

**Governance Information (Authority-Related)**

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.townofniagara.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.townofniagara.com
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.townofniagara.com
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	No	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.townofniagara.com
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.townofniagara.com

**Governance Information (Board-Related)**

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.townofniagara.com
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		www.townofniagara.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.townofniagara.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.townofniagara.com
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	No	N/A
Time and Attendance	No	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	

Board of Directors Listing

Name	FEUCHT, GUENTER	Name	WALSH, JAMES
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2011	Term Start Date	02/21/2012
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	RICHARDS, CALVIN	Name	HEARY, TIMOTHY
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Elected by Board	If yes, Chairman Designated by.	
Term Start Date	03/09/2011	Term Start Date	03/09/2011
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	HATHAWAY, GERALD
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	03/09/2011
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Barga- ining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individua l	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensa tion/Allo wances/Ad justments	Total Compens -ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
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This authority has indicated that it has no staff during the reporting period.

**Benefit Information**

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for No

**Board Members**

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
HEARY, TIMOTHY	Board of Directors												X	
RICHARDS, CALVIN	Board of Directors												X	
HATHAWAY, GERALD	Board of Directors												X	
FEUCHT, GUENTER	Board of Directors												X	
WALSH, JAMES	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
No Data has been entered by the Authority for this section in PARIS														

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes  
 Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this No

Name of Subsidiary/Component Unit	Status	Requested Changes
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Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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Subsidiary/Component unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

## SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
<b>Current Assets</b>	
Cash and cash equivalents	\$299,452
Investments	\$0
Receivables, net	\$0
Other assets	\$0
<b>Total Current Assets</b>	<b>\$299,452</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
<b>Capital Assets</b>	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
<b>Total Noncurrent Assets</b>	<b>\$0</b>
<b>Total Assets</b>	<b>\$299,452</b>

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

**Current Liabilities**

Accounts payable	\$915
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$1,250
Other long-term obligations due within one year	\$0
<b>Total Current Liabilities</b>	<b>\$2,165</b>

**Noncurrent Liabilities**

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$100
<b>Total Noncurrent Liabilities</b>	<b>\$100</b>

**Total Liabilities** **\$2,265**

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$297,187
<b>Total Net Assets</b>	<b>\$297,187</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$24,725
Rental & financing income	\$0
Other operating revenues	\$0
<b>Total Operating Revenue</b>	<b>\$24,725</b>

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$4,300
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$13,168
<b>Total Operating Expenses</b>	<b>\$17,468</b>

Operating Income (Loss) **\$7,257**

Nonoperating Revenues

Investment earnings	\$370
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
<b>Total Nonoperating Revenue</b>	<b>\$370</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
<b>Total Nonoperating Expenses</b>	<b>\$0</b>
<b>Income (Loss) Before Contributions</b>	<b>\$7,627</b>
Capital Contributions	\$0
Change in net assets	\$7,627
Net assets (deficit) beginning of year	\$289,560
Other net assets changes	\$0
Net assets (deficit) at end of year	<b>\$297,187</b>

**Current Debt**

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	Yes

**New Debt Issuances List by Type of Debt and Program**

Type Of Debt: Authority Debt - Other

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
LINE OF CREDIT DEMAND NOTE	Refunding 0.00 New 1,250.00 Total 1,250.00		01/10/2012		Negotiated	0	Variable	1	0.00		

**Schedule of Authority Debt**

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
<b>State Obligation</b>					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
<b>Authority Obligation</b>					
General Obligation					
Revenue					
Other Non-State Funded	0.00	100.00	1,250.00	0.00	1,350.00
<b>Conduit</b>					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

**Property Documents**

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="http://www.townofniagara.com">www.townofniagara.com</a>
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	<a href="http://www.townofniagara.com">www.townofniagara.com</a>
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

Project Code: 29041002  
Project Type: Straight Lease  
Project Name: BEN-MIL

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$1,800,000.00  
Benefited Project Amount: \$1,800,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/18/2009  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/01/2010  
or Leasehold Interest:  
Year Financial Assitance is 2025  
planned to End:  
Notes: IDA SALE / LEASEPRIVATE FINANCING

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$8,620  
Local Property Tax Exemption: \$5,261  
School Property Tax Exemption: \$22,295  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$36,176.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,598	\$1,598
Local PILOT:	\$4,271	\$4,271
School District PILOT:	\$6,688	\$6,688
Total PILOTS:	\$12,557	\$12,557

Net Exemptions: \$23,619

Location of Project

Address Line1: 2429 MILITARY ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 150  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 25,000 To: 35,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 340  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 340

Applicant Information

Applicant Name: BEN-MIL ASSOCIATES  
Address Line1: 570 DELAWARE AVENUE  
Address Line2:  
City: BUFFALO  
State: NY  
Zip - Plus4: 14202  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

2.

