

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.org
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.org
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.org
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.org
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.org

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.org
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.org
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.townofniagara.org
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.townofniagara.org
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	Yes	N/A
Time and Attendance	Yes	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?	Yes	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	HEARY, TIMOTHY	Name	HATHAWAY, GERALD
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		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	RICHARDS, CALVIN	Name	FEUCHT, GUENTER
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	01/01/2011
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

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	

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>	
Current Assets	
Cash and cash equivalents	\$373,285
Investments	\$0
Receivables, net	\$0
Other assets	\$0
Total Current Assets	\$373,285
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
Total Noncurrent Assets	\$0
Total Assets	\$373,285

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$2,468
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$1,250
Total Current Liabilities	\$3,718

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
Total Noncurrent Liabilities	\$100

Total Liabilities **\$3,818**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$369,467
Total Net Assets	\$369,467

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETSOperating Revenues

Charges for services	\$97,200
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$97,200

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$14,703
Supplies and materials	\$1,068
Depreciation & amortization	\$0
Other operating expenses	\$1,458
Total Operating Expenses	\$17,229

Operating Income (Loss) **\$79,971**

Nonoperating Revenues

Investment earnings	\$45
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$45

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$352
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$352
Income (Loss) Before Contributions	\$79,664
Capital Contributions	\$0
Change in net assets	\$79,664
Net assets (deficit) beginning of year	\$289,804
Other net assets changes	(\$1)
Net assets (deficit) at end of year	\$369,467

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?	No

New Debt Issuances List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded	0.00	1,350.00	0.00	0.00	1,350.00
Conduit					
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	www.townofniagara.org
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	www.townofniagara.org
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: \$8,367
Local Property Tax Exemption: \$5,027
School Property Tax Exemption: \$23,868
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$37,262.00
Total Exemptions Net of RPTL Section 485-b: \$21,359.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,036	\$5,036
Local PILOT:	\$1,320	\$1,320
School District PILOT:	\$9,547	\$9,547
Total PILOTS:	\$15,903	\$15,903

Net Exemptions: \$21,359

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: 350
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 350

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: 29041301
Project Type: Straight Lease
Project Name: BRODA MACHINE COMPANY, INC

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

Total Project Amount: \$818,000.00
Benefited Project Amount: \$798,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/13/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 03/13/2013
or Leasehold Interest:
Year Financial Assitance is 2028
planned to End:
Notes: PRIVATE FINANCING IDA PILOT SALE/LEASE BUY BACK

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$5,977
Local Property Tax Exemption: \$3,591
School Property Tax Exemption: \$17,050
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$26,618.00
Total Exemptions Net of RPTL Section 485-b: \$17,524.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$9,094	\$9,094
Total PILOTS:	\$9,094	\$9,094

Net Exemptions: \$17,524

Location of Project

Address Line1: 8745 PACKARD ROAD
Address Line2:
City: NIAGARA FALLS
State: NY
Zip - Plus4: 14304
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 17
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 28,000
Annualized salary Range of Jobs to be Created: 15,000 To: 45,000
Original Estimate of Jobs to be Retained: 17
Estimated average annual salary of jobs to be retained.(at Current Market rates): 68,412
Current # of FTEs: 17
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: BRODA MACHINE COMPANY, INC
Address Line1: 8745 PACKARD 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

3.

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: \$11,642
Local Property Tax Exemption: \$6,995
School Property Tax Exemption: \$33,213
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$51,850.00
Total Exemptions Net of RPTL Section 485-b: \$27,051.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,686	\$7,686
Local PILOT:	\$2,038	\$2,038
School District PILOT:	\$15,075	\$15,075
Total PILOTS:	\$24,799	\$24,799

Net Exemptions: \$27,051

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

4.

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 Assitance 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: \$287,090
Local Property Tax Exemption: \$172,499
School Property Tax Exemption: \$819,005
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,278,594.00
Total Exemptions Net of RPTL Section 485-b: \$315,813.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$286,795	\$286,795
Local PILOT:	\$79,282	\$79,282
School District PILOT:	\$596,704	\$596,704
Total PILOTS:	\$962,781	\$962,781

Net Exemptions: \$315,813

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: 1,885
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 296

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

5.

