NEW YORK STATE | Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

Western New York Power Proceeds Allocation Board

Proposed Meeting Agenda

October 27, 2026 - 3:00 P.M.

New York Power Authority
Buffalo Office
Waterfront Village Center
40 La Riviere Dr, Buffalo, NY 14202

Members: Chair Anthony Colucci, Brenda McDuffie, Deanna Brennen, Paul Brown, Dennis Elsenbeck

1. Adoption of the **October 27, 2026** Proposed Meeting Agenda
2. Adoption of the **August 20, 2026** Meeting Minutes
3. Fund Update
4. Awards of Fund Benefits from the Western New York Economic Development Fund – Round 46
5. Adoption of the 2027 WNYPPAB Meeting Schedule

Other Business

6. Next Meeting

The New NY WORKS for Business

MINUTES OF THE
WESTERN NEW YORK POWER PROCEEDS ALLOCATION BOARD MEETING

August 20, 2026

Table of Contents

Subject	Page No.
Introduction	2
1. Adoption of the August 20, 2026, Proposed Meeting Agenda	2
2. Adoption of the Minutes of the Meeting of June 9, 2026	2
3. Fund Update	2
4. Awards of Funds Benefits from the Western New York Economic Development Fund – Round 45	3
5. Next Meeting	8
Adjournment	9

Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

The minutes of Western New York Power Proceeds Allocation Board meeting held on Thursday, August 20, 2026, in person at the New York Power Authority Visitor Center, Niagara Power Project, 5777 Lewiston Rd., Lewiston, NY 14092 at approximately 3:00 p.m.

Members of the Board present were:

Anthony Colucci – Excused
Brenda McDuffie – Videoconference – Acting Chair
Paul Brown
Dennis Elsenbeck
Deanna Alterio Brennen - Excused

Also in attendance were:

Felisa Hochheiser	Vice President and Corporate Secretary
Lori Alesio	Executive Vice President and General Counsel
Angela Rossi	Program Manager – Economic Development
Alana Appenzeller	Director - Economic Development and Key Account Management
Michele Stockwell	Associate Corporate Secretary
Kayla Scholz	Senior Assistant Corporate Secretary
Carol Sampson	Community Relations Representative II
Alyson Mitchell	Spec Community Impact Communications
Robert Creenan	Niagara Gazette

Acting Chairwoman Brenda McDuffie presided over the meeting. Vice President and Corporate Secretary Felisa Hochheiser kept the Minutes.

Introduction

Acting Chair Brenda McDuffie welcomed members of the Board and the staff of the New York Power Authority ("NYPA"). She stated that this meeting of the Board had been duly noticed as required by the Open Meetings law of the State of New York. The meeting was called to order at approximately 3:06 p.m.

1. Adoption of the August 20, 2026, Proposed Meeting Agenda

On motion made by member Brown and seconded by member Elsenbeck, the agenda for the meeting was adopted. *(3-0)*

Conflicts of Interest

Chair McDuffie stated that the members had been polled prior to the meeting regarding possible conflicts of interest with the entities previously provided for their review. The members declared no conflicts of interest.

Chair McDuffie disclosed that The Jacobs Institute leases space from the University of Buffalo (UB) and that she serves on the UB Council. After consulting with the NYPA Ethics Officer, she stated her relationship does not require her to recluse herself from voting on this item.

2. Adoption of the Minutes of the Meeting of June 9, 2026

On motion made by member Elsenbeck and seconded by member Brown, the minutes of the meeting held on June 9, 2026, were unanimously approved. (3-0)

3. Fund Update

Angela Rossi, Program Manager, presented the update to the Board.

- **Deposits**
  - Fund Deposits: $143,357,944
  - Accrued Interest: $5,531,567
  - Total Funds Available: $148,889,512
- **Disbursements**
  - Disbursements to Grantees: $41,226,297
  - Current Fund Balance: $107,663,214
  - To date, no administrative expenses have been withdrawn from this amount.
- **Energy-Related Projects**
  - A minimum of 15% of the Fund must support energy-related projects: $21,503,692
  - Awarded to Date: $13,929,016
  - Total Fund Award Available for Energy-Related Initiatives: $7,574,676
- **Awards to Date**
  - Cumulative Fund Benefits Awarded Total: $81,641,721 to projects listed on page two of the Fund Report
  - The Allocation Board has a remaining $67,247,791 in funds available for future awards.

Ms. Rossi noted that the Board is presented with a recommendation to consider funding for three projects totaling $6,158,503.

- Energy-related projects: $4,500,000
- Standard projects: $1,658,503

Chair McDuffie noted this is an informational item and no action is required.

4. Awards of Funds Benefits from the Western New York Economic Development Fund – Round 45

Angela Rossi, Program Manager, presented the award requests for three projects to the Board.

1. Candlelight Curated

- Award Amount Requested: $1,000,000

➢ **Background**

- Candlelight Curated is undertaking a manufacturing restoration and expansion project at the former Candlelight Cabinetry facility in Lockport.
- Following the prior owner's shutdown in early 2026 Candlelight Curated:
  - Acquired the former company's operating assets
  - Is now working to reactivate and modernize the existing 200,000 sq. ft. manufacturing facility

➢ **Use of Funds**

- The project represents a total investment of approximately $4.25 million, including:
  - Roof and masonry repairs
  - Infrastructure and workflow improvements
  - The acquisition of production equipment, furniture, fixtures, and related equipment
- The project includes a significant employment commitment. Candlelight Curated:
  - Will retain 15 existing full-time employees
  - Create 70 new full-time positions over seven years
    - With an average annual salary of approximately $55,000
- The requested Fund Benefits will:
  - Support capital improvements necessary to restore manufacturing operations
  - Improve material handling and workflow
  - Increase operational efficiency
  - Allow the company to fully utilize the facility
- The requested $1 million Fund Benefit represents approximately 24% of the total project cost.
  - Leveraging approximately $3.75 million in company and bank financing.

- **Reasons for Recommendation**

  - Significant job creation and retention**:**

    - Including the creation of 70 new full-time positions while retaining their existing employees
  - Reactivation of a major dormant industrial facility:

    - Restoring manufacturing activity in central Lockport following the prior owner's shutdown
    - Supporting continuity of a longstanding regional manufacturing brand

  - Improved productivity and competitiveness through investments that will:

    - Modernize the facility
    - Improve material flow and operational efficiency
    - Shorten production lead times

  - Revitalization of existing industrial infrastructure**,** supporting Smart Growth principles.

  - Alignment with Western New York (WNY) Regional Economic Development Council priorities**,** including:

    - Advanced manufacturing
    - Revitalization of existing industrial sites
    - Increased regional economic activity
    - High-quality job creation

  - The project represents an opportunity to:

    - Return a significant industrial facility to productive use
    - Create substantial new employment
    - Strengthen Niagara County's manufacturing base

Ms. Rossi stated that given the information provided, staff recommends that the Allocation Board propose to the NYPA Board of Trustees an award of $1,000,000 in Fund Benefits to support Candlelight Curated manufacturing restoration and expansion project.

2. The Jacobs Institute, Inc.

- Award Amount Requested: $658,503

- **Background**

  - A not-for-profit medical device innovation center located on the Buffalo Niagara Medical Campus that supports:

    - Clinical Training
    - Medical device development
    - Early-stage commercialization

- **Use of Funds**
  - The purposed project represents a total investment of approximately $3.29 million and will modernize and expand two key areas within the Institute.
    - Component one:
      - Will convert the Institute's existing boardroom into a technology-enabled learning laboratory with upgraded audiovisual systems integrated with the Gates Vascular Institute's catheterization laboratories.
      - The improvements will enhance:
        - Live clinical training
        - Documentation supporting clinical trials and regulatory submissions
    - Component two:
      - Will convert existing meeting space into wet laboratory facilities, providing additional capacity for:
        - Product testing
        - Prototyping
        - Engineering development
      - The expanded space will:
        - Address current capacity constraints
        - Allow the Institute to support more early-stage medical device companies
  - While this funding track does not require formal job commitments, the project is expected to:
    - Support future high-skilled employment, including:
      - An estimated three to five new engineering positions
      - Indirect employment associated with device manufacturing and commercialization
  - The Jacobs Institute's i2R Center currently supports:
    - 13 portfolio companies
    - The proposed expansion will increase its capacity to advance medical technologies from development through:
      - Clinical validation
      - Commercialization for more companies
  - The requested $658,503 in Fund Benefit represents approximately 20% of the total project cost;
    - Leveraging approximately $2.5 million in grant assistance and organizational financing.

- **Reasons for Recommendation**

  - Expanding Western New York's (WNY) med-tech innovation capacity by increasing the Institute's ability to support:

    - Product development
    - Testing
    - Clinical validation
    - Commercialization

  - Modernizing clinical education infrastructure through upgraded technology connected to the Gates Vascular Institute's catheterization labs.

  - Increasing wet laboratory capacity to:

    - Address existing space constraints
    - Accommodate additional early-stage medical device companies

  - Strengthening the regional advanced manufacturing pipeline by helping move medical technologies from development and clinical validation toward commercialization.

  - Advancing WNY Regional Economic Development Council priorities**,** including:

    - Entrepreneurship
    - Life sciences growth
    - Advanced manufacturing innovation
    - Research

- Ms. Rossi stated that the project represents a strategic investment in the infrastructure needed to support WNY's growing medical technology sector and advance new technologies toward commercialization.

Given the information provided, staff recommends that the Allocation Board propose to the NYPA Board of Trustees an award of $658,503 in Fund Benefits to support the Jacobs Institute project.

3. Niagara Power Transformer, LLC

- Award Amount Requested: $4,500,000

- **Background**

  - A long-established Western New York (WNY) manufacturer of:

    - Large liquid-filled power
    - Specialty transformers used by utilities and industrial customers

  - Niagara Power Transformer, LLC (NPT) is undertaking its Niagara Power 50 Initiative (NP50)**:**

    - A major expansion of its Cheektowaga manufacturing campus designed to increase transformer production capacity by approximately 50%**.**

- **Use of Funds**

  - The project represents a total investment of approximately $71.2 million:
    - Will add approximately 96,000 sq. ft. to the existing 121,000 sq. ft. facility

- Increasing annual production capacity from approximately 90 transformers to 140

– The project includes a significant employment commitment; NPT will:

  - Retain 146 existing full-time employees
  - Create 73 new full-time permanent positions over seven years

    - An average annual salary of approximately $79,500

  - Of the new positions**:**

    - 57 are expected to be IBEW Local 41 union jobs
    - 50 to 70 temporary construction jobs are expected

– The economic impact extends throughout the regional supply chain.

