

Niagara County Industrial Development Agency

Niagara County Center for Economic Development • 6311 Inducon Corporate Drive, Ste. 1 • Sanborn, NY 14132

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: May 10, 2023
MEETING TIME: 9:00 a.m.
MEETING PLACE: Niagara County Industrial Development Agency
Vantage Center, Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

1.0 Meeting Called to Order

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

2.0 Roll Call

Mark A. Onesi, Chairperson	Present
Kevin McCabe, Vice Chairperson	Excused
William L. Ross, Secretary	Present
Scott Brydges, Assistant Secretary	Present
Robert B. Cliffe, Member	Present
Clifford Scott, Member	Present
Jason Krempa, Member	Present
Maria V. Lopez, Member	Present

3.0 Introduction of Guests

Guests Present

Jacob Tierney, Business First
Jonathan Epstein, Buffalo News
Robert Creenan, Niagara Gazette
Paul Beakman, Zeton USA Holdings
Mike Marino, Nussbaumer & Clark, Inc.
Darren Wildt, Chemical Design Inc.

Staff Present

Susan C. Langdon, Executive Director
Andrea Klyczek, Assistant Director
Michael S. Dudley, Finance Manager
Caroline Caruso, Accounting Associate
Susan Barone, Grants & Operations Manager
Caroline Caruso, Accounting Associate
Julie Lamoreaux, Administrative & HR Officer
Jeremy Geartz, Project Manager
Mark J. Gabriele, Agency Counsel

4.0 Pledge of Allegiance

Mr. Onesi led the Pledge of Allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – March 22, 2023

Mr. Ross motioned to approve the meeting minutes; Mr. Krempa seconded the motion. The motion passed.

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – March 31, 2023

Mr. Ross stated that the monthly payables have been reviewed and found to be in order.

Mr. Brydges made a motion to approve the monthly payables; Mr. Cliffe seconded the motion. The motion passed.

6.2 Agency Payable – April 30, 2023

Mr. Ross stated that the monthly payables have been reviewed and found to be in order.

Mr. Brydges made a motion to approve the monthly payables; Mr. Cliffe seconded the motion. The motion passed.

6.3 Budget Variance Report – March 31, 2023

Mr. Ross stated that the reports have been reviewed and found to be in order.

Mr. Brydges made a motion to approve the Budget Variance Report; Mr. Cliffe seconded the motion. The motion passed.

6.4 Budget Variance Report – April 30, 2023

Mr. Ross stated that the reports have been reviewed and found to be in order.

Mr. Brydges made a motion to approve the Budget Variance Report; Mr. Cliffe seconded the motion. The motion passed.

7.0 Unfinished Business

7.1.1 Micro Grant Approval – Youngstown Marketside LLC

Ms. Klyczek stated that staff is requesting Board approval for an increase of the Youngstown Marketside LLC Grant from \$25,000 to \$33,000. The reason for the increase is because the Agency had extra money left in the Grant Fund and determined that Youngstown Marketside LLC had the ability to utilize the funds and had the most costly project of previously approved Grants.

8.0 New Business

8.1 Zeton US Properties, Inc.

Ms. Klyczek stated that Chemical Design Inc. (CDI) specializes in the design and installation of systems to address air separation, hydrogen and syngas, chemicals and petrochemicals, natural gas and vent gas recovery for silicon plants. CDI and its partner Zeton Inc. wish to acquire property located at 115 Oakhurst Street, Lockport, New York. This project would entail the construction of a 16,000 SF light manufacturing facility with office space for engineering and design. The manufacturing space would serve as a space for assembly of equipment for air purification, hydrogen, syngas natural gas, chemical, petrochemical and vent gas recovery systems. Future job creation is expected to continue through the next 5-15 years.

Mr. Wildt stated that Chemical Design, Inc. was founded in 1959 and was acquired by Zeton US Properties, Inc. He added that his company chips systems all around the world. The company is growing rapidly and has outgrown their current space and need to construct a new building.

8.1.1 Preliminary Resolution

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

Mr. Krempa made a motion to approve the Final Resolution; Mr. Brydges seconded the motion. The motion passed.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Kevin McCabe				x
William Ross	x			
Maria V. Lopez	x			
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Krempa motioned to authorize the Public Hearing; Mr. Cliffe seconded the motion. The motion passed.

8.2 Revolving Loan Fund

Ms. Klyczek stated that staff is asking for Board approval to submit a new application to EDA for the recapitalization of the Revolving Loan Fund. The Agency is seeking to apply for an additional \$350,000 that would be matched by \$350,000 of existing loan funds.

8.2.1 New Application to Economic Development Administration

Mr. Krempa made a motion to approve the EDA Application; Mr. Brydges seconded the motion. The motion passed.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Kevin McCabe				x
William Ross	x			
Maria V. Lopez	x			
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.3 Microenterprise Program

Ms. Klyczek stated that the Agency re-applied for additional Microenterprise funds, these funds are administered on behalf of Niagara County. The Agency was approved for an additional \$300,000. The sub-recipient agreement was attached to the packet for Board review to continue to administer this funding.

8.3.1 Approval of Sub-recipient Agreement with Niagara County

Mr. Ross made a motion to approve the additional Microenterprise funds; Mr. Brydges seconded the motion. The motion passed.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Kevin McCabe				x
William Ross	x			
Maria V. Lopez	x			
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.4 Heating/AC Unit – Print Pad

Ms. Lamoreaux stated that our tenant here at 6311 Inducon Corporate Drive, Print Pad, needs a new heater/air conditioning Unit because the current unit is broken beyond repair. She added that staff is recommending the quote from Greater Niagara Mechanical because of the price, and quick turnaround of the new unit.

8.4 Approval of new Heating/AC Unit

Mr. Cliffe made a motion to approve the heating/AC Unit; Mr. Brydges seconded the motion. The motion passed.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Kevin McCabe				x
William Ross	x			
Maria V. Lopez	x			
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

9.0 Agency Counsel

Mr. Gabriele stated that he would like to break into an Executive Session to discuss Agency issues.

Mr. Ross made a motion to approve the Executive Session for the purpose of litigation and a personnel issues; Mr. Krempa seconded the motion. The motion passed.

Mr. Brydges made a motion to come out of executive session. Mr. Krempa seconded the motion. The motion passed.

10.0 Information Items

There were no information items at this time.

11.0 Any Other Matters the Board Wishes to Discuss

There were no matters the Board wished to discussed

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: June 14, 2023

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Ms. Ross made a motion to adjourn; Mr. Krempa seconded the motion. The meeting adjourned at 9:47 a.m.

Respectfully Submitted:

Reviewed By:

Approved By:

Julie Lamoreaux
Recording Secretary

Susan C. Langdon
Executive Director

William L. Ross
Secretary