General Project Information

Project Code: 29041001  
Project Type: Straight Lease  
Project Name: COMPASS EAST / MANENTE

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Services

Total Project Amount: \$1,800,000.00  
Benefited Project Amount: \$1,700,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 11/19/2008  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/01/2010  
or Leasehold Interest:  
Year Financial Assitance is 2025  
planned to End:  
Notes: IDA SALE LEASEBACKPRIVATE  
FINANCINGPROJECT CLOSING 2010 WITH FEES

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$11,996  
Local Property Tax Exemption: \$7,320  
School Property Tax Exemption: \$31,023  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$50,339.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,023	\$3,023
Local PILOT:	\$6,145	\$6,145
School District PILOT:	\$11,258	\$11,258
Total PILOTS:	\$20,426	\$20,426

Net Exemptions: \$29,913

Location of Project

Address Line1: 2840 MILITARY ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 6  
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000  
Annualized salary Range of Jobs to be Created: 25,000 To: 55,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 11  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 11

Applicant Information

Applicant Name: SAME  
Address Line1: SAME  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

3.

General Project Information

Project Code: 29040701  
Project Type: Straight Lease  
Project Name: FASHION OUTLETS NIAGARA

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Other Categories

Total Project Amount: \$14,700,000.00  
Benefited Project Amount: \$14,700,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/01/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/01/2006  
or Leasehold Interest:  
Year Financial Assistance is 2028  
planned to End:  
Notes: PRIVATE FINANCING YEAR FINANCIAL ASSISTANCE TO END IS 2014

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$295,807  
Local Property Tax Exemption: \$180,520  
School Property Tax Exemption: \$765,018  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,241,345.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$199,759	\$199,759
Local PILOT:	\$183,286	\$183,286
School District PILOT:	\$557,371	\$557,371
Total PILOTS:	\$940,416	\$940,416

Net Exemptions: \$300,929

Location of Project

Address Line1: 1900 MILITARY ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 1,589  
Original Estimate of Jobs to be created: 3,204  
Average estimated annual salary of jobs to be created.(at Current market rates): 18,000  
Annualized salary Range of Jobs to be Created: 20,000 To: 30,000  
Original Estimate of Jobs to be Retained: 1,589  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 22,000  
Current # of FTEs: 1,945  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 356

Applicant Information

Applicant Name: TALISMAN  
Address Line1: 4000 PONCE DE LEON BLVD SUITE 420  
Address Line2:  
City: CORAL GABLES  
State: FL  
Zip - Plus4: 33146  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

4.

General Project Information

Project Code: 29040603  
Project Type: Straight Lease  
Project Name: GREATER NIAGARA FCU

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$1,100,000.00  
Benefited Project Amount: \$1,100,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: Yes  
Date Project Approved: 10/11/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/11/2006  
or Leasehold Interest:  
Year Financial Assistance is 2016  
planned to End:  
Notes: PRIVATE FINANCING

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$10,776  
Local Property Tax Exemption: \$6,576  
School Property Tax Exemption: \$27,869  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$45,221.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,043	\$5,043
Local PILOT:	\$7,364	\$7,364
School District PILOT:	\$14,074	\$14,074
Total PILOTS:	\$26,481	\$26,481

Net Exemptions: \$18,740

Location of Project

Address Line1: 2931 MILITARY ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 7  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 30,000 To: 40,000  
Original Estimate of Jobs to be Retained: 7  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000  
Current # of FTEs: 9  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 2

Applicant Information

Applicant Name: GREATER NIAGARA FEDERAL CREDIT UNI  
Address Line1: 2931 MILITARY ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

5.

General Project Information

Project Code: 29040602  
Project Type: Straight Lease  
Project Name: K4A HOLDINGS

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Services

Total Project Amount: \$670,800.00  
Benefited Project Amount: \$670,800.00

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/16/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/16/2006  
or Leasehold Interest:  
Year Financial Assistance is 2016  
planned to End:  
Notes: PRIVATE FINANCING

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$8,621  
Local Property Tax Exemption: \$5,261  
School Property Tax Exemption: \$22,295  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$36,177.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,889	\$3,889
Local PILOT:	\$5,891	\$5,891
School District PILOT:	\$10,850	\$10,850
Total PILOTS:	\$20,630	\$20,630

Net Exemptions: \$15,547

Location of Project

Address Line1: 4520 MILITARY ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 12  
Average estimated annual salary of jobs to be created.(at Current market rates): 31,000  
Annualized salary Range of Jobs to be Created: 30,000 To: 35,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 9  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 9

Applicant Information

Applicant Name: K4A HOLDINGS  
Address Line1: 638 RAYMOND DRIVE  
Address Line2:  
City: LEWISTON  
State: NY  
Zip - Plus4: 14092  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

6.