– NPT relies on more than 160 New York-based suppliers across industries including:

  - Steel fabrication
  - Machining
  - Coatings
  - Electrical equipment
  - Transportation
  - Other industrial services

– The requested $4.5 million in Fund Benefits represents approximately 6% of the total project cost:

  - Leveraging approximately $62.9 million in company financing
  - Approximately $2.85 million in Empire State Development (ESD) assistance

➢ **Reasons for Recommendation**

– Expansion of critical domestic energy infrastructure manufacturing, helping address growing transformer demand associated with:

  - Grid modernization
  - Renewable energy integration
  - Electrification
  - Industrial and large-load development

– Significant job creation and retention:

  - Including 73 new full-time positions
  - Retaining 146 existing employees

– Strong regional supply-chain benefits, with more than 160 New York-based suppliers positioned to benefit from increased production and in-state procurement.

– Long-term commitment to WNY, building upon the company's more than 100-year manufacturing presence in the region.

– Alignment with WNY Regional Economic Development Council priorities, including:

  - Advanced manufacturing

  - Critical energy infrastructure
  - Workforce development
  - Regional industrial competitiveness

- Ms. Rossi stated that the NP50 Initiative represents a significant investment in WNY's manufacturing economy, creating jobs while expanding domestic production of critical energy infrastructure.

Given the information provided, staff recommends that the Allocation Board propose to the NYPA Board of Trustees an award of $4.5 million in Fund Benefits to support Niagara Power Transformer's NP50 expansion initiative.

(Exhibit A-1) to award $1,000,000 to Candlelight Curated, Inc.

On motion made by member Brown and seconded by member Elsenbeck, Exhibit A-1 was adopted unanimously. (3-0)

(Exhibit A-2) to award $658,503 to The Jacobs Institute, Inc.

On motion made by member Elsenbeck and seconded by member Brown, Exhibit A-2 was adopted unanimously. (3-0)

(Exhibit A-3) to award $4,500,000 to Niagara Power Transformer, LLC

On motion made by member Elsenbeck and seconded by member Brown, Exhibit A-3 was adopted unanimously. (3-0)

RESOLUTION

NOW THEREFORE BE IT RESOLVED, That the Western New York Power Proceeds Allocation Board ("Board") hereby recommends that the Power Authority of the State of New York ("NYPA") make awards of Fund Benefits to Candlelight Curated, Inc., The Jacobs Institute, Inc., and Niagara Power Transformer, LLC as recommended in the attached memorandum and the attachments thereto, for the reasons set forth in the attached memorandum and any attachments thereto; provided, however, that (i) if an application proposes a project that must receive approvals and/or comply with other legal requirements, such as the State Environmental Quality Review Act, before it may proceed, the recommendation for such application shall not be forwarded to NYPA until Staff, on behalf of the Board, receives appropriate notification that such legal approvals and/or requirements that are necessary for the project(s) to proceed have been satisfied, and (ii) such recommendation shall be subject to further Board review in the event that such approvals and/or legal requirements are not satisfied; and be it further

RESOLVED, That Staff is authorized, on behalf of the Board, to transmit the Board's decision and recommendation to NYPA, subject to the qualifications stated above regarding legal approvals and/or requirements, and to do any and all things and take any and all actions necessary or appropriate to effectuate the Board's decision and the foregoing resolution.

Other Business

5. Next Meeting

Chair McDuffie stated that the next regular meeting of the Western New York Power Proceeds Allocation Board will be held on Tuesday, October 27, 2026.

Adjournment

On a motion made by member Brown and seconded by member Elsenbeck, the meeting was adjourned at approximately 3:29 p.m. *(3-0)*

Felisa Hochheiser

Felisa Hochheier
Vice President and Corporate Secretary

As of

Western New York Economic Development Fund Update[1]

October-26

	The Fund	
this	Total Deposits to the Fund to Date:	$150,168,400
plus	Total Interest Earned on Deposits to Date:	$5,953,183
=	**Total Funds Deposited:**	**$156,121,583**
	Expenditures	
this	**Total Funds Deposited:**	**$156,121,583**
	Total Administrative Expenses Withdrawn:	$0
	Disbursements to Grantees:	($41,226,297)
plus	**Total Expenditures:**	**($41,226,297)**
=	**Current Fund Balance:**	**$114,895,286**
	Awards	
this	**Total Funds Deposited:**	**$156,121,583**
	Standard Projects:	$69,371,208
	Energy Related Projects[2]:	$18,429,016
minus	**Total Fund Benefits Awarded[3]:**	**$87,800,224**
=	**Total Fund Benefits Available to be awarded by the WNYPPAB[4]:**	**$68,321,359**
	Energy-Related Projects	
this	Minimum Amount (15%) of the Fund Dedicated to Energy-Related Projects:	$22,525,260
minus	Total Awards (12%) Made for Energy-Related Projects to Date (not including today):	$18,429,016
=	**Fund Benefits Currently Available to be Awarded for Energy-Related Projects Only:**	**$4,096,244**
	Today's Recommendations	
this	Standard Projects:	$2,974,772
plus	Energy-Related Projects or Project Components:	$6,720,997
=	**7 Total Recommendations Before the WNYPPAB Today:**	**$9,695,769**
	Expansion Power ("EP") and Replacement Power ("RP") Summary	
this	Estimated Unallocated EP and RP to Date (MW):	176
plus	Estimated Allocated but Unused Hydropower to Date (MW)[5]:	122
=	**Total Estimated Unutilized EP and RP to Date (MW)[6]:**	**298**

[1] The "Fund", known as the "Western New York Economic Development Fund", is created and administered by the New York Power Authority ("NYPA"). It is funded with the aggregate excess of revenues ("Net Earnings") received by NYPA from the sale of Expansion Power ("EP") and Replacement Power ("RP") produced at NYPA's Niagara Power Project that is sold in the wholesale energy market over what revenues would have been received had such Power been sold on a firm basis to an eligible EP or RP customer.

[2] As defined by the Western New York Power Proceeds Allocation Act, a minimum of 15% of Fund Benefits shall be dedicated to "energy-related projects, programs and services". In accordance with EDL § 189-a(6), "energy-related projects, programs and services" means: (1) energy efficiency projects and services; (2) clean energy technology projects and services; (3) high performance and sustainable building programs and services; and (4) the construction, installation and/or operation of facilities or equipment done in connection with any such projects, programs or services.

[3] Funds awarded to applicants to the Fund who are recommended for an award by the WNYPPAB and approved by the NYPA Trustees are known as "Fund Benefits." Disbursement of Fund Benefits is subject to satisfaction of certain terms and conditions.

[4] Total Fund Benefits Available to Be Awarded is calculated as Total Funds Deposited minus the sum of Total Fund Benefits Awarded and Total Administrative Expenses Withdrawn.

[5] The NYPA Trustees may allocate EP or RP to eligible companies. Such customers may use the entire allocation, or such customers may "take down" only a portion of the allocation based on their needs at the time. EP and RP that is unallocated, or that is allocated but not taken down, is eligible to be used for WNYEDF "Net Earnings".

[6] Unutilized EP and RP consists of an estimate of both unallocated hydropower and allocated hydropower that has not been taken down by customers.

WNYEDF Awards by County [7]

WNYPPAB Recommendation I (All)

County	Company	WNYPPAB Approvals ($)
Erie	425 Michigan Ave, LLC	$500,000
	Coolture	$210,000
	Eden Valley Growers	$80,000
	Field & Fork Network	$166,912
	Ford Motor Company	$1,000,000
	Forest Lawn Heritage Foundation	$150,000
	Innomotive Solutions Group LLC	$150,000
	Launch NY	$5,418,000
	Living Green Insulation Products and Services, LLC	$40,946
	Michigan Street African American Heritage Corridor Commission, Inc.	$250,000
	Nexus Natural Gas LLC	$570,000
	OSC Manufacturing & Equipment Services, Inc.	$562,500
	PLS III LLC dba We Care Transportation Services	$1,000,000
	Visit Buffalo Niagara	$250,000
	43North LLC	$6,000,000
	Explore and More…A Childrens Museum	$1,700,000
	Amos Zittel & Sons	$380,000
	D'Youville College	$400,000
	Martin House Restoration Corporation	$700,000
	General Mills	$500,000
	Buffalo Arts and Technology Center	$418,768
	43 North LLC (II)	$6,000,000
	43North LLC (II)	$2,000,000
	CL New Co., Inc. dba Campus Labs	$400,000
	Invest Buffalo Niagara	$65,836
	PostProcess Technologies, LLC	$90,000
	Triad Recycling and Energy Corp.	$150,000
	Hauptman - Woodward Medical Research Institute	$1,000,000
	River Road Research, Inc.	$220,000
	Eastman Machine Company	$170,000
	Hispanic Heritage Council of WNY, Inc.	$300,000
	Launch New York, Inc.	$250,000
	Buffalo Niagara Convention & Visitors Bureau, Inc.	$120,000
	Top Seedz LLC	$366,605
	Whiting Door Mfg. Corporation	$595,000
	The Economic Development Group, Inc. dba Northland Workforce Traini	$1,174,600
	Irish Welding Supply Corporation	$87,000
	FeedMore Western New York, Inc.	$5,000,000
	Graycliff Conservancy, Inc.	$1,020,000
	Richardson Architecture Center, Inc.	$1,680,000
	Jewish Federation of Greater Buffalo, Inc.	$73,800
	Per Scholas, Inc.	$830,000
	Siebel Modern Mfg. & Welding Corp.	$875,000
	Industrial Support Services Inc.	$88,005
	Natrion Inc.	$1,323,197
	Shea's O'Connell Preservation Guild Ltd	$7,500,000
	Ralph Wilson Park Conservancy, Inc.	$2,334,434
	Buffalo Society of Natural Sciences	$562,322
	Professional Plastics	$539,100
	Wavepoint 3PL, Inc.	$1,500,000
	Preservation Buffalo Niagara	$409,906
	Buffalo Go Green Inc.	$218,000
	The Buffalo and Erie County Historical Society	$1,850,000
	Newstead Ranch, Inc.	$6,400,000
	BreadHive Worker Cooperative, Inc.	$329,269
	Buffalo and Erie County Botanical Gardens Society, Inc.	$2,904,688
	The Jacobs Institute, Inc	$658,503
	Niagara Power Transformer	$4,500,000
Erie Total		**$74,032,391**
Genesee	Yancy's Fancy, Inc.	$500,000
	Plug Power	$1,500,000
Genesee Total		**$2,000,000**
Niagara	Aquarium of Niagara	$1,750,000
	Diversified Manufacturing, Inc.	$450,000

Niagara	Global Outreach Mission, Inc.	$102,829
	Niagara University	$285,000
	Washington Mills	$140,000
	NFIA Stakeholders Group, Inc.	$24,750
	The WNY Women's Foundation, Inc.	$100,000
	Cambria Asphalt Products	$72,750
	Borderworx Logistics, LLC	$285,000
	Tulip Manufacturing	$1,000,000
	Niagara University (II)	$500,000
	NFIA Stakeholders Group, Inc. (II)	$90,000
	Platters Chocolates	$200,000
	Niagara Falls National Heritage Area	$200,000
	Moog, Inc.	$1,600,000
	Historic Palace, Inc.	$142,000
	Carousel Society of the Niagara Frontier	$30,000
	Ashdan Screw Machine Products, Inc.	$12,500
	The Center for Kashmir, Inc.	$225,000
	Niagara Arts and Cultural Center, Inc.	$1,000,000
	Tecmotiv Holdings, Inc.	$150,000
	Niagara Aquarium Foundation	$194,360
	Balthasar Industries LLC	$90,000
	Riviera Theatre & Organ Preservation Society, Inc.	$350,000
	Kenan Center, Inc	$1,623,644
	Candlelight Curated, Inc	$1,000,000
Niagara Total		**$11,617,833**
Orleans	Quorum Group LLC dba Takeform Architectural Graphics	$150,000
Orleans Total		**$150,000**
Grand Total		**$87,800,224**

[7] The companies in this list are the applicants to the Fund whose proposed projects were recommended for an award of Fund Benefits by the WNYPPAB.

[*] The "Energy Projects ($)" amount represents the estimated portion of each award that the WNYPPAB considers to be an "energy-related project" as defined by the Western New York Power Proceeds Allocation Act and in accordance with EDL § 189-a(6) (see footnote 2 above for more detail).

NEW YORK STATE | Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

Date: **October 27, 2026**

To: **WESTERN NY POWER PROCEEDS ALLOCATION BOARD (WNYPPAB)**

From: **PRESIDENT & CHIEF EXECUTIVE OFFICER**

Subject: **Awards of Fund Benefits from the Western New York Economic Development Fund – Round 46**

SUMMARY

Staff requests that the Western New York Power Proceeds Allocation Board ("Allocation Board" or "Board") recommend to the Board of Trustees of the Power Authority of the State of New York ("NYPA" or "Authority") that awards of Fund Benefits be made to: (1) Buffalo Arts and Technology Center, Inc. ("BCAT"), (2) Buffalo Niagara Waterkeeper, Inc. ("Waterkeeper"), (3) Explore & More Children's Museum ("Explore & More"), (4) Flat 12 Mushrooms, LLC. ("Flat 12"), (5) Goodwill Industries of Western New York ("Goodwill"), (6) Hoover's Dairy, Inc. ("Hoovers"), and (7) North Eastern Alliance LLC ("NE Alliance"). The projects and award amounts being recommended are discussed in Exhibits "A", "A-1, "A-2", "A-3", "A-4", "A-5", "A-6" and "A-7".

BACKGROUND

1. Western New York Power Proceeds Allocation Act

The Western New York Power Proceeds Allocation Act (the "Act") was signed into law on March 30, 2012. The Act provides for the creation, by the Authority, of the Western New York Economic Development Fund ("Fund"). The Fund consists of the aggregate excess of revenues received by the Authority from the sale of Expansion Power ("EP") and Replacement Power ("RP") produced at NYPA's Niagara Power Project that were sold in the wholesale energy market over what revenues would have been received had such energy been sold on a firm basis to an eligible EP or RP customer under the applicable tariff or contract.

Under the Act, an "eligible applicant" is defined as a private business, including a not-for-profit corporation. The term "eligible projects" is defined to mean "economic development projects by eligible applicants that are physically located within the State of New York within a thirty-mile radius of the Niagara power project located in Lewiston, New York that will support the growth of business in the state and thereby lead to the creation or maintenance of jobs and tax revenues for the state and local governments." Eligible projects include, for example, capital investments in buildings, equipment, and associated infrastructure owned by an eligible applicant for fund benefits; transportation projects under state or federally approved plans;

acquisition of land needed for infrastructure; research and development where the results of such research and development will directly benefit New York State; and projects supporting tourism and marketing and advertising efforts for Western New York State tourism and business; and energy-related projects.

Eligible projects do not include public interest advertising or advocacy; lobbying; the support or opposition of any candidate for public office; the support or opposition to any public issue; legal fees related to litigation of any kind; expenses related to administrative proceedings before state or local agencies; or retail businesses as defined by the Board, including without limitation, sports venues, gaming and gambling or entertainment-related establishments, residential properties, or places of overnight accommodation.

Fund Benefits have been provided to successful eligible applicants in the form of grants. It is anticipated that Fund Benefits will be disbursed as reimbursement for expenses incurred by an eligible applicant for an eligible project, or for proposed eligible expenditures to be incurred by the eligible applicant for an eligible project when NYPA has authorized advance disbursements.

At least fifteen percent (15%) percent of the Fund is dedicated to eligible projects that are "energy-related projects, programs and services," which is defined as "energy efficiency projects and services, clean energy technology projects and services, and high performance and sustainable building programs and services, and the construction, installation and/or operation of facilities or equipment done in connection with any such projects, programs or services."

Allocations of Fund Benefits may only be made based on moneys that have been deposited in the Fund. No award may encumber funds that have not been deposited in the Fund.

2. Western New York Power Proceeds Allocation Board

Under the Act, the Allocation Board is charged with soliciting applications for Fund Benefits, reviewing applications, determining eligibility, evaluating the merits of applications for Fund Benefits, and making recommendations to NYPA on Fund Benefit awards. The Allocation Board uses the same criteria applicable to EP, RP and Preservation Power allocations, and for revitalization of industry, provided for in Public Authorities Law § 1005. Additionally, the Board is authorized to consider the extent to which an award of Fund Benefits aligns with the strategies and priorities of the Regional Economic Development Council having responsibility for the region in which an eligible project is proposed.

At its meeting on March 4, 2013, the Board, in accordance with the Act, adopted by laws, operating procedures, guidelines related to the application process, and a form of application. A copy of the relevant criteria (collectively, "Program Criteria"), adapted from this

Board's "Procedures for the Review of Applications for Fund Benefits," is attached as Exhibit "B" to this memorandum.

The Board also defined "retail business" to mean "a business that is primarily used in making retail sales of goods or services to customers who personally visit such facilities to obtain goods or services."

3. Application Process

The Allocation Board has established a series of application due dates and a schedule of dates the Board expects to meet to consider applications. The program was promoted through a media release and with assistance from state and local entities, including the Western New York and Finger Lakes Regional Economic Development Councils, ESD and local and regional economic development organizations within the State. A webpage was created that is hosted on WWW.NYPA.GOV/WNYPPAB, providing application instructions, a link to the approved application form and other program details including a contact phone number, and email address staffed by the Western New York Empire State Development regional office. A rolling application process is used, and the Allocation Board meets regularly to consider applications for Fund Benefits. The criteria adapted from the Western NY Power Proceeds Allocation Board's "Procedures for the Review of Applications for Fund Benefits" is discussed in Exhibit "B".

DISCUSSION

In this 46th round, the Allocation Board has before it seven applications that have been made available for Board review. Staff has analyzed the applications and presents the following recommendations to the Board:

As detailed in Exhibit "A 1", Buffalo Arts and Technology Center, Inc. ("BCAT"), a New York not-for-profit corporation, seeks funding to expand its Allied Healthcare Workforce Development Initiative at its 368 Sycamore Street facility in Buffalo, New York. BCAT provides cost-free, industry-aligned training programs for unemployed and underemployed adults. The proposed project will enable BCAT to serve additional cohorts of participants in its New York State Education Department-approved Medical Administrative Assistant and Pharmacy Technician programs. The project includes enhancements to instructional spaces, program delivery costs, technology upgrades, certification exam fees, clinical internship coordination, and comprehensive social work supports to address barriers such as transportation and childcare. These improvements will increase BCAT's capacity to train 100 adults, graduate approximately 75 participants, and prepare at least 60 individuals to earn industry recognized credentials, strengthening the regional healthcare workforce pipeline and advancing WNY Regional Economic Development Council (REDC) workforce development priorities. The total project cost is $396,838. Staff recommends an award of $79,367 toward eligible project costs, as set forth in Exhibit A-1.

As detailed in Exhibit “A-2”, Buffalo Niagara Waterkeeper, Inc. (“Waterkeeper”), a New York not-for-profit corporation, is a regional environmental organization dedicated to protecting and restoring Western New York’s waterways and surrounding ecosystems. Waterkeeper seeks funding to support its Young Environmental Leaders Program (YELP). The initiative is designed to prepare young people, particularly those from historically underrepresented communities, for careers in environmental and technical sciences. The project engages more than 500 middle school students annually and provides about 300 high school participants with more than 35 hours of college level, field based environmental instruction and three transferable college credits at no cost, along with a competitive paid mentorship experience. These efforts would help develop technical skills, leadership abilities, and career readiness while addressing workforce needs in water quality, ecological restoration, conservation, and climate resilience. The total project cost is $442,590. The applicant requested 30% of program costs to provide sufficient funds to implement the program. Based on scoring of the application, Staff recommends an award of $132,777 for project costs, as set forth in Exhibit A-2.

