

REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, August 9, 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 Chairperson Brady at 9 a.m.

Roll Call

Stephen F. Brady, Chairperson	Present
Mark A. Onesi, First Vice Chairperson	Present
Joan G. Aul, Second Vice Chairperson	Excused
Kevin McCabe, Secretary	Excused
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 Chairperson Brady led the Pledge of Allegiance.

4.0 Introductions

Guest Present:

Anthony Santarosa	CRS Truck & Trailer Service, LLC
Michael DiCienzo	American Niagara Hospitality
Leon Safir	Sanborn Distillery Corp.
Tom Prohaska	Buffalo News

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 July 12, 2017

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

Mr. Onesi made a motion to approve the meeting minutes; Mr. Ross 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. Onesi made a motion to approve the payables; Mr. McNally 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.

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

7.0 Unfinished Business

7.1 Wheatfield Business Park LLC/Moog, Inc.

As discussed last month, the company designs, assembles and tests small thrusters, components and systems for space propulsion. The Public Hearing was held on August 8, 2017 at the Agency Offices with representatives from the company in attendance. Fifty (50) full-time jobs will be retained and twenty-five (25) full-time will be created as a result of this project. The PILOT Agreement will be between NCIDA and Wheatfield Business Park (as owner). Sales tax abatements will be for Moog, Inc. (as tenant).

7.1.1 Final Resolution

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

7.0 Unfinished Business Continued

7.1 Wheatfield Business Park Continued

7.1.1 Final Resolution Continued

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF WHEATFIELD BUSINESS PARK II, LLC (MOOG, INC.) 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 NFNH Hotel Management, LLC (DiCienzo Waterpark)

Ms. Langdon stated that the project consists of the construction of a 150,000 square foot, 2-story indoor waterpark on a vacant lot adjacent to the Sheraton at the Falls Hotel on Third Street in Niagara Falls. This family-oriented attraction will draw tourists to Niagara Falls all year round. Mr. DiCienzo told the Board Members how the waterpark will draw tourism to the falls and keep the tourists there longer than they normally would stay.

The company currently operates the Sheraton at the Falls Hotel and the Days Inn in the City of Niagara Falls. Both properties have undergone major renovations and improvements within the past few years.

The company is requesting a twelve (12) year property tax abatement and sales tax abatement. Forty (40) full time new jobs will be created.

8.1.1 Preliminary Resolution

Mayor Pappas 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 NFNH HOTEL MANAGEMENT, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF NFNH HOTEL MANAGEMENT, 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 NFNH Hotel Management, LLC Continued

8.1.2 Authorize Public Hearing

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

8.2 Sanborn Distillery Corp.

Ms. Langdon stated that Leon Safir plans to construct a 7,000 square foot building on a 2.8 acre lot located in Vantage Park. This parcel represents the last property that is not privately owned within the Park. The company will blend and bottle alcoholic beverages including vodka, whiskey and gin.

Mr. Safir currently has a facility in Toronto for the blending and bottling of alcoholic beverages. Mr. Safir spoke to the Board Members and stated that a U.S. location will allow his company to serve the American market, which makes up the largest percentage of his business.

The company is requesting a fifteen (15) year property tax abatement and sales tax abatement. Six (6) new jobs will be created at the onset.

8.2.1 Preliminary Resolution

Mr. Onesi motioned to approve the Preliminary Resolution; Mayor Pappas seconded the motion. The motion passed unanimously.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF SANBORN DISTILLERY CORP. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF SANBORN DISTILLERY CORP. 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.

8.0 New Business Continued

8.2 Sanborn Distillery Corp.

8.2.1 Preliminary Resolution

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.

8.2.2 Authorize Public Hearing

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

8.3 CRS Truck & Trailer Service, Inc.

CRS Truck & Trailer Service offers a full service facility for truck and trailer maintenance and repair. The company also has a tank wash facility that is equipped to handle most materials. Small tote (350-750 gallons) cleaning is one of the company's niche markets. These totes often times contain hazardous materials and CRS washes, refurbishes, inspects and returns the totes to service.

The company needs to establish an on-site waste water treatment plant, boiler system and compressor air system, and the expansion will also entail the construction of a 1,600 square foot addition to the existing building to house specific tote wash equipment.

Anthony Santarosa spoke to the Board Members about the company and its need for the Agency incentives for them to accomplish their goals. The company is requesting a fifteen (15) year property tax abatement, mortgage recording tax abatement, and sales tax abatements.

Eight (8) full-time jobs will be retained and three (3) new full-time jobs created.

8.0 New Business Continued

8.3 CRS Truck & Trailer Service, Inc.

8.3.1 Preliminary Resolution

Mr. McNally motioned to approve the Preliminary Resolution; Mr. Onesi seconded the motion. The motion passed unanimously.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF CRS TRUCK & TRAILER SERVICE, INC. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF CRS TRUCK & TRAILER SERVICE, INC. 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.

8.3.2 Authorize Public Hearing

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

8.0 New Business Continued

8.4 City of Niagara Falls Economic Development Fund

Chairperson Brady read a list of the committee members that were selected for the fund and he circulated copies of the roster for the Board Members. He told the Board Members that the final decisions for selection of all the grant recipients rests with the NCIDA Board subsequent to the Committee's approval.

8.4.1 Approval of Committee Members

Mr. McNally motioned to approve the roster of Committee Members; Mr. Onesi seconded the motion. The motion passed unanimously.

A Press Release entitled "NCIDA Selects Steering Committee Members for Niagara Falls Economic Development and Tourism Initiative" was handed out after the Board's approval, and a copy of the press release is attached to, and has become a part of, these minutes.

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 referred to a booklet that summarizes many pertinent areas of the Agency, the duties, responsibilities, and goals of its staff, an Agency overview, its partners and affiliates, organizational charts, and much more. The booklet was given to the Board Members for informational purposes only.

12.0 Any Other Matters the Board Wishes to Discuss

13.0 Next NCIDA/NCDC/NADC Meeting:

DATE: Next Regular Meeting September 13, 2017

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

PLACE: Niagara County Center for Economic Development

14.0 Adjournment

Mayor Pappas motioned to adjourn; Mr. Onesi seconded the motion. The meeting adjourned at 9:25 a.m.

Respectfully submitted:

Reviewed by:

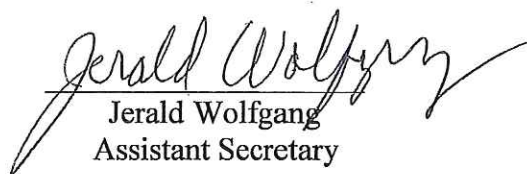
Approved by:



Barbara A. Gill
Recording Secretary



Samuel M. Ferraro
Executive Director



Jerald Wolfgang
Assistant Secretary