General Project Information

Project Code: 29040801  
Project Type: Straight Lease  
Project Name: MIRCOM, INC.

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Other Categories

Total Project Amount: \$525,000.00  
Benefited Project Amount: \$520,000.00

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:

Not For Profit: No  
Date Project Approved: 11/24/2008  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/24/2008

or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:

Notes: STRAIGHT LEASEBACK PROJECT NOT TO BEGIN UNTIL 2009. PILOT DOESN'T BEGIN UNTIL 2009

Location of Project

Address Line1: 4575 WITMER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: MRE HOLDINGS, INC  
Address Line1: 4575 WITMER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$5,029  
Local Property Tax Exemption: \$3,748  
School Property Tax Exemption: \$13,005  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$21,782.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,829	\$1,829
Local PILOT:	\$3,493	\$3,493
School District PILOT:	\$5,668	\$5,668
Total PILOTS:	\$10,990	\$10,990

Net Exemptions: \$10,792

Project Employment Information

# of FTEs before IDA Status: 3  
Original Estimate of Jobs to be created: 6  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 30,000 To: 35,000  
Original Estimate of Jobs to be Retained: 3  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 36,000  
Current # of FTEs: 2  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (1)

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

7.

General Project Information

Project Code: 29041101  
Project Type: Straight Lease  
Project Name: MTMC OF WNY, LLC

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Services

Total Project Amount: \$680,000.00  
Benefited Project Amount: \$630,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/01/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/01/2011  
or Leasehold Interest:  
Year Financial Assitance is 2023  
planned to End:  
Notes: Private financing lease backIDA benefits begin effective 2013

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$3,013  
Local Property Tax Exemption: \$1,839  
School Property Tax Exemption: \$7,792  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$12,644.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$4,852	\$4,852
School District PILOT:	\$2,334	\$2,334
Total PILOTS:	\$7,186	\$7,186

Net Exemptions: \$5,458

Location of Project

Address Line1: 4525 WITMER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305 - 1341  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 25,000 To: 35,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 4  
# of FTE Construction Jobs during fiscal year: 2  
Net Employment Change: 4

Applicant Information

Applicant Name: JAYANTA CHAUDHURI  
Address Line1: 4787 OAKRIDGE LANE  
Address Line2:  
City: LEWISTON  
State: NY  
Zip - Plus4: 14092  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

8.

General Project Information

Project Code: 29041201  
Project Type: Straight Lease  
Project Name: NIAGARA BLDG. SUPPLY, LLC (PARK FURNITURE)  
Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Retail Trade

Total Project Amount: \$1,970,000.00  
Benefited Project Amount: \$120,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 05/23/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/05/2012  
or Leasehold Interest:  
Year Financial Assitance is 2023  
planned to End:  
Notes: PRIVATE FINANCED SALE LEASEBACK LEASE BEGINS 1/1/13

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$20  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$20.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$20

Location of Project

Address Line1: 5555 PORTER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14304  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at Current market rates): 24,000  
Annualized salary Range of Jobs to be Created: 20,000 To: 40,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 4  
# of FTE Construction Jobs during fiscal year: 2  
Net Employment Change: 4

Applicant Information

Applicant Name: NIAGARA BUILDING SUPPLY, LLC  
Address Line1: 5555 PORTER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14304  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

9.

General Project Information

Project Code: 29041003  
Project Type: Straight Lease  
Project Name: NIAGARA DUPONT EMPLOYEES CREDIT UNION

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$633,782.00  
Benefited Project Amount: \$578,056.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: Yes  
Date Project Approved: 10/20/2010  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/10/2010  
or Leasehold Interest:  
Year Financial Assitance is 2021  
planned to End:  
Notes: IDA SALELEASEBACKPRIVATE FINANCING Name is Encompass Niagara Credit Union

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$4,162  
Local Property Tax Exemption: \$2,540  
School Property Tax Exemption: \$10,765  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$17,467.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,131	\$2,131
Local PILOT:	\$2,407	\$2,407
School District PILOT:	\$6,247	\$6,247
Total PILOTS:	\$10,785	\$10,785

Net Exemptions: \$6,682

Location of Project

Address Line1: 2525 MILITARY ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,036  
Annualized salary Range of Jobs to be Created: 37,036 To: 37,036  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 3  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 3

Applicant Information

Applicant Name: NIAGARA DUPONT EMPLOYEES CREDIT UN  
Address Line1: PO BOX 787  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14302  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

10.

