

Niagara County Brownfield Development Corporation

MEETING MINUTES

Niagara County Brownfield Development Corporation

Wednesday, July 14, 2021

Meeting Held via Conference Call

Members Present: Robert Restaino (Chairman), Richard Updegrove (Vice Chairman), Michael Casale (Secretary)

Others Present: R. Thomas Burgasser, Amy Fisk, Scott Hapeman

- 1.0 The meeting was called to order at 8:55 a.m. by Chairman Restaino.
- 2.0 Roll was called. Board members present were Chairman Robert Restaino, Vice Chairman Richard Updegrove (joined after meeting started), Secretary Michael Casale.
- 3.0 The minutes of the December 15, 2020 Board of Directors, Audit Committee and Membership meetings were motioned for approval by Mr. Casale and seconded by Mr. Burgasser (proxy). Unanimous. Carried.

ACTION ITEMS

- 4.0 Ms. Fisk provided an overview of the 2022 PARIS budget required by New York State. A motion for approval was made by Mr. Casale and seconded by Mr. Updegrove. Unanimous. Carried.
- 5.0 Enterprise Lumber PILOT agreement – Mr. Hapeman discussed the developer’s request for approval to enter into a PILOT agreement with Niagara County IDA. This agreement requires board approval as it would require a transfer of assets in the form of a lease to the IDA, then leased back upon completion. The developer will also enter into a mortgage with the IDA that will supersede the mortgage from the Brownfield Development Corporation. Mr. Hapeman stated the board approval is needed to maintain legal compliance and there is no practical implications on the NCBDC loan or security interests. A motion for approval was made by Mr. Casale and seconded by Mr. Updegrove. Unanimous. Carried.

NEW BUSINESS

- 6.0 Ms. Fisk updated the board on the following projects:
 - a) 13 West Main Street, Lockport – EPA approval was received for the remediation plan. An RFP was issued for asbestos abatement. Bids were reviewed, a contractor selected and a contract with the Greater Lockport Development Corporation is being developed.
 - b) 50 Elmwood, Lockport – The Alternative Brownfield Cleanup Analysis report is currently undergoing public review. It is expected site cleanup will begin in late fall.
 - c) 4435-4445 Military Road, Niagara – Discussions are ongoing with DEC regarding radioactive materials found in the parking lot area.

d.) 211 Main Street, North Tonawanda – Remediation is scheduled to begin in late July.

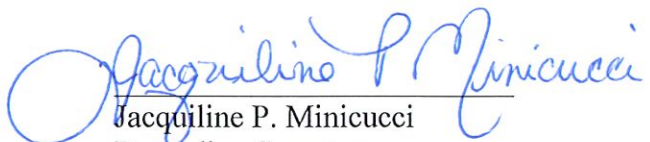
e.) 624 River Road, North Tonawanda – Remediation is in process.

ATTORNEY BUSINESS – None

7.0 Next Meeting – TBA

8.0 Meeting was adjourned at 9:15 a.m.

Respectfully submitted,


Jacquiline P. Minicucci
Recording Secretary