



KATHY HOCHUL  
Governor

## Western NY Power Proceeds Allocation Board

ANTHONY J. COLUCCI III  
Chairman

### **Western New York Power Proceeds Allocation Board Proposed Meeting Agenda August 5, 2025 – 3:00 P.M.**

New York Power Authority Visitor Center  
Niagara Power Project  
5777 Lewiston Rd., Lewiston, NY 14092

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

1. Adoption of August 5, 2025, Proposed Meeting Agenda
2. Adoption of June 10, 2025, Meeting Minutes
3. Fund Update
4. Awards of Fund Benefits from the Western New York Economic Development Fund – Round 40

Other Business

5. Next Meeting





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## Western NY Power Proceeds Allocation Board

ANTHONY J. COLUCCI III  
Chairman

### WESTERN NEW YORK POWER PROCEEDS ALLOCATION BOARD MINUTES

June 10, 2025 – 3:00 P.M.

#### VIDEO CONFERENCE

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Minutes of the Meeting of the Western New York Power Proceeds Allocation Board held at  
New York Power Authority Buffalo Office, Waterfront Village Center, 40 La Riviere Drive, Buffalo NY  
14202

**Board Members Present:**

Brenda McDuffie – Acting Chair  
Deanna Brennen – Member  
Paul Brown- Member  
Dennis Elsenbeck- Member

Chairman Anthony Colucci - Excused

**NYPA Staff Present:**

Lori Alesio	Executive Vice President and General Counsel
Karen Delince	Vice President and Corporate Secretary
Felisa Hochheiser	Deputy Corporate Secretary
Richard Smith	Senior Director – Economic Development
Angela Rossi	Program Manager – Economic Development
Sheila Quatrocci	Senior Associate Corporate Secretary
Michele Stockwell	Senior Assistant Corporate Secretary
Fiona Khan	Senior Assistant Corporate Secretary

### **Opening Remarks**

*Acting Chair Brenda McDuffie welcomed members of the Board, the staff of Niagara Gazette, 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. The meeting was called to order at 3:00 p.m.*

#### **1. Adoption of the June 10, 2025 Proposed Meeting Agenda**

Member Elsenbeck made a motion to adopt the June 10, 2025 proposed meeting agenda. The motion was seconded by member Brennen. The agenda was unanimously adopted.

### **Conflicts of Interest**

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

#### **2. Adoption of the April 1, 2025 Meeting Minutes**

Acting Chair McDuffie asked if there were any amendments to the Minutes. Upon motion made by member Brown and seconded by member Brennen, the minutes of the April 1, 2025 meeting were adopted.

#### **3. Fund Update**

Ms. Angela Rossi, Program Manager, Economic Development, submitted the April 2025 Western New York Economic Development Fund Update report.

She reported that the total deposits to the fund currently stand at \$109,580,334 with accrued interest amounting to \$3,913,741, which brought the total funds available to \$113,494,075. No administrative expenses have been withdrawn from this amount.

Disbursements made to grantees total \$37,061,862 resulting in a current fund balance of \$76,432,213. Of the total disbursements, awards for Standard Projects account for \$43,074,986, while energy-related projects have received \$10,437,815, leading to a cumulative total of \$53,512,801 in benefits awarded thus far.

The Allocation Board has a remaining \$59,981,274 in funds available for future awards. A minimum of 15% of the fund, which equates to \$16,437,050, is allocated specifically for energy-related projects. To date, awards made for these projects total \$10,437,815, leaving \$5,999,235 in fund benefits still available for energy-related initiatives. Acting Chair McDuffie stated that this is an informational item and does not require any action by the Board and thanked Ms. Rossi for the report.

**4. Awards of Fund Benefits from the Western New York Economic Development Fund – Round 39**

Ms. Angela Rossi, Manager of Business Power Allocations and Compliance, submitted the following report and resolution for consideration and adoption:

**Recommendation for Natrion, Inc.**

Ms. Rossi stated that the staff was requesting that the Power Proceeds Allocation Board approve a Fund Benefit award of \$1,323,197 to Natrion Inc. to establish a global manufacturing headquarters in WNY. Founded in 2018, Natrion Inc. is a start-up specializing in solid-state battery technology, with operational bases in Champaign, IL, and Binghamton, NY. The company focuses on producing Lithium Solid Ionic Composite (LISIC), which is an advanced solid-state electrolyte material for rechargeable lithium batteries. To continue operations, Natrion is establishing a global manufacturing headquarters in Cheektowaga, NY, and will be installing state-of-the-art equipment to produce LISIC components.

This expansion will help boost production capacity nearly 40 times for the company, enough to power approximately 11,000 electric vehicles annually. The organization plans to replace its original 1965 boiler system with a high-efficiency HVAC system, which will feature Samsung VRF heat pumps, modern air handling units, on-demand hot water, and advanced controls.

***On motion made by Member Elsenbeck and seconded by Member Brown, staff's recommendation to award \$1,323,197 to Natrion Inc. were unanimously adopted.***

**Recommendation Niagara Aquarium Foundation**

Ms. Rossi stated that the staff was requesting that the Power Proceeds Allocation Board approve a Fund Benefit award of \$194,360 to the Niagara Aquarium Foundation, also known as the Aquarium of Niagara, for the purpose of upgrading its boiler system.

The Aquarium of Niagara, a not-for-profit organization is dedicated to expanding public awareness of aquatic ecosystems through exhibits, educational experiences, and conservation programs. The organization plans to replace its original 1965 boiler system with a high-efficiency HVAC system, which will feature Samsung VRF heat pumps, modern air handling units, on-demand hot water, and advanced controls. The project will also include removing outdated infrastructure which will reduce energy consumption, thereby improving climate control for animals and guests, and freeing up interior space.

The project will also include removing outdated infrastructure which will reduce energy consumption, thereby improving climate control for animals and guests, and freeing up interior space. The total cost of this project is \$971,802. If approved, the award will cover 20% of the total project cost.

***On motion made by Member Brown and seconded by Member Brennen, staff's recommendation to award \$194,360 to Niagara Aquarium Foundation were unanimously adopted.***

For the reasons stated, ***the following resolution was anonymously adopted by members of the Board present.***

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 an award of Fund Benefits to the applicants recommended in the attached memorandum and the attachments thereto, for the reasons set forth in the attached memorandum and any attachments thereto; provided 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 qualification stated above regarding legal approvals and/or requirements, and to do any and all things and take any and all actions to effectuate the Board's decision and the foregoing resolution.

**5. Next meeting and Adjournment**

The next meeting of the Western New York Power Proceeds Allocation Board is scheduled to be held on Tuesday, August 5, 2025.

Upon motion made by member Elsenbeck and seconded by member Brown, the meeting was adjourned at approximately 3:19p.m.

*Karen Delince*

Karen Delince  
Vice President and Corporate Secretary

Western New York Economic Development Fund Update<sup>1</sup>

June-25

The Fund		
<i>this</i>	Total Deposits to the Fund to Date:	\$109,580,334
<i>plus</i>	Total Interest Earned on Deposits to Date:	\$3,913,741
=	<b>Total Funds Deposited:</b>	<b>\$113,494,075</b>
Expenditures		
<i>this</i>	<b>Total Funds Deposited:</b>	<b>\$113,494,075</b>
	Total Administrative Expenses Withdrawn:	\$0
	Disbursements to Grantees:	(\$37,148,862)
<i>plus</i>	<b>Total Expenditures:</b>	<b>(\$37,148,862)</b>
=	<b>Current Fund Balance:</b>	<b>\$76,345,213</b>
Awards		
<i>this</i>	<b>Total Funds Deposited:</b>	<b>\$113,494,075</b>
	Standard Projects:	\$43,074,986
	Energy Related Projects <sup>2</sup> :	\$11,955,372
<i>minus</i>	<b>Total Fund Benefits Awarded<sup>3</sup>:</b>	<b>\$55,030,358</b>
=	<b>Total Fund Benefits Available to be awarded by the WNYPPAB<sup>4</sup>:</b>	<b>\$58,463,717</b>
Energy-Related Projects		
<i>this</i>	Minimum Amount (15%) of the Fund Dedicated to Energy-Related Projects:	\$16,437,050
<i>minus</i>	Total Awards (11%) Made for Energy-Related Projects to Date (not including today):	\$11,955,372
=	<b>Fund Benefits Currently Available to be Awarded for Energy-Related Projects Only:</b>	<b>\$4,481,678</b>
Today's Recommendations		
<i>this</i>	Standard Projects:	\$10,396,756
<i>plus</i>	Energy-Related Projects or Project Components:	\$0
=	<b>3 Total Recommendations Before the WNYPPAB Today:</b>	<b>\$10,396,756</b>
Expansion Power ("EP") and Replacement Power ("RP") Summary		
<i>this</i>	Estimated Unallocated EP and RP to Date (MW):	112
<i>plus</i>	Estimated Allocated but Unused Hydropower to Date (MW) <sup>5</sup> :	207
=	<b>Total Estimated Unutilized EP and RP to Date (MW)<sup>6</sup>:</b>	<b>319</b>

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> 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".

<sup>6</sup> 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 <sup>7</sup>

WNYPPAB Recommendation (All)

County	Company	WNYPPAB Approvals (\$)
<b>Erie</b>	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 Training	\$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
	Natron Inc.	\$1,323,197
<b>Erie Total</b>		<b>\$44,326,169</b>
<b>Genesee</b>	Yancy's Fancy, Inc.	\$500,000
	Plug Power	\$1,500,000
<b>Genesee Total</b>		<b>\$2,000,000</b>
<b>Niagara</b>	Aquarium of Niagara	\$1,750,000
	Diversified Manufacturing, Inc.	\$450,000
	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



<b>Niagara</b>	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
<b>Niagara Total</b>		<b>\$8,554,189</b>
<b>Orleans</b>	Quorum Group LLC dba Takeform Architectural Graphics	\$150,000
<b>Orleans Total</b>		<b>\$150,000</b>
<b>Grand Total</b>		<b>\$55,030,358</b>

<sup>7</sup> 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).



KATHY HOCHUL  
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## Western NY Power Proceeds Allocation Board

ANTHONY J. COLUCCI III  
Chairman

**Date:** August 5, 2025

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

**From:** Western New York Program Manager of Economic Development

**Subject:** Awards of Fund Benefits from the Western New York Economic Development Fund – Round 40

### 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 Ralph Wilson Park Conservancy, Inc. (“Conservancy”), Shea’s O’Connell Preservation Guild Ltd. (“Shea’s”) and Buffalo Society of Natural Sciences (“Museum”). The projects and award amounts being recommended are discussed in Exhibits “A”, “A-1”, A-2 and “A-3”.

### 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 was 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 a private business, including a not-for-profit corporation. “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; the acquisition of land needed for infrastructure; research and development where the results of such research and development will directly benefit New York State; support for 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 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, making eligibility determinations, evaluating the merits of applications for Fund Benefits, and making recommendations to NYPA on Fund Benefit awards. The Allocation Board uses the criteria applicable to EP, RP and PP 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 is consistent 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, 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 coupled with a schedule of dates the Board expected 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](http://WWW.NYPA.GOV/WNYPPAB) with 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.

## DISCUSSION AND RECOMMENDATIONS TO THE BOARD

In this 40th round, the Allocation Board has before it three applications that have been made available for Board review. Staff analyzed the applications and is now making recommendations to the Board.

As detailed in Exhibit "A-1", the Conservancy seeks funds to support construction of a 10,000 square foot multi-use facility that will augment the \$200 million redevelopment of Buffalo's 100-acre LaSalle Park, now the Ralph Wilson Park. The proposed building will provide operations, administrative, security and programming team offices, storage, public restrooms, and a maintenance facility from where the Conservancy will manage the park. To ensure that it remains clean, safe, and welcoming year-round, grounds and maintenance equipment will be purchased, and a park signage system will be installed as part of the project. The Conservancy would spend approximately \$11.7 million to complete its project.

As detailed in Exhibit "A-2", Shea's seeks funds to support construction of a 24,100 square foot expansion of the Buffalo Theatre, at 646 Main Street that will provide patrons with elevators, 60 new restrooms, expanded lobbies, a covered drop off area and outdoor patio. The expansion addresses essential accessibility and capacity issues, supports growing attendance, and strengthens the theater's position as a dynamic, inclusive hub for the performing arts in Buffalo. Shea's would spend approximately \$29.8 million to complete its project.

As detailed in Exhibit "A-3", the Museum seeks funds to create an exhibit focused on the Science of Sport. This interactive display will explore scientific principles such as wellness, physics and psychology as they relate to various sports, aiming to engage visitors of all ages with the often-overlooked scientific elements in athletics, sports health, technology, and fandom culture. Key features and interactive experiences include a "Shout" Chamber, Media Desk, and Design-Your-Own Mascot Display. The Museum would spend approximately \$2.8 million to complete its project.

Based on a review of this application and in consideration of relevant Program Criteria, Staff recommends that the Allocation Board recommend to the NYPA Trustees that the applicants receive an award of Fund Benefits in the amount and for the purposes indicated in Exhibits "A," "A-1," "A-2" and "A-3".

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 in the event that such approvals and/or legal requirements are not satisfied.

## PROJECT STATUS

Under the Act, a recommendation for Fund Benefits by the Allocation Board is a prerequisite to an award of Fund Benefits by NYPA. Upon a showing of good cause, NYPA has discretion to adopt the Allocation Board's recommendations or to award Fund Benefits in different amounts or on different terms than recommended by the Board. In addition, the Authority is authorized to include in any contract providing for the implementation of an award ("Award Contract") any terms and conditions that NYPA deems appropriate.

Given the preliminary stage of the projects identified in the accompanying Exhibits, Staff is not able to recommend proposed definitive terms and conditions that should be included in any Board recommendation for an award. Accordingly, except as otherwise indicated, Exhibits "A-1", "A-2" and "A-3" offer general considerations relating to disbursement of fund benefits for NYPA's consideration. It is anticipated that staff would negotiate final terms and conditions if an award is made after the receipt of more detailed information concerning the project.

## 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" and "A-3" receive an award of Fund Benefits in the amounts recommended in the Exhibits for the projects proposed.

For the reasons stated, Staff recommends the adoption of the above-requested action by adoption of a resolution in the form of the attached draft resolution.

## **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 an award of Fund Benefits to the applicants recommended in the attached memorandum and the attachments thereto, for the reasons set forth in the attached memorandum and any attachments thereto; provided 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 qualification stated above regarding legal approvals and/or requirements, and to do any and all things and take any and all actions to effectuate the Board's decision and the foregoing resolution.

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	Ralph Wilson Park Conservancy, Inc.	Buffalo	Erie	Western NY	Ops and Maint. Bldg. Const.	Downtown Investment	\$2,334,434	\$11,672,171	0	0
2	Shea's O'Connell Preservation Guild Ltd.	Buffalo	Erie	Western NY	Expansion	Tourism	\$7,500,000	\$29,790,780	0	0
3	Buffalo Society of Natural Sciences	Buffalo	Erie	Western NY	New Exhibit	Tourism	\$562,322	\$2,811,612	0	0
<b>Total:</b>							<b>\$10,396,756</b>	<b>\$44,274,563</b>	<b>-</b>	<b>-</b>

**Total Jobs Created & Retained:** -



# Western NY Power Proceeds Allocation Board

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ANTHONY J. COLUCCI III  
Chairman

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

Applicant Name:	Ralph Wilson Park Conservancy, Inc. ("Applicant", "Conservancy")	REDC Region:	Western New York
Project Type:	Downtown Investment	County:	Erie
Industry:	Not-for-profit	Locality:	Buffalo
Amount Requested:	\$2,334,434	Start Date:	10/01/2025
		Finish Date:	3/20/2028
<b>RECOMMENDED OFFER</b>			
Recommended Total Award:		\$2,334,434	
Total Project Cost:		\$11,672,171	
% of Project Cost Recommended:		20%	
<b>PROJECT BUDGET (Proposed by Applicant)</b>			
<b>Use of funds</b>	<b>Amount</b>	<b>Source of Funds</b>	<b>Amount</b>
Hard Costs	\$6,812,331	WNYEDF	\$2,334,434
Signage & Furniture	\$1,811,273	RWP Conservancy Fund	\$2,000,000
Soft costs, Inc. contingency	\$1,158,567	M&T Foundation	\$500,000
Machinery + Equipment	\$1,115,000	DD Wilson Activation Fund	\$300,000
Land Acquisition	\$500,000	Private Funders	\$5,537,737
Infrastructure costs	\$275,000	Mother Cabrini	\$1,000,000
<b>Total:</b>	<b>\$11,672,171</b>	<b>Total:</b>	<b>\$11,672,171</b>
<b>REGIONAL IMPACT MEASUREMENTS</b>			
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:		N/A	
<b>PROJECT DESCRIPTION (Adapted from Application)</b>			
<p>The Ralph Wilson Park Conservancy, a nonprofit organization created to work in partnership with the City of Buffalo to operate, maintain, and promote the use of Ralph Wilson Park, a 100-acre park formerly known as LaSalle Park, is advancing to the next phase of redevelopment.</p> <p>This community-led, \$200 million+ redevelopment aims to create a vibrant and inclusive space for all. Phase 1 of the project, set to be completed by summer 2026, includes the construction of a new pedestrian bridge, sports fields, shoreline and inlet reconstruction, and walking and bike paths.</p>			





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Phase 2, expected to be complete by early 2028, will feature additional shoreline enhancements, a dog park, a kayak launch, and a large play garden.

While the City of Buffalo will oversee the park's redevelopment and retain ownership, the Conservancy will assume responsibility for park operations, maintenance, and programming upon the park's completion. To achieve this, the Conservancy will construct a 10,000-square-foot multi-use facility that includes offices, storage, public restrooms, and a maintenance facility; install park and facility furnishings, signage, and acquire essential maintenance equipment to ensure high-quality park operations.

The facility will serve as a permanent home for the Conservancy's operations, maintenance, and security teams, administration and programming team and a comfort station for park visitors. To ensure the park remains clean, safe, and welcoming year-round, final grounds and maintenance equipment will be purchased for use by the Applicant, and a park signage system will be installed.

### OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED


### PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED

TYPE	AMOUNT	STATUS
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### BASIS FOR RECOMMENDATION

Several aspects of this project support recommending a Fund Benefits award:

- Closes a critical funding gap, ensuring essential components like maintenance equipment, a dedicated facility, and park-wide signage are fully implemented.
- Generates significant economic impact by attracting thousands of visitors annually to downtown Buffalo, benefiting local businesses and increasing private investment. It also provides equitable access to high-quality public space for Buffalo's Lower West Side community.
- Ensures sustainable upkeep of the park without relying solely on the city; thereby making the project critical for the Conservancy's operation.
- Aligns with the 2024 WNY REDC Smart Growth strategies, which aim to revitalize the region, attract skilled workers, and encourage private investment in community anchors, waterfronts, and tourism assets.

### ANTICIPATED DISBURSEMENT TERMS



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Fund Benefits would be used to reimburse the Applicant for a portion of the costs associated with machinery and equipment for the new facility, as well as signage and furniture for the facility and the park. It is anticipated that: (1) funds will be disbursed in arrears upon completion of the project; and (2) reimbursement will be made upon presentation to NYPA of invoices and such other documentation acceptable to NYPA, verifying that the Applicant has incurred eligible expenses of approximately \$11.7 million; and (3) other terms and conditions, including annual commitments, will be specified in the Fund Benefits Agreement.



# Western NY Power Proceeds Allocation Board

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

Applicant Name:	Shea's O'Connell Preservation Guild Ltd. ("Shea's", "Applicant")	REDC Region:	Western New York
Project Type:	Tourism	County:	Erie County
Industry:	Not for Profit	Locality:	Buffalo
Amount Requested:	\$7,500,000	Start Date:	11/01/2025
		Finish Date:	12/31/2027
<b>RECOMMENDED OFFER</b>			
Recommended Total Award:		\$7,500,000	
Total Project Cost:		\$29,790,780	
% of Project Cost Recommended:		25%	
<b>PROJECT BUDGET (Proposed by Applicant)</b>			
<b>Use of funds</b>	<b>Amount</b>	<b>Source of Funds</b>	<b>Amount</b>
Hard Costs	\$23,943,000	WNYEDF	\$7,500,000
Soft costs, Inc. contingency	\$4,642,050	NYSICA Large Capital Grant	\$5,000,000
Other- National Grid Service Fees	\$657,750	Shea's Self-Funding	\$3,000,000
Furniture, Fixtures + Equipment	\$547,980	ESD	\$1,000,000
		Erie County	\$750,000
		Shea's Spotlight Committee	\$200,000
		SAM Grant	\$125,000
		Lead Gift One	\$4,000,000
		Corporate Sponsor	\$2,017,220
		Foundation Support	\$2,000,000
		Private Donor Campaign	\$1,898,560
		Lead Gift Two	\$1,300,000
		Unidentified Sources	\$1,000,000
<b>Total:</b>	<b>\$29,790,780</b>	<b>Total:</b>	<b>\$29,790,780</b>
<b>REGIONAL IMPACT MEASUREMENTS</b>			
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:		N/A	
<b>PROJECT DESCRIPTION (Adapted from Application)</b>			



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Shea's O'Connell Preservation Guild, Ltd. is a not-for-profit, organization incorporated in 1926 for the purpose of restoring and maintaining Shea's Performing Arts Center in Buffalo, New York.

Elevate Shea's is a transformative capital project designed to modernize and expand Shea's Buffalo Theatre (the "Theater"), at 646 Main Street, one of Western New York's premier cultural landmarks. At the core of this project lies a commitment to enhance the patron experience while preserving the historic integrity of this venue. It features a 24,100 sq. ft. vertical expansion that will include the installation of three large-capacity, high-speed elevators to provide universal access to all seating levels and address long-standing accessibility challenges at the Theatre. Public lobbies and gathering spaces will be significantly expanded to ease congestion and improve flow throughout the facility.

Timed to coincide with the Theater's Centennial celebration in 2026, this transformative four-story expansion will ensure that the Theater remains accessible, welcoming, and competitive in the future, solidifying its role as a cultural anchor in Buffalo.

Key upgrades include:

- Three high-speed elevators to ensure barrier-free access to all levels for patrons with mobility needs.
- Over 60 new restrooms that will significantly reduce wait times and improve comfort, especially during large events.
- Expanded lobbies and circulation areas to create a more relaxed and welcoming environment before, during, and after performances.
- Modern digital signage to streamline wayfinding and real-time communication with guests.
- A covered drop-off area to provide safer, weather-protected access for all guests, especially in inclement conditions.
- An outdoor patio that extends the theater experience beyond the building itself.

This expansion addresses essential accessibility and capacity issues, supports growing attendance, and strengthens the Theater's position as a dynamic, inclusive hub for the performing arts in Buffalo.

### OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED

NYSCA Large Capital Grant	\$5,000,00		
ESD	\$1,000,000		
Erie County	\$750,00		
SAM (Sen. Sean Ryan)	\$125,000		

### PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED



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TYPE	AMOUNT	STATUS
<b>BASIS FOR RECOMMENDATION</b>		
<p>Several aspects of this project support a recommendation in favor of a Fund Benefits award:</p> <ul style="list-style-type: none"><li>• Generates more than \$10 million in additional annual economic activity, increases average per-capita spending and dwell time, and benefits downtown Buffalo's hotels, restaurants, and small businesses.</li><li>• Enhances accessibility with high-speed elevators, expanded lobbies, and additional restrooms to make Shea's more welcoming to older adults, families, and individuals with disabilities, broadening its audience reach.</li><li>• Strengthens Buffalo's position as a destination for arts-based tourism for patrons located across the Northeast and Ontario.</li><li>• Supports growth in theatre operations and local service-sector employment, contributing to Buffalo's broader economy.</li><li>• Aligns with the 2023 WNY REDC strategies and priorities, emphasizing tourism due to its significant role in the regional economy.</li></ul>		
<b>ANTICIPATED DISBURSEMENT TERMS</b>		
<p>Fund Benefits would be used to reimburse the Applicant for a portion of the costs associated with the construction of a 24,100 sq. ft. addition. It is anticipated that: (1) funds will be disbursed in arrears upon completion of the project; and (2) reimbursement will be made upon presentation to NYPA of invoices and such other documentation acceptable to NYPA verifying that the Applicant has incurred eligible expenses of approximately \$29.8 million; and (3) other terms and conditions including annual commitments, will be specified in the Fund Benefits Agreement.</p>		



# Western NY Power Proceeds Allocation Board

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

Applicant Name:	Buffalo Society of Natural Science ("Museum", "Applicant")	REDC Region:	Western New York
Project Type:	Tourism	County:	Erie
Industry:	Not for Profit	Locality:	Buffalo
Amount Requested:	\$562,322	Start Date:	10/1/2025
		Finish Date:	7/1/2026
<b>RECOMMENDED OFFER</b>			
Recommended Total Award:		\$562,322	
Total Project Cost:		\$2,811,612	
% of Project Cost Recommended:		20%	
<b>PROJECT BUDGET (Proposed by Applicant)</b>			
<b>Use of funds</b>	<b>Amount</b>	<b>Source of Funds</b>	<b>Amount</b>
Exhibit Fab & Inst. Adm.	\$1,805,001	WNYEDF	\$562,322
Electrical, HVAC, Plumbing work	\$437,137	Additional cash equity contribution	\$562,322
Exhibit Design	\$415,125	Public funds	\$810,000
Soft Costs-Contingency	\$25,000	Private Philanthropy	\$245,000
FF&E-Jumbotron	\$86,549	James H. Cummings Foundation	\$25,000
FF&E- Benches for Exhibit Space	\$3,500	Kenmore Rotary Club	\$25,000
Arch. Design/Int. Bldg. Finishes	\$39,300	Buffalo Common Council	\$10,000
		Unidentified	\$571,968
<b>Total:</b>	<b>\$2,811,612</b>	<b>Total:</b>	<b>\$2,811,612</b>
<b>REGIONAL IMPACT MEASUREMENTS</b>			
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:		N/A	
<b>PROJECT DESCRIPTION (Adapted from Application)</b>			



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The Buffalo Society of Natural Sciences is a not-for-profit organization that inspires curiosity and fosters a deep appreciation for science and nature through immersive, educational experiences. The organization aims to create opportunities for lifelong learning and discovery that positively impacts the community.

The Applicant is developing a new exhibit focused on the science of sport, set to open in Fall 2026. This interactive exhibit will explore scientific principles such as wellness, physics and psychology as they relate to various sports, aiming to engage visitors of all ages with the often-overlooked scientific elements of athletics. The Buffalo Bills, Buffalo Sabres and Buffalo Bandits are partnering with the Applicant on the exhibit, which will include such interactive experiences as:

- "Shout" Chamber: Allows visitors to measure the decibel level of their cheers, exploring the physics of sound and the intensity of sports fandom.
- Media Desk: Offers guests the opportunity to translate and analyze sports statistics, highlighting the mathematical and analytical aspects of sports.
- Design-Your-Own Mascot Display: Encourages creativity and explores the cultural and design elements associated with sports teams.
- Built-for-Buffalo interactive: A custom-designed activity that explores concepts of arcs, accuracy, and momentum, paying homage to Buffalo Bills tailgating traditions.

The exhibit will not be limited to football and hockey but will also include adaptive sports to promote a broader understanding of athletic endeavors.

The exhibit aims to increase attendance, drive regional tourism, and expose youth to STEM professions, particularly in the sports industry. The Museum anticipates the project will draw a broader and more diverse audience—including non-traditional museum-goers—and facilitate repeat visits from neighboring markets.

### OTHER ECONOMIC DEVELOPMENT BENEFITS RECEIVED

ESD	\$550,000		
Senator Sean Ryan (via DASNY)	\$250,00		
City of Buffalo (via Councilmember Mitch Nowakowski)	\$10,000		

### PREVIOUS STATE ASSISTANCE OFFERED OR PROVIDED

TYPE	AMOUNT	STATUS
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## Western NY Power Proceeds Allocation Board

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### **BASIS FOR RECOMMENDATION**

Several aspects of this project support recommending a Fund Benefits award:

- The Museum has a track record of boosting visitation after exhibit upgrades; a similar increase from the new exhibit could draw over 41,000 additional tourists in the first two years.
- The exhibit enhances regional tourism by appealing to families, youth sports travelers, professional sports fans, and business visitors. Its unique focus on sports science offers broad appeal.
- The venue is the only science museum located within an hour of Buffalo, and the Science Stadium will be the only sports-related science exhibit within several hours, making it a distinctive regional attraction.
- The exhibit leverages Western New York's strong sports culture and partnerships with local teams to increase tourist engagement and encourage longer, repeat visits.
- Increased visitation is expected to generate economic benefits through higher local spending on hospitality, retail, and services.
- By using sports to introduce STEM concepts, the exhibit supports youth engagement and long-term workforce development in STEM—an indirect form of economic development.
- The Museum's commitment to accessibility—through free admission and affordable memberships, increases participation among underrepresented and economically disadvantaged groups.
- The project aligns with the 2023 WNY REDC strategies, particularly its focus on tourism as a key economic driver.

### **ANTICIPATED DISBURSEMENT TERMS**

Fund Benefits would be used to reimburse the Applicant for a portion of the costs associated with exhibit fabrication, installation and administration for the new exhibit. It is anticipated that: (1) funds will be disbursed in arrears upon completion of the project; and (2) reimbursement will be made upon presentation to NYPA of invoices and such other documentation acceptable to NYPA verifying that the Applicant has incurred eligible expenses of approximately \$2.8 million; and (3) other terms and conditions including annual commitments, will be specified in the Fund Benefits Agreement.





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### Exhibit "B"

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

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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.<sup>1</sup> 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.

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<sup>1</sup> 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.

- 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.
- 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.<sup>2</sup> 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.

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<sup>2</sup> 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.

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.
  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.
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## Western NY Power Proceeds Allocation Board

ANTHONY J. COLUCCI III  
Chairman

August 5, 2025

### **Next Meeting**

The next regular meeting of the Western New York Power Proceeds Allocation Board is scheduled to be held on Tuesday, October 14, 2025 at 3:00pm.