

# REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, October 10, 2018 – 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 Chairperson Brady at 9 a.m.

## 2.0 Roll Call

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

## 3.0 Chairperson Brady led the Pledge of Allegiance.

## 4.0 Introductions

### Guests Present:

Tom Prohaska, Buffalo News  
Michael McLaughlin, Empire Emergency Apparatus

### Staff Present:

Susan C. Langdon, Executive Director  
Andrea Klyczek, Assistant Director  
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 September 12, 2018**

*Mr. McCabe stated that he had reviewed the meeting minutes and he made a motion to approve them; Mr. Ross seconded the motion. The motion passed.*

**6.0 Finance & Audit Committee Reports**

**6.1 Agency Payables**

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

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

**6.2 Budget Variance Report**

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

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

**6.3 2019 Budgets**

**6.3.1 Niagara County Industrial Development Agency**

**6.3.2 Niagara County Development Corporation**

**6.3.3 Niagara Area Development Corporation**

Mike Dudley, Finance Manager, briefly summarized the draft budgets for 2019, and stated that the Audit Committee recommended approval of the budgets at their Committee Meeting that was held prior to this meeting. At the Audit Committee Meeting, Mr. Dudley went through the various draft budgets and answered questions from the Committee.

Upon approval by the Board, the budgets will be sent to the Niagara County Clerk and Legislature for a mandatory 20 day review. The Board will then be asked to formally adopt the 2019 budgets at the November 14, 2018 Regular Board Meeting.

**7.0 Unfinished Business Continued**

**7.1 ANAT Liquor Factory Continued**

**7.1.1 Final Resolution Continued**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF ANAT, 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 ANAT, INC. 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.

**8.0 New Business**

**8.1 Empire Emergency Apparatus Inc.**

Ms. Langdon stated that the company provides highly customized response vehicles for police, fire and municipal uses. Due to a significant growth in the business, Empire needs to construct an approximately 9,700 square foot addition to its current facility. The project will entail the addition of production bays and the rearrangement of parts warehousing and the shipping department. Additional space for fire apparatus manufacturing and law enforcement vehicle manufacturing will be added.

The company is requesting a fifteen (15) year PILOT on improvements at 3995 Lockport Road in the Town of Niagara, and also Sales Tax and Mortgage Recording Tax Abatements.

Currently there are twelve (12) full time jobs with plans to hire eleven (11) within three (3) years.

Mr. McLaughlin, a Company Representative, spoke to the Board and discussed the need for the additional space in order for the company to house approximately fourteen (14) vehicles at one time. He described how they modify the vehicles with prison transporting units, wiring, lighting, seats, cameras, etc. for first responders. They are working with WorkSource to hire technicians, mechanics, and installers who will be trained on the job to the company's specifications. He distributed renderings to the Board Members reflecting the layout of the building inclusive of the additional space.

**8.1.1 Preliminary Resolution**

*After further discussion, Mayor Pappas motioned to approve the Preliminary Resolution; Ms. Aul 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.

**8.0 New Business Continued**

**8.1 Empire Emergency Apparatus Continued**

**8.1.2 Authorize Public Hearing**

*Mayor Pappas motioned to authorize the Public Hearing; Ms. Aul seconded the motion. The motion passed.*

**9.0 Information Items**

Ms. Langdon stated that she is currently drafting a job description for a new Project Manager position for the IDA.

**10.0 Agency Counsel**

Agency Counsel had no items to discuss at this time.

**11.0 Any Other Matters the Board Wishes to Discuss**

Ms. Aul stated that she was very pleased to hear the announcement by Lieutenant Governor Hochul that Lockport will receive a \$10 million Downtown Revitalization Initiative Grant.

**12.0 Next NCIDA/NCDC/NADC Meeting:**

**DATE:** Next Regular Meeting November 14, 2018  
**TIME:** \*\* 9:00 a.m. \*\*  
**PLACE:** Niagara County Center for Economic Development

**13.0 Adjournment**

*Mr. McCabe motioned to adjourn; Mr. Wolfgang seconded the motion. The meeting adjourned at 9:40 a.m.*


Respectfully submitted:

Reviewed by:

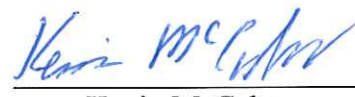
Approved by:



Barbara A. Gill  
Recording Secretary



Susan C. Langdon  
Executive Director



Kevin McCabe  
Secretary