

REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, January 8, 2020

Meeting Time: 9 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 Acting Chairperson Onesi at 9 a.m.

2.0 Roll Call

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

3.0 Mr. Onesi led the Pledge of Allegiance.

4.0 Introductions

Guests Present:

Jim Fink, Business First
Dr. Kalaiselvi Rajendran, LMR Real Property
Vinay Rajendran, LMR Real Property
Ron Anderluh, Consultant, LMR Real Property

Staff Present:

Susan C. Langdon, Executive Director
Andrea Klyczek, Assistant Director
Dmitri Liadski, Economic Developer
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 November 13, 2019

Mr. Wolfgang stated that the date was incorrect; November 3, 2019 should have been November 13, 2019.

With that correction, Mr. Wolfgang motioned to approve the meeting minutes; Mr. Bodewes seconded the motion. The motion passed.

6.0 Finance & Audit Committee Reports

6.1 Agency Payables

6.1.1 November 2019

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 monthly payables; Ms. Aul seconded the motion. The motion passed.

6.1.2 December 2019

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 monthly payables; Ms. Aul seconded the motion. The motion passed.

6.2 Budget Variance Report

6.2.1 November 2019

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 monthly payables; Mr. Bodewes seconded the motion. The motion passed.

6.2.2 December 2019

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 monthly payables; Mr. Bodewes seconded the motion. The motion passed.

7.0 Unfinished Business

7.1 Hotel Niagara Development LLC

In a letter dated January 2, 2020, the company requested an extension of their Inducement Resolution that would be expiring on January 31, 2020. The letter states that they intend to close the project with the NCIDA within sixty (60) days and begin construction sooner than the six month extension.

Mayor Pappas made a motion to approve the request; Mr. Wolfgang seconded the motion. The motion passed.

7.1.1 Inducement Resolution Extension

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND THE INDUCEMENT TERM FOR HOTEL NIAGARA DEVELOPMENT, LLC FOR A SIX MONTH PERIOD WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF HOTEL NIAGARA DEVELOPMENT, LLC OR AN ENTITY FORMED OR TO BE FORMED.

The question of the approval of the 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>
Mark Onesi	[X]	[]	[]	[]
Joan G. Aul	[X]	[]	[]	[]
Kevin McCabe	[]	[]	[]	[X]
Jerald I. Wolfgang	[X]	[]	[]	[]
William L. Ross	[X]	[]	[]	[]
Arthur G. Pappas	[X]	[]	[]	[]
Daryl Bodewes	[X]	[]	[]	[]

The Resolution was thereupon duly adopted.

8.0 New Business

8.1 LMR Real Property Holdings LLC

Dmitri Liadski, Agency Staff, stated that the project was a previously vacant building that has been purchased and will be converted into five (5) market rate apartment units. The building was constructed in 1946, and previously owned by Catholic Charities.

8.0 New Business Continued

8.1 LMR Real Property Continued

The company's principal, Dr. Kalaiselvi Rajendran, is requesting a 10 year PILOT and sales tax abatements to renovate the building; total project costs are approximately \$516,000.

Mark Gabriele, Agency Counsel, stated that the project is in a distressed area of the City of Niagara Falls.

Ron Anderluh, consultant for the project, showed renderings to the Board Members and stated that the five (5) market rate apartments and will bring financial activity to the area. He said there are 8 – 10 parking spots for the tenants and one (1) maintenance job will be created.

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

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF LMR REAL PROPERTY HOLDINGS LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF LMR REAL PROPERTY HOLDINGS LLC FOR ITSELF OR ON BEHALF OF 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) PROVIDE SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND (v) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

8.0 New Business Continued

8.1 LMR Real Property Continued

8.1.1 Preliminary Resolution Continued

The question of the approval of the 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>
Mark Onesi	[X]	[]	[]	[]
Joan G. Aul	[X]	[]	[]	[]
Kevin McCabe	[]	[]	[]	[X]
Jerald I. Wolfgang	[X]	[]	[]	[]
William L. Ross	[X]	[]	[]	[]
Arthur G. Pappas	[X]	[]	[]	[]
Daryl Bodewes	[]	[X]	[]	[]

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

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

9.0 Information Items

There were no information items at this time.

10.0 Agency Counsel

Mr. Gabriele stated that there is a need to hold an executive session to discuss personnel matters.

Mayor Pappas motioned to enter into Executive Session; Ms. Aul seconded the motion. Executive session began at 9:15 a.m.

Ms. Aul motioned to end the executive session; Mayor Pappas seconded the motion. Executive session ended at 9:48 a.m.

There was no action was taken at this time.

11.0 Any Other Matters the Board Wishes to Discuss

12.0 Next NCIDA/NCDC/NADC Meeting:

DATE: February 12, 2020

TIME: 9:00 a.m.

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Bodewes made a motion to adjourn; Mayor Pappas seconded the motion. The meeting adjourned at 9:50 a.m.

Respectfully submitted:

Reviewed by:

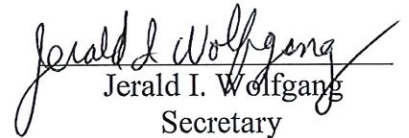
Approved by:



Barbara A. Gill
Recording Secretary



Susan C. Langdon
Executive Director



Jerald I. Wolfgang
Secretary