

REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, July 12, 2017 – 9:00 a.m.

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

1.0 Meeting Called to Order

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

2.0 Roll Call

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

3.0 Vice Chairperson Onesi led the Pledge of Allegiance.

4.0 Introductions

Guest Present:

Tom Klementowski	Moog
Tom Prohaska	Buffalo News
Philip Gambini	Niagara Gazette

Staff Present:

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

5.0 Approval of NCIDA Meeting Minutes

5.1 Meeting Minutes of June 14, 2017

Vice Chairperson Onesi stated that he had reviewed the meeting minutes and is requesting a motion to approve.

Mr. Wolfgang made a motion to approve the meeting minutes; Mr. Pappas seconded the motion. The motion passed.

6.0 Finance & Audit Committee Reports

6.1 Agency Payables

Audit Chairperson Onesi stated that he had reviewed the Payables and found them to be in order.

Mr. McNally made a motion to approve the payables; Mr. McCabe seconded the motion. The motion passed.

6.2 Budget Variance Report

Audit Chairperson Onesi stated that he had reviewed the Budget Variance Report and found the report to be in order.

Mr. McNally made a motion to approve the report; Mr. McCabe seconded the motion. The motion passed.

6.3 Open New Bank Account

Mike Dudley stated that there is a need, per EDA Guidelines, to sequester all uncommitted funds that are available in the EDA loan fund. As a result, there is a need to open a new bank account at this time. Mark Gabriele stated that there are two (2) outstanding loan closings and that, once they occur, the sequestered funds will be distributed in full.

A memorandum authored by staff is attached to, and made a part of, these minutes.

Mr. Wolfgang made a motion to approve the opening of a new bank account; Mr. McNally seconded the motion. The motion passed.

7.0 Unfinished Business

7.1 Enterprise Lumber and Silo, LLC

Susan Langdon stated that the Public Hearing was held on July 3, 2017 at the North Tonawanda Public Library with one speaker who approved of the project along with elected officials and representatives of the company.

7.1.1 Final Resolution

Mayor Pappas motioned to approve the Final Resolution; Mr. Ross seconded the motion. The motion passed unanimously.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF ENTERPRISE LUMBER & SILO 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.

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

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

The Resolutions were thereupon duly adopted.

8.0 New Business

8.1 Wheatfield Business Park/Moog Inc.

Ms. Langdon stated that the company designs, assembles and tests small thrusters, components and systems for space propulsion. The hardware is made and tested at the Wheatfield facility on Walmore Road. The company is requesting a 15 year property tax abatement and sales tax abatements. There are 50 full time existing jobs with plans to hire 25 more employees within 3 years. Tom Klementowski attended the Board Meeting and gave a brief description of the project.

8.1.1 Preliminary Resolution

Mr. Wolfgang motioned to approve the Preliminary Resolution; Mr. Ross seconded the motion. The motion passed unanimously.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF WHEATFIELD BUSINESS PARK II, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF WHEATFIELD BUSINESS PARK II, LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

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

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

The Resolutions were thereupon duly adopted.

8.0 New Business Continued

8.1 Wheatfield Business Park Continued

8.1.2 Authorize Public Hearing

Mayor Pappas motioned to authorize the Public Hearing; Mr. McCabe seconded the motion. The motion passed unanimously.

8.2 City of Niagara Falls Economic Development Fund

Vice Chairperson Onesi stated that approximately three (3) million dollars in funds have been allocated from New York State to be administered by the NCIDA. The fund will provide reimbursable grants for eligible capital projects that support increased tourism traffic in Downtown Niagara Falls. This economic development fund has been established by Senator Ortt and will target projects that will be located within a one to two mile radius around the Seneca Casino.

Funding applications will be reviewed by a Committee which will be appointed. Upon recommendation of the Committee, applications must be approved by the NCIDA Board.

8.2.1 Approval to Administer Economic Development Fund for the City of Niagara Falls

Mr. Ross motioned to approve the administration of the fund; Mr. McNally seconded the motion. The motion passed unanimously.

9.0 Information Items

There were no informational items at this time.

10.0 Agency Counsel

There were no items at this time.

11.0 Report from Executive Director

Sam Ferraro reminded the Board Members of the invitation to the Groundbreaking Ceremony for the YMCA Buffalo Niagara to be held on Friday, July 28, 2017 at 11:30 a.m.

12.0 Any Other Matters the Board Wishes to Discuss

13.0 Next NCIDA/NCDC/NADC Meeting:

DATE: Next Regular Meeting August 9, 2017

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

PLACE: Niagara County Center for Economic Development

14.0 Adjournment

Vice Chairperson Onesi asked for a motion to adjourn the meeting.

Mr. McCabe motioned to adjourn; Mayor Pappas seconded the motion. The meeting adjourned at 9:10 a.m.

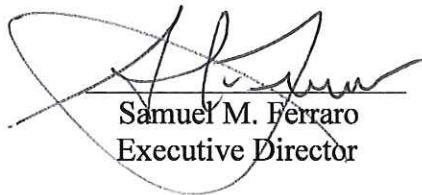
Respectfully submitted:

Reviewed by:

Approved by:



Barbara A. Gill
Recording Secretary



Samuel M. Ferraro
Executive Director



Kevin McCabe
Secretary