General Project Information

Project Code: 29040401  
Project Type: Straight Lease  
Project Name: PIATKOWSKI RITEWAY MEATS

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Services

Total Project Amount: \$800,000.00  
Benefited Project Amount: \$800,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: Yes  
Date Project Approved: 12/01/2004  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/01/2004  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: PRIVATE FINANCINGFEDERAL MEAT INSPECTION

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$11,494  
Local Property Tax Exemption: \$7,015  
School Property Tax Exemption: \$29,726  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$48,235.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,262	\$4,262
Local PILOT:	\$6,438	\$6,438
School District PILOT:	\$11,891	\$11,891
Total PILOTS:	\$22,591	\$22,591

Net Exemptions: \$25,644

Location of Project

Address Line1: 3555 WITMER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 30,000 To: 35,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 9  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 9

Applicant Information

Applicant Name: PIATKOWSKI MEATS  
Address Line1: 3555 WITMER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

11.

General Project Information

Project Code: 29040601  
Project Type: Straight Lease  
Project Name: RANDAZZO

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Wholesale Trade

Total Project Amount: \$180,000.00  
Benefited Project Amount: \$180,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/11/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/11/2006  
or Leasehold Interest:  
Year Financial Assitance is 2016  
planned to End:  
Notes: PRIVATE FINANCING

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$1,724  
Local Property Tax Exemption: \$1,052  
School Property Tax Exemption: \$4,459  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$7,235.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$830	\$830
Local PILOT:	\$1,178	\$1,178
School District PILOT:	\$2,317	\$2,317
Total PILOTS:	\$4,325	\$4,325

Net Exemptions: \$2,910

Location of Project

Address Line1: 7637 PORTER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 3  
Original Estimate of Jobs to be created: 1  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 30,000 To: 35,000  
Original Estimate of Jobs to be Retained: 3  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000  
Current # of FTEs: 4  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 1

Applicant Information

Applicant Name: CJ RANDAZZO  
Address Line1: 7637 PORTER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

12.

General Project Information

Project Code: 29041202  
Project Type: Straight Lease  
Project Name: YJ PROPERTY MANAGEMENT (FREIGHT BOYS)

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$670,000.00  
Benefited Project Amount: \$670,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/19/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/25/2012  
or Leasehold Interest:  
Year Financial Assitance is 2023  
planned to End:  
Notes: PRIVATE FINANCINGSALE LEASEBACKPILOT BEGINS 2013

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$0.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 4525 WITMER INDUSTRIAL ESTATES  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14304  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 5  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 36,000  
Annualized salary Range of Jobs to be Created: 22,000 To: 50,000  
Original Estimate of Jobs to be Retained: 5  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 27,500  
Current # of FTEs: 5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: YJ PROPERTY MANAGEMENT INC  
Address Line1: 1889 MARYLAND AVENUE  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

13.

General Project Information

Project Code: 29040301  
Project Type: Straight Lease  
Project Name: YORKVILLE SOUND

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Wholesale Trade

Total Project Amount: \$400,000.00  
Benefited Project Amount: \$400,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 11/03/2003  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/03/2003  
or Leasehold Interest:  
Year Financial Assitance is 2013  
planned to End:  
Notes: WHOLESALE TRADE, PRIVATE FINANCING

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$6,466  
Local Property Tax Exemption: \$4,560  
School Property Tax Exemption: \$16,721  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$27,747.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,993	\$5,993
Local PILOT:	\$5,033	\$5,033
School District PILOT:	\$16,721	\$16,721
Total PILOTS:	\$27,747	\$27,747

Net Exemptions: \$0

Location of Project

Address Line1: 4625 WITMER IND ESTATES  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 8  
Original Estimate of Jobs to be created: 5  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 30,000 To: 30,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 19  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 11

Applicant Information

Applicant Name: YORKVILLE GROUP  
Address Line1: 4625 WITMER ROAD  
Address Line2:  
City: NIAGARA FALLS  
State: NY  
Zip - Plus4: 14305  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
13	\$1,544,388.0	\$1,104,134.0	\$440,254	749

Additional Comments: