Public Officer's Law and the Agency's Videoconferencing Participation Policy.	
Hon. Glenn Nellis					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Hon. Brian Nowak					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Hon. Mark Poloncarz					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Hon. Christopher Scanton					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Kenneth Schoetz					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	
Hon. Taisha St. Jean Tard					X						X						X									Term End: 12/31/25 Term Begin: 1/22/25	

2025 ECIDA AND AFFILIATES BOARD MEMBER MEETING LIST

Attachment #7

X = ATTENDED

Board	Member	Jan 1/22/25	Feb No Meeting	Mar 3/26/25	Apr 4/23/25	May 5/28/25	Jun No Meeting	Jul 7/23/25	Aug No Meeting	Sep 9/24/25	Oct 10/22/25	Nov No Meeting	Dec 12/17/25	Notes
ILDC	Darise Abbott			X				X		X	X		X	Term End: 12/1/2025 Term Begin: 12/17/25
	Grace Bogdanove												X	
	Daniel Castle	X		X		X		X		X	X		X	
	Zaque Evans													
	Richard Lipsitz	X		X	X	X								Term Begin: 6/25/25 Term End: 5/31/25
	Hon. Timothy Meyers			X	X	X								Term End: 5/31/25
	Hon. Mark Poloncarz	X			X	X		X		X	X			Term Begin: 1/22/25
	Hon. Christopher Scanlon													
	Hon. Taisha St. Jean Tard	X		X	X	X		X		X	X			Term End: 12/31/25 Term Begin: 1/22/25



Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

**Procurement Information:**

Question	Response	URL (if Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://www.ecidany.com/about-us-corporate-policies">https://www.ecidany.com/about-us-corporate-policies</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(g) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

**Procurement Transactions Listing:**

<b>1.</b>	<b>Vendor Name</b>	360 PSG.com	<b>Address Line1</b>	678 Sheridan Drive
	<b>Type of Procurement</b>	Technology - Consulting/Development or Support	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	TONAWANDA
	<b>Award Date</b>	9/21/2010	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14150
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$31,560.50	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$31,560.50	<b>Country</b>	
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Employment survey updates, tax incentive application updates, website redesign, general website maintenance.

<b>2.</b>	<b>Vendor Name</b>	Amazon Capital Services	<b>Address Line1</b>	PO Box 035184
	<b>Type of Procurement</b>	Commodities/Supplies	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	SEATTLE
	<b>Award Date</b>		<b>State</b>	WA
	<b>End Date</b>		<b>Postal Code</b>	98124
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$6,283.01	<b>Country</b>	
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Hard drives, IT equipment, office supplies.

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>3. Vendor Name</b>	Audacy Operations, Inc.	<b>Address Line1</b>	500 Corporate Parkway
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 200
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14226
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$24,938.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Targeted local radio and social media advertising

<b>4. Vendor Name</b>	Buffalo Business First	<b>Address Line1</b>	465 Main Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$27,230.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Targeted advertising campaigns in local weekly business publication and event sponsorships

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>5. Vendor Name</b>	Buffalo Niagara Manufacturing Alliance	<b>Address Line1</b>	683 Northland Avenue
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14211
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Annual sponsorship and membership dues

<b>6. Vendor Name</b>	Buffalo Niagara Partnership	<b>Address Line1</b>	79 Perry Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$14,446.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Event sponsorships, employee development programs, event registrations

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>7. Vendor Name</b>	Buffalo Southern Railroad	<b>Address Line1</b>	8600 Depot Street
<b>Type of Procurement</b>	Commodities/Supplies	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	EDEN
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14057
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$268,962.72	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Capital improvements at various railroad crossings

<b>8. Vendor Name</b>	Buffalo Urban Development Corporation	<b>Address Line1</b>	95 Perry Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 404
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$100,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Support for Buffalo's Race for Place initiative

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>9.</b>	<b>Vendor Name</b>	C&S Engineers	<b>Address Line1</b>	141 Elm Street, Suite 100
	<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
	<b>Award Date</b>	3/8/2021	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14203
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$745,502.80	<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$58,585.43	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Planning, environmental, financial and design services for public sanitary sewer and water line extensions at Renaissance Commerce Park.

<b>10.</b>	<b>Vendor Name</b>	C&S Engineers	<b>Address Line1</b>	141 Elm Street, Suite 100
	<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
	<b>Award Date</b>	10/25/2023	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14203
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$578,455.00	<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$212,203.50	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Design and engineering services for removal of rail on the former WYE Yard and reconstruction on the POCO Yard at Renaissance Commerce Park.

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>11. Vendor Name</b>	C&S Engineers	<b>Address Line1</b>	141 Elm Street, Suite 100
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	11/29/2023	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$181,740.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$51,800.55	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Site planning, design, construction administration, and inspections related to Buffalo Southern Railroad (BSOR) Improvement Project.

<b>12. Vendor Name</b>	Catapult Executive Consulting	<b>Address Line1</b>	119 W. Tupper Street
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	9/8/2025	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14201
<b>Fair Market Value</b>	\$6,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$6,000.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$6,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Consulting services related to salary review and market analysis

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>13. Vendor Name</b>	Column Software PBC	<b>Address Line1</b>	PO Box 208098
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	DALLAS
<b>Award Date</b>		<b>State</b>	TX
<b>End Date</b>		<b>Postal Code</b>	75320
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$18,251.61	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Public hearing notices in Buffalo News

<b>14. Vendor Name</b>	Copier Fax Business Technologies, Inc.	<b>Address Line1</b>	4 Pequet Parkway
<b>Type of Procurement</b>	Commodities/Supplies	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	TONAWANDA
<b>Award Date</b>	2/27/2023	<b>State</b>	NY
<b>End Date</b>	2/27/2028	<b>Postal Code</b>	14150
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$17,232.38	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$17,232.38	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	DocuWare annual maintenance charges (\$7,550.00), and copier supplies/usage (\$9,682.38).

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>15. Vendor Name</b>	Crown Castle Fiber LLC	<b>Address Line1</b>	PO Box 28730
<b>Type of Procurement</b>	Telecommunication Equipment or Services	<b>Address Line2</b>	
<b>Award Process</b>	Purchased Under State Contract	<b>City</b>	NEW YORK
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	10087
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$6,600.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Internet service - 95 Perry St

<b>16. Vendor Name</b>	Dell Marketing, LP	<b>Address Line1</b>	PO Box 643561
<b>Type of Procurement</b>	Technology - Hardware	<b>Address Line2</b>	
<b>Award Process</b>	Purchased Under State Contract	<b>City</b>	PITTSBURGH
<b>Award Date</b>		<b>State</b>	PA
<b>End Date</b>		<b>Postal Code</b>	15264
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$23,824.40	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Server & various licenses, financial reporting software

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>17. Vendor Name</b>	Empire State Development Corporation	<b>Address Line1</b>	633 Third Avenue
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	NEW YORK
<b>Award Date</b>	3/7/2008	<b>State</b>	NY
<b>End Date</b>	7/31/2027	<b>Postal Code</b>	10017
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$14,993.64	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$14,993.64	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Utilities for offices at 95 Perry Street.

<b>18. Vendor Name</b>	Erdman Anthony	<b>Address Line1</b>	145 Culver Road
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	Suite 200
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	ROCHESTER
<b>Award Date</b>	6/26/2024	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14620
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$224,515.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$15,168.80	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Engineering services for railroad project

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>19. Vendor Name</b>	GovConnection, Inc.	<b>Address Line1</b>	732 Milford Road
<b>Type of Procurement</b>	Technology - Hardware	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	MERRIMACK
<b>Award Date</b>		<b>State</b>	NH
<b>End Date</b>		<b>Postal Code</b>	03054
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$30,526.35	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Laptops for staff

<b>20. Vendor Name</b>	Greenwich Insurance Co.	<b>Address Line1</b>	87 Greenwich Avenue
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	GREENWICH
<b>Award Date</b>	1/1/2025	<b>State</b>	CT
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	06830
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$47,865.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$47,865.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Directors & officers insurance for 1/1/25-1/1/26 and 1/1/26-1/1/27

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>21. Vendor Name</b>	Guardian	<b>Address Line1</b>	10 Hudson Yards
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	NEW YORK
<b>Award Date</b>	2/1/2025	<b>State</b>	NY
<b>End Date</b>	1/31/2026	<b>Postal Code</b>	10001
<b>Fair Market Value</b>	\$19,276.00	<b>Plus 4</b>	
<b>Amount</b>	\$19,276.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$19,276.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Dental insurance for ECIDA employees.

<b>22. Vendor Name</b>	Harris Beach Murtha Cullina PLLC	<b>Address Line1</b>	Larkin at Exchange
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	726 Exchange Street, Suite 1000
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	10/23/2024	<b>State</b>	NY
<b>End Date</b>	11/30/2027	<b>Postal Code</b>	14210
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$36,226.72	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$36,226.72	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal services.

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>23. Vendor Name</b>	Highmark Blue Cross Blue Shield of WNY	<b>Address Line1</b>	257 W Genesee Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 100
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	1/1/2025	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	14202
<b>Fair Market Value</b>	\$11,319.18	<b>Plus 4</b>	
<b>Amount</b>	\$11,319.18	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$11,319.18	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Health insurance for employees

<b>24. Vendor Name</b>	Independent Health	<b>Address Line1</b>	511 Farber Lakes Drive
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	WILLIAMSVILLE
<b>Award Date</b>	2/1/2025	<b>State</b>	NY
<b>End Date</b>	1/31/2026	<b>Postal Code</b>	14221
<b>Fair Market Value</b>	\$184,474.48	<b>Plus 4</b>	
<b>Amount</b>	\$184,474.48	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$184,474.48	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Health insurance for employees

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>25. Vendor Name</b>	Invest Buffalo Niagara	<b>Address Line1</b>	403 Main Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 624
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$75,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Membership investment

<b>26. Vendor Name</b>	Layer 3 Technologies, Inc.	<b>Address Line1</b>	1645 Lyell Avenue
<b>Type of Procurement</b>	Technology - Software	<b>Address Line2</b>	Suite 200
<b>Award Process</b>	Purchased Under State Contract	<b>City</b>	ROCHESTER
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14606
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$7,364.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	IT services and multi-factor authentication tool

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>27. Vendor Name</b>	Lumsden McCormick, LLP	<b>Address Line1</b>	369 Franklin Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	9/28/2022	<b>State</b>	NY
<b>End Date</b>	6/30/2026	<b>Postal Code</b>	14202
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$31,800.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$31,800.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Independent audit services

<b>28. Vendor Name</b>	Michigan Street Development, LLC	<b>Address Line1</b>	701 Seneca Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 200
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	12/1/2023	<b>State</b>	NY
<b>End Date</b>	7/31/2027	<b>Postal Code</b>	14210
<b>Fair Market Value</b>	\$584,125.64	<b>Plus 4</b>	
<b>Amount</b>	\$584,125.64	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$183,947.05	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Rent for offices at 95 Perry Street, fob replacements

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>29. Vendor Name</b>	Millington Lockwood	<b>Address Line1</b>	3901 Genesee Street
<b>Type of Procurement</b>	Commodities/Supplies	<b>Address Line2</b>	Suite 800
<b>Award Process</b>	Purchased Under State Contract	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14225
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,388.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Office chairs

<b>30. Vendor Name</b>	New York State Economic Development Council (NYSEDC)	<b>Address Line1</b>	111 Washington Avenue
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	4th Floor
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	ALBANY
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12210
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$11,705.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Sponsorships for events (\$5,000), membership dues (\$2,300), event registrations (\$4,405)

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>31. Vendor Name</b>	Pepsi-Cola Beverage Sales LLC	<b>Address Line1</b>	2770 Walden Avenue
<b>Type of Procurement</b>	Commodities/Supplies	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14225
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$5,799.29	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Beverages for meetings

<b>32. Vendor Name</b>	Print2Web, LLC	<b>Address Line1</b>	25 John Glenn Drive, Suite 102
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	AMHERST
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14228
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$12,700.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	2024 Annual Report graphic design and printing (\$6,430), 2026 calendars (\$6,270)

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>33. Vendor Name</b>	Reliance Standard Life Insurance Company	<b>Address Line1</b>	488 Madison Avenue
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 803
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	NEW YORK
<b>Award Date</b>	5/1/2025	<b>State</b>	NY
<b>End Date</b>	4/30/2026	<b>Postal Code</b>	10022
<b>Fair Market Value</b>	\$6,086.35	<b>Plus 4</b>	
<b>Amount</b>	\$6,086.35	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$6,086.35	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Group term life insurance, long-term disability insurance, and accidental death insurance for employees

<b>34. Vendor Name</b>	Strauss Group, Inc.	<b>Address Line1</b>	6790 Main Street
<b>Type of Procurement</b>	Staffing Services	<b>Address Line2</b>	Suite 160
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	WILLIAMSVILLE
<b>Award Date</b>	9/4/2025	<b>State</b>	NY
<b>End Date</b>	11/7/2025	<b>Postal Code</b>	14221
<b>Fair Market Value</b>	\$16,126.00	<b>Plus 4</b>	
<b>Amount</b>	\$16,126.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$16,126.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Direct hire placement fee

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>35. Vendor Name</b>	The Hartford	<b>Address Line1</b>	PO Box 660916
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	DALLAS
<b>Award Date</b>	11/1/2025	<b>State</b>	TX
<b>End Date</b>	3/1/2026	<b>Postal Code</b>	75266
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$73,382.21	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$73,382.21	<b>Country</b>	
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Commercial package insurance for 12/31/24-12/31/25 and 12/31/25-12/31/26, General Liability insurance for 3/1/25-3/1/26

<b>36. Vendor Name</b>	Travelers	<b>Address Line1</b>	PO Box 660916
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	DALLAS
<b>Award Date</b>	12/29/2024	<b>State</b>	TX
<b>End Date</b>	12/31/2026	<b>Postal Code</b>	75266
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$8,113.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$8,113.00	<b>Country</b>	
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Crime insurance 12/29/24-12/29/25, Cyber Liability insurance 12/31/24-12/31/25 and 12/31/25-12/31/26

Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>37.</b>	<b>Vendor Name</b>	W.B. Mason Co., Inc.	<b>Address Line1</b>	P.O. Box 981101
	<b>Type of Procurement</b>	Commodities/Supplies	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BOSTON
	<b>Award Date</b>		<b>State</b>	MA
	<b>End Date</b>		<b>Postal Code</b>	02298
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$7,692.77	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Office supplies

<b>38.</b>	<b>Vendor Name</b>	W.H. Green & Associates	<b>Address Line1</b>	400 Quaker Road
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	EAST AURORA
	<b>Award Date</b>	3/1/2025	<b>State</b>	NY
	<b>End Date</b>	3/1/2026	<b>Postal Code</b>	14052
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$41,201.00	<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$41,201.00	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Umbrella and second excess liability coverage for 3/1/25-3/1/26



Procurement Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

**Additional Comments**



Procurement Report for Buffalo and Erie County Regional Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

**Procurement Information:**

Question	Response	URL (if Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://www.ecidany.com/about-us-corporate-policies">https://www.ecidany.com/about-us-corporate-policies</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

Procurement Report for Buffalo and Erie County Regional Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

**Procurement Transactions Listing:**

<b>1.</b>	<b>Vendor Name</b>	Buffalo Business First	<b>Address Line1</b>	465 Main Street
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14203
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$7,910.00	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Targeted advertising campaigns in local weekly business publication and event sponsorships.

<b>2.</b>	<b>Vendor Name</b>	Erie County IDA	<b>Address Line1</b>	95 Perry Street
	<b>Type of Procurement</b>	Staffing Services	<b>Address Line2</b>	Suite 403
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14203
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$322,041.23	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Management fee to Erie County IDA for staffing services, rent, and expense reimbursement.

Procurement Report for Buffalo and Erie County Regional Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>3. Vendor Name</b>	Hurwitz Fine, P.C.	<b>Address Line1</b>	1300 Liberty Building
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	10/23/2024	<b>State</b>	NY
<b>End Date</b>	12/1/2027	<b>Postal Code</b>	14202
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$25,005.21	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$56,187.77	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal services related to lending activity.

<b>4. Vendor Name</b>	Lumsden McCormick, LLP	<b>Address Line1</b>	369 Franklin Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	9/28/2022	<b>State</b>	NY
<b>End Date</b>	6/30/2026	<b>Postal Code</b>	14202
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$17,800.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$17,800.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Independent audit services.



Procurement Report for Buffalo and Erie County Regional Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

**Additional Comments**



Procurement Report for Buffalo and Erie County Industrial Land Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

**Procurement Information:**

Question	Response	URL (if Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://www.ecidany.com/about-us-corporate-policies">https://www.ecidany.com/about-us-corporate-policies</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

Procurement Report for Buffalo and Erie County Industrial Land Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

**Procurement Transactions Listing:**

<b>1.</b>	<b>Vendor Name</b>	AZAR Design Co.	<b>Address Line1</b>	295 Main Street
	<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	Suite 200
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
	<b>Award Date</b>	7/28/2021	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14203
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$373,659.10	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$21,805.47	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Engineering, design, and resident engineering services for the construction of new road ("Road B") at Renaissance Commerce Park.

<b>2.</b>	<b>Vendor Name</b>	AZAR Design Co.	<b>Address Line1</b>	295 Main Street
	<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	Suite 200
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
	<b>Award Date</b>	1/26/2022	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14203
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$354,396.39	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$245,699.38	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Engineering, design, and resident engineer services for the construction of new roadways extending into Renaissance Commerce Park from the existing Ridge Road and/or Odell Street.