General Project Information

Project Code: 29041401
Project Type: Straight Lease
Project Name: FICHTE ELMER ENDL EYE SURGERY CENTER
(CATARACT REAL ESTATE)

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

Total Project Amount: \$5,720,000.00
Benefited Project Amount: \$4,737,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/29/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 04/29/2014
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes: FICHTE ENDLE ELMER EYE SURGERY
CENTERPRIVATE
FINANCINGSALE/LEASEBACKIDA PILOT BEGINS
2016

Location of Project

Address Line1: 600 PORTER ROAD
Address Line2: TOWN OF NIAGARA
City: NIAGARA FALLS
State: NY
Zip - Plus4: 14304
Province/Region:
Country: USA

Applicant Information

Applicant Name: CATARACT REAL ESTATE HOLDINGS, LLC
Address Line1: 2825 NIAGARA FALLS BLVD
Address Line2: SUITE 130
City: AMHERST
State: NY
Zip - Plus4: 14228
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: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$63,000
Total Exemptions: \$63,000.00
Total Exemptions Net of RPTL Section 485-b: \$63,000.00

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: \$63,000

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 40
Average estimated annual salary of jobs to be created.(at Current market rates): 47,500
Annualized salary Range of Jobs to be Created: 32,000 To: 95,000
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: 0
of FTE Construction Jobs during fiscal year: 65
Net Employment Change: 0

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: 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: \$10,458
Local Property Tax Exemption: \$6,284
School Property Tax Exemption: \$29,835
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$46,577.00
Total Exemptions Net of RPTL Section 485-b: \$16,002.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,150	\$9,150
Local PILOT:	\$3,673	\$3,673
School District PILOT:	\$17,752	\$17,752
Total PILOTS:	\$30,575	\$30,575

Net Exemptions: \$16,002

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: 10
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

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

7.

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: \$8,367
Local Property Tax Exemption: \$5,027
School Property Tax Exemption: \$23,868
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$37,262.00
Total Exemptions Net of RPTL Section 485-b: \$13,278.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,202	\$7,202
Local PILOT:	\$2,938	\$2,938
School District PILOT:	\$13,844	\$13,844
Total PILOTS:	\$23,984	\$23,984

Net Exemptions: \$13,278

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: 10
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 10

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

8.

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: \$4,881
Local Property Tax Exemption: \$3,369
School Property Tax Exemption: \$13,923
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$22,173.00
Total Exemptions Net of RPTL Section 485-b: \$9,701.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,185	\$4,185
Local PILOT:	\$1,011	\$1,011
School District PILOT:	\$7,276	\$7,276
Total PILOTS:	\$12,472	\$12,472

Net Exemptions: \$9,701

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

9.

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: \$2,924
Local Property Tax Exemption: \$1,757
School Property Tax Exemption: \$8,342
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$13,023.00
Total Exemptions Net of RPTL Section 485-b: \$7,420.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,148	\$1,148
Local PILOT:	\$1,226	\$1,226
School District PILOT:	\$3,229	\$3,229
Total PILOTS:	\$5,603	\$5,603

Net Exemptions: \$7,420

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: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

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

10.

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: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,917
Local Property Tax Exemption: \$12,568
School Property Tax Exemption: \$59,670
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$93,155.00
Total Exemptions Net of RPTL Section 485-b: \$49,727.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,268	\$14,268
Local PILOT:	\$3,800	\$3,800
School District PILOT:	\$25,360	\$25,360
Total PILOTS:	\$43,428	\$43,428

Net Exemptions: \$49,727

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: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

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

11.

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: \$4,040
Local Property Tax Exemption: \$2,428
School Property Tax Exemption: \$11,524
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$17,992.00
Total Exemptions Net of RPTL Section 485-b: \$6,094.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,584	\$3,584
Local PILOT:	\$981	\$981
School District PILOT:	\$7,333	\$7,333
Total PILOTS:	\$11,898	\$11,898

Net Exemptions: \$6,094

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: 4
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4

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

12.

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: \$11,156
Local Property Tax Exemption: \$6,703
School Property Tax Exemption: \$31,824
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$49,683.00
Total Exemptions Net of RPTL Section 485-b: \$22,688.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,997	\$5,997
Local PILOT:	\$5,086	\$5,086
School District PILOT:	\$15,912	\$15,912
Total PILOTS:	\$26,995	\$26,995

Net Exemptions: \$22,688

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

13.

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: \$1,673
Local Property Tax Exemption: \$1,005
School Property Tax Exemption: \$4,774
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$7,452.00
Total Exemptions Net of RPTL Section 485-b: \$2,484.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,483	\$1,483
Local PILOT:	\$587	\$587
School District PILOT:	\$2,898	\$2,898
Total PILOTS:	\$4,968	\$4,968

Net Exemptions: \$2,484

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 Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
13	\$1,744,641.0	\$1,172,500.0	\$572,141	685

Additional Comments: