

REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, May 9, 2018 – 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, Vice Chairperson	Present
Joan G. Aul, First Vice Chairperson	Present
Kevin McCabe, Secretary	Excused
Jerald I. Wolfgang, Assistant Secretary	Present
Willie C. Dunn, Member	Excused
William L. Ross, Member	Present
Arthur G. Pappas, Member	Present
Daryl Bodewes, Member	Present

3.0 Chairperson Brady led the Pledge of Allegiance.

4.0 Introductions

Guests Present:

Tom Prohaska, Buffalo News
Mia Summerson, Niagara Gazette

Staff Present:

Susan C. Langdon, Interim Executive Director
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 April 11, 2018

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

Mr. Bodewes made a motion to approve the meeting minutes; Mr. Onesi seconded the motion. The motion passed.

6.0 Finance & Audit Committee Reports

6.1 Agency Payables

Mr. Onesi stated that he had reviewed the monthly payables and found them to be in order.

Mr. Onesi made a motion to approve the payables; Mr. Ross seconded the motion. The motion passed.

6.2 Budget Variance Report

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

Mr. Onesi made a motion to approve the report; Mr. Ross seconded the motion. The motion passed.

7.0 Unfinished Business

7.1 460 Wheatfield Street, LLC

Ms. Langdon stated that the project consists of a conversion/renovation of an abandoned school building in North Tonawanda. The project will bring the building back to life by converting the interior to thirty-seven (37) apartments. The company is requesting a fifteen (15) year property tax abatement and sales and mortgage recording tax abatements.

The Public Hearing was held on May 2, 2018 with four (4) speakers, some were in favor of the project and others just wanted clarification of market rate housing vs. subsidized housing. The apartments will be at market rate and not subsidized.

7.0 Unfinished Business Continued

7.1 460 Wheatfield Street Continued

7.1.1 Final Resolution

Mayor Pappas made a motion to approve the Final Resolution; Mr. Bodewes seconded the motion. The motion passed.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF 460 WHEATFIELD STREET, 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]	[]	[]	[]
Kevin McCabe	[]	[]	[]	[X]
Jerald I. Wolfgang	[X]	[]	[]	[]
Willie C. Dunn	[]	[]	[]	[X]
William L. Ross	[X]	[]	[]	[]
Arthur G. Pappas	[X]	[]	[]	[]
Daryl Bodewes	[X]	[]	[]	[]

The Resolution was thereupon duly adopted.

7.0 Unfinished Business Continued

7.2 National Vacuum Environmental Services

Ms. Langdon stated that the company initially planned to construct a new 20,000 square foot facility on vacant land on 56th Street in Niagara Falls, however that location did not work out. Since then, they have entered into negotiations to purchase 8.5 acres owned by National Fuel in the southern portion of Vantage International Point.

The project details, investment, and employment will be identical to the project that was originally presented to the Board.

7.2.1 Preliminary Resolution

Mr. Wolfgang made a motion to approve the Preliminary Resolution; Mr. Onesi seconded the motion. The motion passed.

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]	[]	[]	[]
Kevin McCabe	[]	[]	[]	[X]
Jerald I. Wolfgang	[X]	[]	[]	[]
Willie C. Dunn	[]	[]	[]	[X]
William L. Ross	[X]	[]	[]	[]
Arthur G. Pappas	[X]	[]	[]	[]
Daryl Bodewes	[X]	[]	[]	[]

The Resolution was thereupon duly adopted.

7.2.2 Authorize Public Hearing

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

9.0 Information Items

9.1 Center for Economic Development Annual Update Video

Staff presented a fifteen (15) minute video created by the Center for Economic Development and Agency staff. The video summarized all of the projects, programs, and accomplishments of the past year.

The video was dedicated to the memory of the late Executive Director, Samuel Ferraro.

10.0 Agency Counsel

There were no items at this time.

11.0 Any Other Matters the Board Wishes to Discuss

At this time, Chairman Brady stated that the Board Members would go into executive session to discuss a personnel matter, and that no action would be taken.

Ms. Aul motioned to enter into Executive Session, seconded by Mr. Onesi at 9:30 a.m.

Mr. Onesi motioned to come out of Executive Session at 9:46 a.m.; Mr. Bodewes seconded the motion.

The Regular Board Meeting resumed at 9:48 a.m.

12.0 Next NCIDA/NCDC/NADC Meeting:

DATE: Next Regular Meeting June 13, 2018

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

PLACE: Niagara County Center for Economic Development

14.0 Adjournment

Mr. Bodewes motioned to adjourn; Ms. Aul seconded the motion. The meeting adjourned at 9:50 a.m.

Respectfully submitted:

Reviewed by:

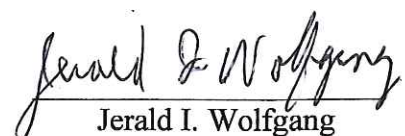
Approved by:



Barbara A. Gill
Recording Secretary



Susan C. Langdon
Interim Executive Director



Jerald I. Wolfgang
Assistant Secretary