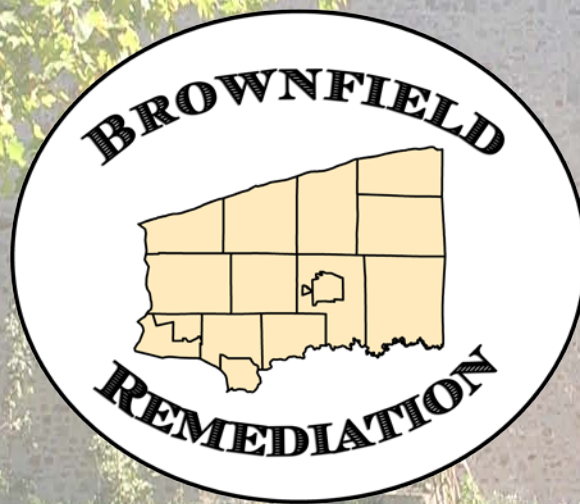


**NIAGARA COUNTY
BROWNFIELD DEVELOPMENT
CORPORATION**



2010 INVESTMENT REPORT

SUBMITTED: NOVEMBER 17, 2010

INVESTMENT SUMMARY

The Niagara County Brownfield Development Corporation (NCBDC) adopted investment guidelines as required by Section 2925 of the New York Public Authorities Law. The guidelines were adopted to govern the investment and reinvestment of Investment Funds and the sale and liquidation of investments, as well as the monitoring, maintenance, accounting, reporting and internal controls by and of the NCBDC with respect to such investment, sale, reinvestment and liquidation.

In accordance with these guidelines, an annual investment report is required that includes the following information:

- a. The investment guidelines required by Section 2925(3) of the Public Authorities Law and any amendments to such Guidelines since the last investment report;
- b. An explanation of the Investment Guidelines and amendments;
- c. The results of the Annual Investment Audit;
- d. The investment income record of the Corporation;
- e. A list of the total fees, commissions or other charges paid to each investment banker, broker, agent, dealer and advisor rendering investment associated services to the Corporation since the date of the last investment report; and,
- f. A description of new and existing investments and a description of the selection of investment bankers, brokers, agents, dealers or auditors.

The Investment Guidelines included in the NCBDC incorporation in October 2008 and later adopted by the NCBDC in December 2008, remain in full effect and no amendments were made to the guidelines during the 2010 Fiscal Year.

During the 2010 fiscal year, the NCBDC managed the Niagara County Brownfields Cleanup Revolving Loan Fund (BCRLF) program. In 2010, one project for a \$90,000 grant was completed, a \$250,000 loan project was ongoing, and a new \$200,000 grant project was approved. The loans and grants issued through the BCRLF program are not considered investments, therefore, the NCBDC made no investments during Fiscal Year 2010.

The NCBDC intends to conduct a 2010 annual independent certified audit of the NCBDC operations. As part of the audit, all expenses incurred and obligations undertaken will be reviewed, including the one loan and two grant projects. The Fiscal Year 2009 annual independent certified audit concluded that the NCBDC did not hold any investments at September 30, 2009.

As of September 30, 2010 (2010 NCBDC fiscal year end), the NCBDC encumbered \$200,000 for a new subgrant, expended \$90,000 on an existing subgrant and spent \$36,908.33 on programmatic expenses. A summary of the budget is included in Table 1 below.

Table 1 Budget Summary for 2010 Fiscal Year (October 1, 2009 – September 30, 2010)

Category	2010 Amount Committed/ Expended	Cumulative Amount Committed/ Expended	EPA Grant Amount	Amount Unobligated
Project Expenses	\$290,000.00	\$540,000.00	\$1,710,000.00	\$1,170,000.00
Programmatic Expenses				
Audit Services	\$3,500.00	\$3,500.00	N/A	N/A
Financial Services	\$3,968.90	\$4,795.90	N/A	N/A
Insurance	\$2,400.00	\$4,800.00	N/A	N/A
Legal Services	\$27,039.97	\$52,735.89	N/A	N/A
Total Programmatic Expenses	\$36,908.87	\$65,831.79	\$190,000.00	\$124,168.21
Total Expenses	\$326,908.87	\$605,831.79	\$1,900,000.00	\$1,294,168.21

The NCBDC has no paid staff and board members serve without compensation. At the end of Fiscal Year 2010, the NCBDC did not own any property. No fees, commissions or other charges were paid to an investment banker, broker, agent, dealer or advisor rendering investment associated services to the NCBDC since the date of incorporation.