

## REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, February 8, 2017 – 9:00 a.m.

Meeting Place: Niagara County Industrial Development Agency  
6311 Inducon Corporate Drive, Suite One  
Sanborn, New York 14132

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### 1.0 Meeting Called to Order

The regular meeting of the Niagara County Industrial Development Agency was called to order by Chairman Brady at 9:00 a.m.

### 2.0 Roll Call

Stephen F. Brady, Acting Chairman	Present
Mark A. Onesi, Second Vice Chairman	Excused
Kevin McCabe, Secretary	Excused
Jerald I. Wolfgang, Assistant Secretary	Present
Michael W. McNally, Member	Present
Joan G. Aul, Member	Present
Willie C. Dunn, Member	Present
William L. Ross, Member	Present
Arthur G. Pappas, Member	Present

### 3.0 Chairman Brady led the Pledge of Allegiance.

### 4.0 Introductions

#### Guest Present:

Tom Prohaska Buffalo News

#### Staff Present:

Susan C. Langdon, Director of Projects & Finance  
Andrea Klyczek, Director of Regional & International Marketing  
Michael S. Dudley, Finance Manager  
Mark J. Gabriele, Agency Counsel  
Barbara A. Gill, Administrative Coordinator/Recording Secretary

### 5.0 Approval of NCIDA Meeting Minutes

#### 5.1 Meeting Minutes of January 11, 2017

Chairman Brady stated that he had reviewed the meeting minutes and found them to be in order.

*Chairman Brady made a motion to approve the meeting minutes; Ms. Aul seconded the motion. The motion passed.*

**6.0 NCIDA/NCDC/NADC Committee Reports**

**6.1 Finance & Audit Committee**

**6.1.1 Agency Payables**

Chairman Brady stated that he had reviewed the Payables and found them to be in order.

*Mr. Wolfgang made a motion to approve the payables; Mayor Pappas seconded the motion. The motion passed.*

**6.1.2 Budget Variance Report**

Chairman Brady stated that he had reviewed the Budget Variance Report and found the report to be in order.

*Mr. Wolfgang made a motion to approve; Mayor Papas seconded the motion. The motion passed.*

**6.1.3 Eldan Lease Renewal**

Mark Gabriele stated that Eldan has requested approval of their lease for a five (5) year term commencing April 1, 2017 and ending March 31, 2022 with a five (5) year renewal option.

*Ms. Aul made a motion to approve the lease renewal; Mr. Ross seconded the motion. The motion passed.*

**7.0 Unfinished Business**

**7.1 Briarwood Manor Assisted Living Facility**

Ms. Langdon stated that the Public Hearing was held on February 1, 2017 with two (2) attendees and no speakers.

The company has requested a property tax abatement and sales and mortgage recording tax abatements. There are currently sixty (60) full time employees with plans to hire nine (9) more.

**7.0 Unfinished Business Continued**

**7.1 Briarwood Manor Continued**

**7.1.1 Final Resolution**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF BRIARWOOD MANOR PROPERTY LLC AND/OR AN INDIVIDUAL(S) OR AFFILIATE, SUBSIDIARY, OR ENTITY FORMED OR TO BE FORMED ON ITS BEHALF (AS MORE FULLY DEFINED BELOW); (ii) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, PILOT MORTGAGE AND RELATED DOCUMENTS; AND (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION FOR THE FINANCING RELATED TO THE PROJECT; AND (C) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

*Mr. McNally motioned to approve the Final Resolution; Mr. Ross seconded the motion. The motion passed.*

The question of the adoption of the foregoing Resolution was duly put to a vote, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Brady	[ X ]	[   ]	[   ]	[   ]
Mark A. Onesi	[   ]	[   ]	[   ]	[ X ]
Michael W. McNally	[ X ]	[   ]	[   ]	[   ]
Kevin McCabe	[   ]	[   ]	[   ]	[ X ]
Jerald I. Wolfgang	[ X ]	[   ]	[   ]	[   ]
Joan G. Aul	[ X ]	[   ]	[   ]	[   ]
Willie C. Dunn	[ X ]	[   ]	[   ]	[   ]
William L. Ross	[ X ]	[   ]	[   ]	[   ]
Arthur G. Pappas	[ X ]	[   ]	[   ]	[   ]

The Resolution was thereupon duly adopted.

**8.0 New Business**

Chairman Brady reminded the Board Members to submit their Confidential Memorandums at their earliest convenience.

**9.0 Agency Counsel**

There were no items at this time.

**10.0 Any Other NCIDA Matters the Board Wishes to Discuss**

There were no other matters at this time.

**11.0 Next Annual NCIDA/NCDC/NADC Meeting:**

**DATE: March 8, 2017**

**TIME: \*\* 9:00 a.m. \*\***

**PLACE: Niagara County Center for Economic Development**

**12.0 Adjournment**

The Chairman asked for a motion to adjourn.

***Mayor Pappas motioned to adjourn; Ms. Aul seconded the motion. The meeting adjourned at 9:06 a.m.***

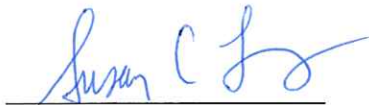
Respectfully submitted:

Reviewed by:

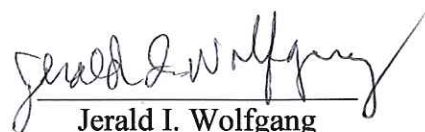
Approved by:



Barbara A. Gill  
Recording Secretary



Susan C. Langdon  
Director of Projects & Finance



Jerald I. Wolfgang  
Assistant Secretary