As detailed in Exhibit “A-3”, Explore & More Children’s Museum (“Explore & More”), a New York not-for-profit cultural and educational institution located at 130 Main Street in Buffalo, New York, seeks funds to support a capital expansion designed to strengthen its role as a year-round cultural, educational, and tourism destination at Buffalo’s Canalside. Explore & More proposes a three-million-dollar project to enclose its outdoor terrace to create a climate controlled and fully accessible play space, establish a creativity lab, and convert the existing Moving Water exhibit area into a flexible temporary exhibit gallery. These improvements will add approximately 2,600 square feet of year-round usable educational space within the museum’s existing footprint and support the development of new permanent and traveling exhibits that are expected to increase museum attendance by up to 20 percent, enhance the visitor experience, and generate additional economic activity for surrounding waterfront businesses. The total project cost is $3,000,000 and the applicant requested $1,000,000, which is 33% of program costs, to provide sufficient funds for the program. Based on scoring of the application, Staff recommends an award of $1,000,000 for eligible project costs, as set forth in Exhibit A-3.

As detailed in Exhibit “A-4”, Flat 12 Mushrooms, LLC (“Flat 12”), a Buffalo based specialty agricultural producer and value-added food manufacturer, seeks funds to support the expansion of its controlled environment mushroom cultivation and food processing operations at 612A Northland Avenue in Buffalo, New York. Flat 12 proposes a capital project that will establish six insulated grow rooms, centralize chilled glycol cooling and environmental controls, and upgrade mechanical, electrical, freezing, packaging, and material handling systems to create a fully integrated year-round production and processing facility. These improvements will increase cultivation capacity, expand value added mushroom-based food lines, improve workflow and food safety, and enable the company to meet rising demand from school districts, institutional buyers, retailers, and wholesale customers. The project is expected to create five permanent full-time jobs across cultivation, processing, warehousing, quality control, and sales, while strengthening regional agricultural output and supporting continued growth in Buffalo’s Northland Corridor. The total project cost is $1,646,454. Staff recommends an award of $325,000 for eligible project costs, as set forth in Exhibit A-4.

As detailed in Exhibit “A-5”, Goodwill Industries of Western New York (“Goodwill”), a not-for-profit workforce development organization serving Erie and Niagara Counties, seeks funds to support the Goodskills Career Builder program at its facility located at 1119 William Street in Buffalo, New York. Goodwill is seeking funding to expand this initiative, which prepares unemployed and underemployed individuals for careers in advanced manufacturing and technology. The project will strengthen the regional talent pipeline by aligning employer needs with workforce training opportunities. Funding will support training delivery, staffing, career coaching, job placement support, and three years of retention and advancement services for graduates. The project is expected to increase training capacity, improve workforce readiness, enhance placement outcomes, create a stronger alignment with employer hiring needs, and support regional workforce development priorities. The total project cost is $1,988,144. Staff recommends an award of $397,628 for eligible project costs, as set forth in Exhibit A-5.

As detailed in Exhibit “A-6”, Hoover’s Dairy, Inc. (“Hoover’s”), a long-standing family-owned dairy processor and home delivery business, seeks funds to support its Farm-to-Bottle Expansion project at 6030 Hoover Road in Sanborn, New York. Hoover’s is seeking funds to establish on-farm milk production that will reduce dependence on external suppliers and expand its capacity to produce milk, ice cream, and value-added dairy products. The project broadly includes construction of a modern dairy barn supported by robotic milking systems, herd management technology, upgraded ventilation, and integrated feed production that together will support an initial herd of approximately 60 cows with future expansion to 120 cows. Funding will support construction, equipment, and associated infrastructure needed to operate a fully integrated farm-to-bottle model that stabilizes raw milk supply, improves production efficiency, and expands home delivery services. Expected impacts include increased production capacity, the creation of three full-time permanent jobs, growth from 11 to as many as 15 delivery routes serving approximately 500 additional customers, strengthened supply chain reliability, and enhanced alignment with regional agricultural priorities. The initiative will also create three new full-time permanent positions and retain 45 full-time permanent positions contributing to workforce development in a key regional industry. The total project cost is $5,200,000. Staff recommends an award of $1,040,000 for eligible project costs, as set forth in Exhibit A-6.

As detailed in Exhibit “A-7”, North Eastern Alliance LLC (“North Eastern Alliance”), a private agricultural enterprise focused on cannabis cultivation, processing, and distribution, seeks funds to redevelop a long-abandoned portion of the former Erie County Home and Infirmary campus at 11580 Walden Avenue in Alden, New York. The organization is seeking funds to support the first phase of a commercial redevelopment effort that will return the deteriorated institutional property to productive use. The project consists of demolishing an obsolete service garage, completing environmental remediation, modernizing site infrastructure, and constructing a new approximately 57,933 square foot cultivation, processing, and distribution facility. Funding will support construction and utility improvements, required to establish a fully modern agricultural manufacturing operation. Expected impacts include creation of 80 full-time positions, revitalization of a long vacant property, strengthened regional production capacity, improved operational competitiveness through energy efficient systems,

preservation of more than 80 acres of wetlands, and alignment with WNY REDC priorities in workforce development, private sector reinvestment, and smart growth. The total project cost is $42,006,233. Based on project scoring, Staff recommends an award of 16% of project expenses or $6,720,997 for eligible project costs, as set forth in Exhibit A-7. The funds will be drawn from 15% percent portion of the Fund dedicated to eligible projects that are “energy-related projects, programs and services.”

Based on a review of these applications and the relevant Program Criteria, Staff recommends that the Allocation Board recommend to the NYPA Trustees that the applicants receive awards of Fund Benefits in the amounts and for the purposes indicated in Exhibits “A”, “A-1, “A-2”, “A-3”, “A-4”, “A-5”, “A-6” and “A-7”.

To the extent that the applications propose a project that must receive approval and/or comply with other legal requirements, such as the State Environmental Quality Review Act, before the project may proceed, Staff recommends that any affirmative recommendation by the Board for such a project not be forwarded to the NYPA Board of Trustees for action until after the Board receives appropriate notification that all such approvals and requirements have been satisfied, and that such recommendations be made subject to further consideration by the Board if such approvals and/or legal requirements are not satisfied.

RECOMMENDATION

Based on the foregoing discussion and information, Staff recommends that the Allocation Board recommend to the NYPA Board of Trustees that the applicants listed in Exhibits “A”, “A-1, “A-2”, “A-3”, “A-4”, “A-5”, “A-6” and “A-7” receive awards of Fund Benefits in the amounts and for the purposes specified in the Exhibits for the proposed projects.

For the reasons stated, I recommend the approval of the above-requested action by adoption of the resolution below.

Justin E. Driscoll

President and Chief Executive Officer

R E S O L U T I O N

NOW THEREFORE BE IT RESOLVED, That the Western New York Power Proceeds Allocation Board ("Board") hereby recommends that the Power Authority of the State of New York ("NYPA") make awards of Fund Benefits to Buffalo Arts and Technology Center, Inc., Buffalo Niagara Waterkeeper, Inc., Explore & More Children's Museum, Flat 12 Mushrooms, LLC, Goodwill Industries of Western New York, Hoover's Dairy, Inc, and North Eastern Alliance LLC as recommended in the attached memorandum and the attachments thereto, for the reasons set forth in the attached memorandum and any attachments thereto; provided, however, that (i) if an application proposes a project that must receive approvals and/or comply with other legal requirements, such as the State Environmental Quality Review Act, before it may proceed, the recommendation for such application shall not be forwarded to NYPA until Staff, on behalf of the Board, receives appropriate notification that such legal approvals and/or requirements that are necessary for the project(s) to proceed have been satisfied, and (ii) such recommendation shall be subject to further Board review in the event that such approvals and/or legal requirements are not satisfied; and be it further

RESOLVED, That Staff is authorized, on behalf of the Board, to transmit the Board's decision and recommendation to NYPA, subject to the qualifications stated above regarding legal approvals and/or requirements, and to do any and all things and take any and all actions necessary or appropriate to effectuate the Board's decision and the foregoing resolution.

RESOLVED, that the Western NY Power Proceeds Allocation Board (WNYPPAB) recommends that the Chair, the President and Chief Executive Officer, and all other officers of the Authority be, and each of them hereby is, authorized on behalf of the Authority and Canal Corporation to do any and all things, take any and all actions and execute and deliver any and all agreements, certificates and other documents to effectuate

the foregoing resolution, subject to the approval of the form thereof by the Executive Vice President and General Counsel.