Procurement Report for Buffalo and Erie County Industrial Land Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: CERTIFIED  
Certified Date : 03/30/2026

<b>3. Vendor Name</b>	Anastasi Trucking, Inc.	<b>Address Line1</b>	4430 Walden Avenue
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	LANCASTER
<b>Award Date</b>	5/28/2025	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14086
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$1,592,097.08	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$1,333,359.41	<b>Country</b>	
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Construction of Road A at Agribusiness Park

<b>4. Vendor Name</b>	E & R General Construction Inc.	<b>Address Line1</b>	38 Saint David's Drive
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	WEST SENECA
<b>Award Date</b>	4/27/2022	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14224
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$2,000,994.60	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$122,856.77	<b>Country</b>	
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Construction of 1,550 feet of new roadway ("Road B") at Renaissance Commerce Park.

Procurement Report for Buffalo and Erie County Industrial Land Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>5. Vendor Name</b>	Erie County IDA	<b>Address Line1</b>	95 Perry Street
<b>Type of Procurement</b>	Staffing Services	<b>Address Line2</b>	Suite 403
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$24,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Management fee to Erie County IDA for loan fund administration services.

<b>6. Vendor Name</b>	Erie County Water Authority	<b>Address Line1</b>	295 Main Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Room 350
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$14,162.77	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Water service for Renaissance Commerce Park

Procurement Report for Buffalo and Erie County Industrial Land Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>7. Vendor Name</b>	Harris Beach Murtha Cullina PLLC	<b>Address Line1</b>	Larkin at Exchange
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	726 Exchange Street, Suite 1000
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	10/23/2024	<b>State</b>	NY
<b>End Date</b>	12/1/2027	<b>Postal Code</b>	14210
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$70,032.92	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$70,032.92	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal services (ILDC General Counsel) based on hourly rates.

<b>8. Vendor Name</b>	Hurwitz Fine, P.C.	<b>Address Line1</b>	424 Main Street
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	Suite 1300
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	10/23/2024	<b>State</b>	NY
<b>End Date</b>	12/1/2027	<b>Postal Code</b>	14202
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$8,702.24	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$8,702.24	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal services related to lending activity.

Procurement Report for Buffalo and Erie County Industrial Land Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>9. Vendor Name</b>	KLW Appraisal Group, Inc.	<b>Address Line1</b>	247 Cayuga Road
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14225
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$5,325.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Property appraisal at Renaissance Commerce Park

<b>10. Vendor Name</b>	Lackawanna City Treasurer	<b>Address Line1</b>	714 Ridge Road
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	LACKAWANNA
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14218
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$82,433.85	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	City of Lackawanna sewer tax for the Renaissance Commerce Park property.

Procurement Report for Buffalo and Erie County Industrial Land Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>11. Vendor Name</b>	Laubacker Enterprises, Inc.	<b>Address Line1</b>	528 62nd Street
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	NIAGARA FALLS
<b>Award Date</b>	11/20/2024	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14304
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$41,450.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$41,450.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Demolition and site services at Agribusiness Park.

<b>12. Vendor Name</b>	LiRo Engineers, Inc.	<b>Address Line1</b>	690 Delaware Avenue
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	5/22/2024	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14209
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$169,981.90	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$158,803.34	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Design and engineering services for Agribusiness Park access road infrastructure project

Procurement Report for Buffalo and Erie County Industrial Land Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: CERTIFIED  
 Certified Date : 03/30/2026

<b>13. Vendor Name</b>	LiRo Engineers, Inc.	<b>Address Line1</b>	690 Delaware Avenue
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	4/26/2023	<b>State</b>	NY
<b>End Date</b>	4/25/2026	<b>Postal Code</b>	14209
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$22,581.50	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$22,581.50	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Environmental and engineering services based on hourly rates.

<b>14. Vendor Name</b>	Neat Curb LLC	<b>Address Line1</b>	PO Box 106
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	8/18/2025	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14201
<b>Fair Market Value</b>	\$17,651.16	<b>Plus 4</b>	
<b>Amount</b>	\$17,651.16	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$17,651.16	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Lawn and brush maintenance at Renaissance Commerce Park



Public Authorities Reporting Information System

Procurement Report for Buffalo and Erie County Industrial Land Development Corporation

Fiscal Year Ending: 12/31/2025

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Certified Date : 03/30/2026

**Additional Comments**