Exhibit "A"
10/27/2026

Applications for Proceeds and Fund Recommendations

Line	Business	City	County	Economic Development Region	Project Description	Project Type	Recommended Award Amount	Total Project Cost	Jobs Retained	Jobs Created
1	Buffalo Arts and Technology Center, Inc.	Buffalo	Erie	Western NY	Workforce Development Program	Workforce Development	$ 79,367	$ 396,838	0	0
2	Buffalo Niagara Waterkeeper, Inc.	Buffalo	Erie	Western NY	Workforce Development Program	Workforce Development	$ 132,777	$ 442,590	0	0
3	Explore & More Children's Museum	Buffalo	Erie	Western NY	Facility Enhancement	Tourism	$ 1,000,000	$ 3,000,000	0	0
4	Flat 12 Mushrooms, LLC.	Buffalo	Erie	Western NY	Facility Expansion	Business Investment/Agriculture	$ 325,000	$ 1,646,454	3	5
5	Goodwill Industries of Western New York	Buffalo	Erie	Western NY	Workforce Development Program	Workforce Development	$ 397,628	$ 1,988,144	0	0
6	Hoover's Dairy, Inc.	Sanborn	Niagara	Western NY	Business Expansion	Business Investment/Agriculture	$ 1,040,000	$ 5,200,000	45	3
7	North Eastern Alliance LLC	Alden	Erie	Western NY	Business Expansion	Business Investment	$ 6,720,997	$ 42,006,233	0	80
						Total:	**$ 9,695,769**	**$ 54,680,259**	**48**	**88**

Total Jobs Created & Retained: 136

NEW YORK STATE | Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

Western New York Economic Development Fund Recommendation Memo
Exhibit A-1

Applicant Name:	Buffalo Arts and Technology Center, Inc. ("BCAT" or "Applicant")	REDC Region:	Western New York ("WNY")
Project Type:	Workforce Development	County:	Erie
Industry:	Trade School	Locality:	Buffalo
Amount Requested:	$79,367	Start Date:	February 1, 2027
		Finish Date:	December 31, 2028

RECOMMENDED OFFER

Recommended Total Award:	$79,367
Total Project Cost:	$396,838
% of Project Cost Recommended:	20%

PROJECT BUDGET (Proposed by Applicant)

Use of funds	Amount	Source of Funds	Amount
Salaries & Wages	$290,117	WNYEDF	$79,367
Rent/Lease	$10,000	**Committed:**	
Supplies/Materials	$54,096	Bank of America	$15,000
Training-	$6,549	NYS Dept of Labor	$200,000
Administrative Expenses	$36,076	Josephine Goodyear Foundation	$7,500
		Five Star Bank	$5,000
		Citizens Philanthropic Foundation	$5,000
		United Way	$25,740
		Potential:	
		Mother Cabrini Health Foundation	$100,000
		CDBG	$30,000
		Knox Foundation	$50,000
		Allowance for rejection	$(120,769)
Total:	$396,838	**Total:**	$396,838

REGIONAL IMPACT MEASUREMENTS

Job Commitments:	The Funding Track under which the application was submitted does not require job-related commitments.
Average Salary of Jobs:	N/A
Indirect Jobs Created:	N/A

Other Impact:	60 job placements annually in the regional healthcare sector through industry-aligned training.

PROJECT DESCRIPTION (Adapted from Application)

Buffalo Arts and Technology Center (BCAT) proposes to expand its Allied Healthcare Workforce Development Initiative, a cost-free training program that prepares unemployed and underemployed adults in Buffalo and Western New York for in-demand healthcare careers.

This initiative will deliver four cohorts each of two NYSED-approved programs—Medical Administrative Assistant (190 hours) and Pharmacy Technician (740 hours)—from BCAT's expanded Sycamore Street facility. Together, these programs address documented regional workforce shortages while creating pathways to economic mobility for residents of communities disproportionately affected by poverty and unemployment.

BCAT will enroll 100 adults, graduate 75 participants, and prepare 60 individuals to earn industry-recognized credentials find job placements. Medical Administrative Assistant graduates will prepare for the National Healthcare Association (NHA) Certified Medical Administrative Assistant (CMAA) exam. Pharmacy Technician graduates may pursue either the Pharmacy Technician Certification Board (PTCB) Pharmacy Technician Certification Exam (PTCE) or the National Healthcare Association (NHA) Exam for Certification of Pharmacy Technicians (ExCPT) exam.

Training is delivered entirely cost-free and includes classroom instruction, hands-on skill development, credential exam fees, professional development, and individualized career services. Pharmacy Technician cohorts also include a required clinical internship. These instructional components are supported by BCAT's wrap-around model, providing social-work assistance to address transportation, childcare, housing, and other barriers that impact participant retention and completion.

The initiative responds directly to hiring needs identified by the Erie County Workforce Investment Board and the New York State Department of Labor (NYSDOL), particularly shortages in medical administrative support and pharmacy operations. Credentialed graduates typically earn starting wages of approximately $22 per hour, generating more than $2.7 million in annualized wages for the region and strengthening the healthcare talent pipeline across Western New York.

OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED

PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED

TYPE	AMOUNT	STATUS

- The project aligns with Western New York REDC strategies by expanding access to cost-free workforce training for underemployed and underrepresented residents and strengthening pathways to economic mobility.
- BCAT's programs address documented healthcare labor shortages identified by the Erie County Workforce Investment Board and NYSDOL, supplying employers with credentialed candidates for high-demand occupations.
- The initiative advances workforce equity by serving residents of Buffalo's East Side, a community characterized by high poverty rates and low median income, and by eliminating financial and logistical barriers to participation.
- BCAT has a demonstrated record of program completion and workforce placement, with historic job-placement rates around 70%, supporting reliable outcomes for regional employers.
- Industry-recognized credentials (including CMAA, ExCPT, PTCE) increase participant competitiveness and enhance workforce quality across healthcare settings.
- The project is expected to generate more than $2.7 million in annual wages among credentialed graduates, contributing measurable economic impact to the region.
- BCAT demonstrates long-standing regional commitment through sustained program delivery, employer partnerships, and continued investment in its Sycamore Street facility.

ANTICIPATED DISBURSEMENT TERMS

Fund Benefits would be used to reimburse the Applicant for a portion of eligible training costs. It is anticipated that: (1) funds would be disbursed in arrears upon completion of the project; and (2) reimbursement would be made upon presentation to NYPA of invoices and such other documentation acceptable to the Authority verifying that the Applicant has incurred eligible expenses of approximately $396,838 and (3) other terms and conditions such as annual commitments that will be specified in the Fund Benefits Agreement.

NEW YORK STATE | Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

Western New York Economic Development Fund Recommendation Memo
Exhibit A-2

Applicant Name:	Buffalo Niagara Waterkeeper, Inc. ("Waterkeeper" or "Applicant")	REDC Region:	Western New York ("WNY")
Project Type:	Workforce Development	County:	Erie
Industry:	Not-for-Profit	Locality:	Buffalo
Amount Requested:	$132,777	Start Date:	02/02/2027
		Finish Date:	08/31/2027

RECOMMENDED OFFER	
Recommended Total Award:	$132,777
Total Project Cost:	$442,590
% of Project Cost Recommended:	30%

PROJECT BUDGET (Proposed by Applicant)

Use of funds	Amount	Source of Funds	Amount
Salaries & Wages	$355,668	WNYEDF	$132,777
Supplies/Materials	$45,622	**Committed:**	
Staff Mileage & Stipends	$41,300	Third Generation Fund	$16,600
		U.S Dept. Of Commerce	$100,802
		Six Local Family Foundations	$75,000
		Cash Equity Contribution	$117,141
Total:	**$ 442,590**	**Total:**	**$ 442,590**

REGIONAL IMPACT MEASUREMENTS	
Job Commitments:	The Funding Track under which the application was submitted does not require job-related commitments.
Average Salary of Jobs:	N/A
Indirect Jobs Created:	N/A
Other Impact:	Expands environmental education access for underrepresented students, builds long-term workforce pathways in WNY's environmental and conservation sectors, and strengthens regional stewardship of the Niagara River/Lake Erie watershed

PROJECT DESCRIPTION (Adapted from Application)

- The project advances workforce development by increasing diversity in the environmental labor force, expanding access to career-connected training for underrepresented youth, and aligning education with current and future industry needs in water quality, conservation, climate resilience, and environmental sciences.
- The Young Environmental Leaders Program (YELP) directly targets communities historically excluded from environmental career pathways by removing financial and logistical barriers (transportation, meals, materials) and offering no-cost college credits and paid mentorship opportunities.
- The program grows the future talent pipeline in a sector facing well-documented workforce shortages, equipping participants with technical, scientific, and professional skills aligned with regional industry demand.
- Since 2013, YELP has served more than 300 high-school students and engages 500+ middle-school students annually, with evaluations demonstrating increased environmental knowledge, strengthened leadership and communication skills, and heightened interest in environmental careers.
- Buffalo Niagara Waterkeeper is a well-established regional organization with a decades-long record of environmental restoration, education, and community partnership.
- The program does not compete with private employers; instead, it strengthens a regional training pipeline that benefits public agencies, environmental nonprofits, research institutions, design and consulting firms, and municipal employers.

OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED

U.S Dept. of Commerce & National Institute of Standards & Technology	$100,802	Grant

PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED

TYPE	AMOUNT	STATUS

BASIS FOR RECOMMENDATION

Buffalo Niagara Waterkeeper requests funding to support its YELP, a proven workforce-development initiative that prepares Western New York youth—especially those from historically underrepresented communities—for careers in the environmental and technical sciences. YELP addresses a regional workforce gap by offering a structured, barrier-free pathway from early environmental learning to applied career experience in fields such as water quality, ecological restoration, conservation, and climate resilience.

Each year, Waterkeeper engages more than 500 middle-school students from roughly 20 schools, introducing them to local waterways, environmental science, and future opportunities in the high-school program. High-school participants complete over 35 hours of college-level, field-based

environmental science instruction and earn three transferable college credits at no cost. Waterkeeper removes barriers to participation by providing transportation, meals, and program materials.

Graduates may apply for YELP's competitive, paid 50-hour Summer Mentorship, which provides hands-on environmental fieldwork, professional skill development, college exposure, and direct engagement with Waterkeeper staff and regional partners. This culminating experience strengthens participants' confidence, technical skills, and professional networks. YELP participant evaluations show increased scientific understanding, stronger leadership and communication skills, and greater interest in environmental studies and careers.

The requested funding will support program delivery, staffing, student mentorship stipends, transportation, supplies, and educational materials necessary to maintain program quality and scale.

ANTICIPATED DISBURSEMENT TERMS

Fund Benefits would be used to reimburse the Applicant for a portion of the costs associated salaries and wages with the program. It is anticipated that: (1) funds would be disbursed in arrears upon completion of the project; and (2) reimbursement would be made upon presentation to NYPA of invoices and such other documentation acceptable to the Authority verifying that the Applicant has incurred eligible expenses of approximately $442,320; and (3) other terms and conditions such as annual commitments that will be specified in the Fund Benefits Agreement.

NEW YORK STATE | Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

Western New York Economic Development Fund Recommendation Memo
Exhibit A-3

Applicant Name:	Explore & More Children's Museum ("Explore & More", "Applicant")	REDC Region:	Western New York ("WNY")
Project Type:	Tourism	County:	Erie
Industry:	Not-for-Profit	Locality:	Buffalo
Amount Requested:	$1,000,000	Start Date:	September 1, 2026
		Finish Date:	December 31, 2028

RECOMMENDED OFFER

Recommended Total Award:	$1,000,000
Total Project Cost:	$3,000,000
% of Project Cost Recommended:	33.3%

PROJECT BUDGET (Proposed by Applicant)

Use of funds	Amount	Source of Funds	Amount
Salaries & Wages- Program Staff	$50,000	WNYEDF	$1,000,000
Demolition	$50,000	**Potential:**	
Hard Costs	$175,000	ESD Grant Funds	$347,461
Infrastructure costs	$1,500,000	NYSCA	$350,000
Machinery + Equipment	$25,000	Senator Baskin	$250,000
Furniture, Fixtures + Equipment	$575,000	Explore and More Equity	$150,000
Soft costs & Contingency	$625,000	Four Undisclosed	$902,539
Total:	**$3,000,000**	**Total:**	**$3,000,000**

REGIONAL IMPACT MEASUREMENTS

Job Commitments:	The Funding Track under which the application was submitted does not require job-related commitments.
Average Salary of Jobs:	N/A
Indirect Jobs Created:	N/A
Other Impact:	Increase museum attendance by up to 20%; supports Buffalo's waterfront revitalization; strengthen regional cultural asset.

PROJECT DESCRIPTION (Adapted from Application)

Explore & More is undertaking a $3 million expansion to enhance its role as a year-round cultural, educational, and tourism anchor at Buffalo's Canalside. The project includes enclosing the museum's fourth-floor outdoor terrace to create a climate-controlled, fully accessible play space, developing a

new creativity lab on the third floor, and transforming the existing Moving Water exhibit area into a flexible temporary exhibit gallery. Together, these improvements will add approximately 2,600 square feet of year-round usable educational space within the current museum footprint.

This expansion represents the second phase of the museum's long-term development plan and is designed to drive increased tourism, economic activity, and community engagement. Research shows that children's museums serve as significant economic engines, with visitors generating substantial downstream spending in surrounding restaurants, shops, and attractions. Explore & More anticipates that new permanent and traveling exhibits could increase attendance by up to 20 percent, strengthening Canalside's position as a regional destination and enhancing the museum's status as Buffalo's only year-round anchor attraction for families.

OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED

PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED

TYPE	AMOUNT	STATUS
WNYPPAB Grant	$1,700,000	Closed

BASIS FOR RECOMMENDATION

- The project advances WNY REDC priorities by investing in an established downtown waterfront destination, supporting Smart Growth, enhancing cultural infrastructure, and leveraging Buffalo's proximity to Canadian markets.
- Expected to significantly increase regional tourism, with projected attendance growth of up to 20%, supported by Explore & More's strong draw from 1,700 zip codes—including approximately 500 Canadian visitors and international travelers.
- Generates meaningful economic spillovers, as museum visitors spend an average of $38 per person in surrounding restaurants and retail, directly benefiting Canalside businesses and boosting local revenues.
- Strengthens a major year-round anchor attraction, reinforcing Canalside as a family-friendly tourism district and enhancing WNY's overall cultural and recreational offerings.
- Strongly aligned with the Tourism Track by creating fresh, high-quality visitor experiences that extend tourist stays, increase repeat visitation, and improve connectivity to other waterfront destinations.
- Led by a nonprofit institution with a long-standing presence and commitment to the region since 1994, and serving as the only children's museum in Western New York.

- Ensures equitable participation in the region's tourism economy by offering affordable and accessible programs that allow diverse families and underserved communities to benefit from enhanced cultural amenities and increased economic activity at Buffalo's waterfront.

ANTICIPATED DISBURSEMENT TERMS

Fund Benefits would be used to reimburse the Applicant for a portion of the machinery, equipment, furniture, fixtures and soft costs associated with the project. It is anticipated that: (1) funds would be disbursed in arrears upon completion of the project; and (2) reimbursement would be made upon presentation to NYPA of invoices and such other documentation acceptable to the Authority verifying that the Applicant has incurred eligible expenses of approximately $3 million; and (3) other terms and conditions such as evidence of funding commitments for the project and other annual commitments that will be specified in the Fund Benefits Agreement.

NEW YORK STATE | Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

Western New York Economic Development Fund Recommendation Memo
Exhibit A-4

Applicant Name:	Flat 12 Mushrooms, LLC ("Flat 12", "Applicant")	REDC Region:	Western New York ("WNY")
Project Type:	Business Investment/ Agriculture	County:	Erie
Industry:	Agriculture	Locality:	Buffalo
Amount Requested:	$325,000	Start Date:	01/01/2027
		Finish Date:	12/31/2027

RECOMMENDED OFFER	
Recommended Total Award:	$325,000
Total Project Cost:	$1,646,454
% of Project Cost Recommended:	20%

PROJECT BUDGET (Proposed by Applicant)

Use of funds	Amount	Source of Funds	Amount
Hard Costs	$222,780	WNYEDF	$325,000
Infrastructure Costs	$242,100	Senior Debt- USDA/FSA Loan	$263,500
M &E	$1,108,884	USDA Operating Loan	$83,000
FF&E	$52,690	Cash Equity	$487,009
Soft Costs	$20,000	**Potential:**	
		NYS Food & Fiber Processing Grant	$487,945
Total:	**$1,646,454**	**Total:**	**$1,646,454**

REGIONAL IMPACT MEASUREMENTS	
Job Commitments:	Applicant will create 5 full time equivalents ("FTE") at the project location over seven years and retain 3 "FTE" at the Applicant's other site.
Average Salary of Jobs:	$33,488
Indirect Jobs Created:	N/A
Other Impact:	Expansion of agricultural production volume, increased food-manufacturing capacity, increased NYS-grown institutional purchasing, and strengthened urban food-processing infrastructure.

PROJECT DESCRIPTION (Adapted from Application)

Flat 12 Mushrooms, LLC proposes a $1.65 million expansion of its controlled-environment specialty mushroom cultivation and food-processing operations at 612A Northland Avenue in Buffalo. The

project will build out six new insulated grow rooms, install centralized chilled-glycol cooling and environmental-control systems, implement significant mechanical and electrical upgrades, and expand commercial-scale kitchen, freezing, packaging and material-handling capabilities.
This expansion enables Flat 12 to substantially increase year-round mushroom production, scale its value-added product lines (including Lion's Mane Nuggets and new mushroom-based foods), and meet growing demand from school districts, institutional buyers, retail outlets and wholesale customers. The project supports continuous production flow—from cultivation through freezing and packaging—enhancing consistency, food safety and labor efficiency.

Fund Benefits will help offset critical construction, equipment and infrastructure costs necessary for Flat 12 to expand production, increase capacity, improve operational efficiency, and strengthen Western New York's local food and agricultural ecosystem.

OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED

ESD	Excelsior	Pending Amount

PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED

TYPE	AMOUNT	STATUS

BASIS FOR RECOMMENDATION

- The expansion will create five new permanent full-time jobs across cultivation, processing, warehousing, sales, and quality control, with a five-year job commitment. These positions contribute to workforce development in a growing regional agricultural and food-manufacturing sector.
- Flat 12 demonstrates strong long-term commitment to Western New York, operating locally since inception, leasing space in the Northland corridor, and planning continued growth in Buffalo. The applicant already works with regional suppliers and institutions and reinvests in expanding local production capacity.
- The project increases productivity and operational competitiveness by adding automated, energy-efficient environmental control systems, centralized chilling infrastructure, and commercial-scale processing lines. These improvements will reduce production bottlenecks, lower unit costs, and enhance the company's ability to meet increasing demand from school districts, food hubs, retailers, and institutional buyers in New York State.
- The project expands the agricultural profile of Western New York, increasing year-round mushroom production, adding new value-added food products, and strengthening a regional specialty crop market. It supports emerging agricultural careers and builds new pathways for locally produced foods to enter statewide procurement programs.
- The award will help close a funding gap and allow Flat 12 to complete the expansion on a timeline aligned with customer demand. Without support, the company would need to rely on additional debt or delay production scaling.

- The project does not create a competitive disadvantage for other New York businesses—rather, it increases in-state capacity for a specialty agricultural product category that is currently underserved within the region.
- The expansion will have positive spillover effects on the regional economy, including increased regional purchasing of ingredients, supplies, packaging, and services; strengthening of local supply chains; and increased activity in the Northland Corridor, which is a targeted redevelopment area.

ANTICIPATED DISBURSEMENT TERMS

Fund Benefits would be used to reimburse the Applicant for a portion of the machinery and equipment associated with the project. It is anticipated that: (1) funds would be disbursed in arrears upon completion of the project; and (2) reimbursement would be made upon presentation to NYPA of invoices and such other documentation acceptable to the Authority verifying that the Applicant has incurred eligible expenses of approximately $1.6 million; and (3) other terms and conditions such as annual commitments that will be specified in the Fund Benefits Agreement.

NEW YORK STATE | Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

Western New York Economic Development Fund Recommendation Memo
Exhibit A-5

Applicant Name:	Goodwill Industries of Western New York ("Goodwill", "Applicant").	REDC Region:	Western New York ("WNY")
Project Type:	Workforce Development	County:	Erie
Industry:	Not for Profit	Locality:	Buffalo
Amount Requested:	$397,628	Start Date:	01/01/2027
		Finish Date:	12/31/2029

RECOMMENDED OFFER

Recommended Total Award:	$397,628
Total Project Cost:	$1,988,144
% of Project Cost Recommended:	20%

PROJECT BUDGET (Proposed by Applicant)

Use of funds	Amount	Source of Funds	Amount
Program Staff	$1,557,744	WNYEDF	$397,628
Lease-Niagara County	$46,000	**Committed:**	
Training Technology	$313,400	WNY Man. & Tech Workforce Coalition	$600,000
Marketing & Transportation	$71,000	EDA/Build Back Better	$350,000
		Goodwill Match	$640,516
Total:	$1,988,144	**Total:**	$1,988,144

REGIONAL IMPACT MEASUREMENTS

Job Commitments:	The Funding Track under which the application was submitted does not require job-related commitments.
Average Salary of Jobs:	N/A
Indirect Jobs Created:	N/A
Other Impact:	Expands the region's manufacturing and technology workforce capacity. 10 cohorts annually, 175 participants trained annually and 70%.

PROJECT DESCRIPTION (Adapted from Application)

Goodwill Industries of Western New York seeks support to continue and expand Goodskills Career Builder, a proven workforce development initiative addressing talent shortages in advanced manufacturing and technology across Erie and Niagara counties.

The program provides unemployed and underemployed residents with employer-aligned training, industry-recognized credentials, individualized career coaching, and job placement support. Goodskills delivers a four-week training model combining workforce readiness, technical skill development, and direct employer engagement. Training pathways prepare participants for entry-level manufacturing roles through manufacturing math, blueprint reading, precision measurement, forklift operation, and OSHA-10 certification, or for technology roles through AI Fundamentals, cybersecurity awareness, digital literacy, and CompTIA Tech+ preparation.

Developed in partnership with the WNY Manufacturing & Tech Workforce Coalition, representing more than 60 employer partners, Goodskills is driven by ongoing employer input that shapes curriculum, ensures relevance to current hiring needs, and provides workplace exposure and hiring opportunities. This employer-led approach strengthens the regional talent pipeline and supports economic competitiveness.

The program prioritizes individuals facing barriers to employment and provides wraparound supports—including transportation assistance and up to three years of retention and advancement coaching—to promote long-term workforce attachment and economic mobility. Goodskills currently trains approximately 175 residents annually, with a projected 70% job placement rate.

Fund Benefits will allow Goodwill to sustain programming as existing funding sunsets in 2026, maintain operations at its Niagara County training site, expand participant capacity, and deepen employer partnerships.

OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED		
EDA/Build Back Better	$600,000	Received

PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED		
TYPE	**AMOUNT**	**STATUS**

BASIS FOR RECOMMENDATION

- The project strengthens the WNY Regional Economic Development Council's goals by expanding workforce development capacity, increasing labor force participation and diversity, and providing employer-aligned training in advanced manufacturing and technology—two of the region's highest-demand sectors.
- The program directly addresses documented regional workforce shortages by preparing unemployed and underemployed individuals for in-demand occupations, supporting both job seekers and employer hiring needs.
- Goodskills provides industry-recognized credentials (OSHA 10, CyberSAFE, and preparation for CompTIA Tech+), increasing participant competitiveness and supporting long-term regional workforce quality.
- More than 60 employer partners help shape curriculum and hiring pathways, ensuring the program remains aligned with real-time labor market needs and supports productivity and competitiveness across key industries.
- The program's three-year retention and advancement coaching strengthens long-term employment outcomes, contributing to sustained economic impact beyond initial placement.
- The project targets populations facing barriers to employment, helping improve economic mobility, reduce underemployment, and expand the region's talent pipeline.
- Goodwill has a long-term presence and commitment to Erie and Niagara Counties, demonstrating organizational stability and alignment with regional workforce strategies
- Historical placement rates of 70% demonstrate strong performance and a high likelihood of continued economic benefits relative to the size of the award.
- Funding will advance Goodwill's strategy to increase mission-generated revenue and diversify funding sources, reducing long-term reliance on external support and ensuring program durability.

ANTICIPATED DISBURSEMENT TERMS

Fund Benefits would be used to reimburse the Applicant for a portion of the costs associated with salaries and wages for the project. It is anticipated that: (1) funds would be disbursed in arrears upon completion of the project; and (2) reimbursement would be made upon presentation to NYPA of invoices and such other documentation acceptable to the Authority verifying that the Applicant has incurred eligible expenses of approximately $1.9 million; and (3) other terms and conditions such as annual commitments that will be specified in the Fund Benefits Agreement.

NEW YORK STATE | Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

Western New York Economic Development Fund Recommendation Memo
Exhibit A-6

Applicant Name:	Hoover's Dairy, Inc. ("Hoovers", "Applicant").	REDC Region:	Western New York ("WNY")
Project Type:	Business Investment/ Agriculture	County:	Niagara
Industry:	Dairy Product Manufacturing	Locality:	Sanborn
Amount Requested:	$1,040,000	Start Date:	01/01/2027
		Finish Date:	12/31/2027

RECOMMENDED OFFER

Recommended Total Award:	$1,040,000
Total Project Cost:	$5,200,000
% of Project Cost Recommended:	20%

PROJECT BUDGET (Proposed by Applicant)

Use of funds	Amount	Source of Funds	Amount
Construction	$4,600,000	WNYEDF	$1,040,000
Dairy Machinery & Equipment	$600,000	Corporate Line of Cash	$3,997,000
		Potential:	
		Diary Modernization Grant	$163,000
Total:	**$5,200,000**	**Total:**	**$5,200,000**

REGIONAL IMPACT MEASUREMENTS

Job Commitments:	Applicant will create 3 new full-time equivalents ("FTE") and retain 45 FTEs at the project location over seven years.
Average Salary of Jobs:	N/A
Indirect Jobs Created:	N/A
Other Impact:	Enhances regional agricultural supply chain.

PROJECT DESCRIPTION (Adapted from Application)

Hoover's Dairy, Inc., a 100-year-old family-owned dairy processor and home-delivery business, proposes a Farm-to-Bottle Expansion at its Sanborn, NY property. The project entails construction of a modern dairy barn, robotic milking infrastructure, herd-management systems, ventilation upgrades, and integrated feed production capacity. The facility will initially support approximately 60 cows, expandable to 120, securing the company's long-term raw milk supply and reducing dependence on external producers such as Upstate Niagara.

The expansion will enable Hoover's to double weekly milk production, increase ice cream and value-added dairy output, expand home-delivery from 11 to up to 15 routes, and serve an additional 500 customers. The project also strengthens the region's agricultural ecosystem through partnerships with local contractors, feed suppliers, and equipment vendors.

Three new full-time jobs—Herdsperson, Delivery Driver, and Processing Plant Associate—will be created upon project completion. Fund Benefits will support construction, modernization of dairy systems, and essential farm-to-bottle infrastructure required for operational launch.

OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED

PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED

TYPE	AMOUNT	STATUS

BASIS FOR RECOMMENDATION

- The project advances Western New York Regional Economic Development Council priorities, particularly increasing the agricultural profile of the region, promoting smart growth by investing in an existing long-standing business, and strengthening regional food systems.
- The project expands local agricultural production by establishing on-farm milk supply, increasing the availability of locally sourced dairy products, and strengthening direct-to-consumer markets in Niagara and Erie Counties.
- It supports value-added agricultural production, enabling the business to expand product lines, seasonal offerings, and year-round production volumes.
- The investment improves operational efficiency through robotic milking, modern herd-management systems, enhanced ventilation, and integrated feed production, all of which increase productivity and reduce long-term operating costs.
- The project enhances the long-term competitiveness and sustainability of a century-old local business with deep roots in the region and stabilizes its supply chain by reducing reliance on external milk producers, thereby improving market resiliency for both the business and its customers.
- The initiative creates three new full-time permanent positions and retains 45 full-time permanent positions with career pathways in modern agriculture, contributing to workforce development in a key regional industry.
- The project has strong regional economic spillover effects by supporting local suppliers, contractors, feed producers, and other agricultural businesses.
- The expansion strengthens an established regional brand and increases the visibility of Western New York agriculture through direct delivery, retail, agritourism, and community engagement.

- This award would help position Hoover's Dairy for significant long-term growth within the WNY agricultural sector.

ANTICIPATED DISBURSEMENT TERMS

Fund Benefits would be used to reimburse the Applicant for a portion of the construction associated with the project. It is anticipated that: (1) funds would be disbursed in arrears upon completion of the project; and (2) reimbursement would be made upon presentation to NYPA of invoices and such other documentation acceptable to the Authority verifying that the Applicant has incurred eligible expenses of approximately $5.2 million; and (3) other terms and conditions such as annual commitments that will be specified in the Fund Benefits Agreement.

NEW YORK STATE | Western NY Power Proceeds Allocation Board

KATHY HOCHUL
Governor

ANTHONY J. COLUCCI III
Chairman

Western New York Economic Development Fund Recommendation Memo
Exhibit A-7

Applicant Name:	North Eastern Alliance LLC ("NE Alliance" or "Applicant")	REDC Region:	Western New York ("WNY")
Project Type:	Business Investment	County:	Erie
Industry:	Cannabis Cultivation, Processing & Distribution	Locality:	Alden
Amount Requested:	$8,241,246	Start Date:	8/26/2026
		Finish Date:	1/31/2027

RECOMMENDED OFFER

Recommended Total Award:	$6,720,997
Total Project Cost:	$42,006,233
% of Project Cost Recommended:	16%

PROJECT BUDGET (Proposed by Applicant)

Use of funds	Amount	Source of Funds	Amount
Supplies/Materials	$150,000	WNYEDF	$8,241,246
Training	$50,000	Senior Debt-Needham Bank	$15,000,000
Engineering and Environmental	$512,600	Investor Equity	$15,000,000
Land acquisition	$1	Convertible Note	$2,475,000
Construction (Inc. contingency)	$19,959,839	Line of credit	$1,289,987
Electrical Phase 1 (On-Site Utility)	$418,000		
Electrical Phase 2 (Partial On-Site & Wiring)	$5,694,467		
Hard costs, Inc. contingency	$1,000,000		
Machinery + Equipment	$5,799,858		
Furniture, Fixtures + Equipment	$3,987,538		
Soft Costs	$5,354,290		
Total:	**$42,006,233**	**Total:**	**$42,006,233**

REGIONAL IMPACT MEASUREMENTS

Job Commitments:	Applicant will create 80 full-time equivalents ("FTE") at the project location over seven years.
Average Salary of Jobs:	$62,500
Indirect Jobs Created:	N/A
Other Impact:	Expands regional production capacity and strengthens the agricultural supply chain; Revitalization of a long-abandoned 150+ acre county complex.

PROJECT DESCRIPTION (Adapted from Application)

North Eastern Alliance LLC proposes to transform the long-abandoned Erie County Home and Infirmary campus into a state-of-the-art cannabis cultivation, processing, and distribution facility. The project entails demolition of an obsolete service garage and construction of an approximately 57,933-square-foot commercial building on a five-acre portion of the 11580 Walden Avenue property in Alden, New York. Upon completion, the new facility will be leased by the Applicant from its affiliated property owner, 11580 Walden Ave LLC.

This investment will modernize critical site infrastructure, incorporate energy-efficient systems, and reactivate a deteriorated public asset that has sat vacant for more than a decade. The broader 150-acre campus requires significant utility and environmental upgrades, and the project incorporates targeted remediation, modernization of utility systems, and strategic reuse of salvageable infrastructure.

In addition, significant on-site and off-site electrical upgrades are required to meet the facility's projected power load. NYSEG has confirmed that the project's demand will trigger grid impacts at the Wende Road 34.5 kV substation, necessitating transmission-level mitigation and associated utility improvements. On-site work includes new electrical distribution systems, wiring, motors, lighting, excavation, replacement of deteriorated infrastructure, and upgrades to on-site transformers and related equipment. Off-site requirements include NYSEG-mandated transmission and substation upgrades, broader grid reinforcement, and other external utility improvements needed to reliably deliver the full electrical capacity required for operations.

NE Alliance anticipates creating 80 full-time positions, supported by a workforce development partnership with the New York State Department of Labor. By reintroducing productive commercial activity at a long-neglected site, the project aligns with local and regional economic development priorities and brings meaningful investment to a rural community with a historically limited commercial tax base.

OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED

ECIDA	PILOT		TBD
ECIDA	Sales Tax Exemption		TBD
ECIDA	Mortgage Recording Tax Exemption		$112,500

PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED

TYPE	AMOUNT	STATUS

BASIS FOR RECOMMENDATION

- The project advances Western New York Regional Economic Development Council priorities by reinvesting in a long-abandoned institutional campus, fostering growth in an emerging industry, and catalyzing private-sector reinvestment in a rural community.
- Redevelopment of this distressed, historically significant property aligns with Smart Growth principles and represents an efficient use of existing infrastructure, reducing the need for greenfield development.
- The project will create 80 full-time, supported through NYS Department of Labor training programs, expanding employment opportunities in an area with limited commercial job growth.
- Construction of a modern, energy-efficient facility will enhance the Applicant's operational competitiveness and productivity, strengthening a strategically important new industry cluster.
- The total project cost of $42.2 million reflects substantial private-sector commitment. A Fund Benefits award is critical to closing the financing gap created by extensive utility and infrastructure upgrades required to make the site viable.
- The Applicant has demonstrated long-term commitment and readiness through securing required State cannabis licenses, local land-use approvals, a PILOT agreement, and a Host Community Agreement with the Erie County IDA.
- Revitalization of this 150-acre campus has potential to stimulate additional phases of development, expand the local tax base, and strengthen regional economic resilience.

ANTICIPATED DISBURSEMENT TERMS

Fund Benefits would be used to reimburse the Applicant for a portion of costs related to on-site and off-site utility work costs associated with the project. It is anticipated that: (1) funds would be disbursed in arrears upon completion of the project; and (2) reimbursement would be made upon presentation to NYPA of invoices and such other documentation acceptable to the Authority verifying that the Applicant has incurred eligible expenses of approximately $42.2 million; and (3) other terms and conditions such as annual commitments that will be specified in the Fund Benefits Agreement.

Exhibit "B"

Criteria adapted from the Western NY Power Proceeds Allocation Board's "Procedures for the Review of Applications for Fund Benefits"

1. The extent to which an award of Fund Benefits would be consistent with the strategies and priorities of the Regional Economic Development Council ("REDC") having responsibility for the region in which an Eligible Project is located.[1] The Western New York Regional Economic Development Council which is responsible for Eligible Projects in Erie and Niagara Counties Strategies & Priorities are:

   - Promote "Smart Growth" by investing in areas that infrastructure already exists and achieves certain goals, such as: preserving historic buildings; reviving downtowns; reviving main streets; investing in existing neighborhoods; and investing in former industrial sites. A project consistent with Smart Growth will also focus on: enhancing walkability; enhancing multiple modes of transportation; connecting disadvantaged communities to employment clusters; spurring mixed-use private investment in existing communities and preserving/enhancing natural lands and or resources.
   - Promote workforce development by increasing diversity in the labor force, developing and cultivating that includes workers with advancement potential, underemployed, unemployed and special population; align education and skills training to job market for current and future industry needs.
   - Foster entrepreneurship and new business formation and growth. Designing a plan that brings new technologies and/or products to the marketplace, increases new startups in strategic industries and facilitates the commercialization of products that can lead to job growth in the Region.
   - Increase the industry profile of agriculture in WNY by: creating better access to markets; creating new products; creating new more efficient processes; creating strong regional brands; creating programs that promote careers in agriculture.

[1] As provided for in EDL § 189-c(4), criteria 2-15 are adapted from the criteria for eligibility for Expansion Power, Replacement Power and Preservation Power under Public Authorities Law § 1005. The specific criteria identified in PAL § 1005(13)(b)(4)-(5) are relevant to power allocations under these programs but do not have any logical application to allocations of Fund Benefits. Therefore, the Board does not expect to use these criteria to evaluate applications for Fund Benefits. Additionally, in accordance with PAL § 1005(13), criteria 13-15 listed herein will only be used in the case of Eligible Projects which are proposed by Applicants as, and determined by the Board to be, "revitalization" projects.

- Utilize Western New York's proximity to Canadian and U.S. population centers to advance economic development in WNY. Bi-national projects will: utilize cross-border planning to create transportation and logistical infrastructure; improve operational relationships; promote the attractiveness of WNY as a hub for global trade.
- Position the WNY region as a global energy hub through new sources of clean energy, energy efficiency and energy efficient transportation.
- Support growth of advanced manufacturing by making research more available to manufacturers to help them innovate.
- Spur growth in the health and life sciences industry through improved commercialization, recruit high profile research talent and reducing the cost burden of healthcare while improving health outcomes.
- Expand the scope of higher education by increasing accessibility to Higher Education for communities that currently have limited access to educational opportunities; better aligning education with the industry needs and creating support structures for start-ups which will assist start-ups with commercialization, business planning, workforce preparation, facilities, etc.
- Grow visitors and visitor spending by raising the profile of WNY as a national and international destination; connect multiple tourist destinations in WNY; improve the profile of the WNY Gateway to the United States.

For more information on the Western New York Regional Economic Development Council please go to http://regionalcouncils.ny.gov/content/western-new-york.

2. The extent to which an award of Fund Benefits would be consistent with the strategies and priorities of the Regional Economic Development Council ("REDC") having responsibility for the region in which an Eligible Project is located.[2] The Finger Lakes Regional Economic Development Council which is responsible for Eligible Projects in Orleans and Genesee Counties Strategies & Priorities can be found at: http://regionalcouncils.ny.gov/content/finger-lakes.
3. The number of jobs that would be created as a result of an award of Fund Benefits.
4. The applicant's long term commitment to the region as evidenced the current and/or planned capital investment in applicant's facilities in the region.
5. The ratio of the number of jobs to be created to the amount of Fund Benefits requested.
6. The types of jobs that would be created, as measured by wage and benefit levels, security and stability of employment.

---

[2] As provided for in EDL § 189-c(4), criteria 2-15 are adapted from the criteria for eligibility for Expansion Power, Replacement Power and Preservation Power under Public Authorities Law § 1005. The specific criteria identified in PAL § 1005(13)(b)(4)-(5) are relevant to power allocations under these programs but do not have any logical application to allocations of Fund Benefits. Therefore, the Board does not expect to use these criteria to evaluate applications for Fund Benefits. Additionally, in accordance with PAL § 1005(13), criteria 13-15 listed herein will only be used in the case of Eligible Projects which are proposed by Applicants as, and determined by the Board to be, "revitalization" projects.

7. The amount of capital investment, including the type and cost of buildings, equipment and facilities, proposed to be constructed, enlarged or installed.
8. The extent to which an award of Fund Benefits would affect the overall productivity or competitiveness of the applicant and its existing employment.
9. The extent to which an award of Fund Benefits may result in a competitive disadvantage for other business in the State.
10. The growth potential of the applicant's facilities and the contribution of economic strength to the area in which the applicant's facilities are or would be located.
11. The extent of the applicant's willingness to satisfy affirmative action goals.
12. The extent to which an award of Fund Benefits is consistent with state, regional and local economic development strategies and priorities and supported by local units of government in the area in which the business is located.
13. The impact of an award of Fund Benefits on the operation of any other facilities of the applicant, and on other businesses within the region.
14. That the business is likely to close, partially close or relocate resulting in the loss of a substantial number of jobs.
15. That the applicant is an important employer in the community and efforts to revitalize the business are in long-term interests of both employers and the community.
16. That a reasonable prospect exists that the proposed award of Fund Benefits will enable the applicant to remain competitive and become profitable and preserve jobs for a substantial period of time.

Western NY Power Proceeds Allocation Board

Date: **October 27, 2026**

To: **Western New York Power Proceeds Allocation Board**

From: **Vice President & Corporate Secretary**

Subject: **2027 Proposed Meeting Schedule of Western New York Power Proceeds Allocation Board**

The following schedule of meetings for the year 2027 is recommended:

Date	Time	Location
February 9, 2027	3:00 p.m.	NYPA Buffalo Office
April 6, 2027	3:00 p.m.	Niagara Power Project Power Vista
June 8, 2027	3:00 p.m.	NYPA Buffalo Office
August 3, 2027	3:00 p.m.	Niagara Power Project Power Vista
October 26, 2027	3:00 p.m.	NYPA Buffalo Office

I recommend the approval of the proposed schedule by adoption of a resolution in the form of the attached draft resolution.

Felisa Hochheiser
Vice President & Corporate Secretary

R E S O L U T I O N

RESOLVED, That the schedule of Western New York Power Proceeds Allocation Board Meetings for the year 2027, as set forth in the foregoing memorandum of the Vice President & Corporate Secretary, be, and hereby is, approved.

October 27, 2026

Next Meeting

The next regular meeting of the Western New York Power Proceeds Allocation Board will be held on Tuesday, February 9, 2027.