

REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, August 14, 2019

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 Chairperson Brady at 9 a.m.

2.0 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
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:

Dominick Ciliberto, DLC Diversified Holdings LLC
Tom Prohaska, Buffalo News
Jim Fink, Business First

Staff Present:

Susan C. Langdon, Executive Director
Andrea Klyczek, Assistant Director
Michael S. Dudley, Finance Manager
Dmitri Liadski, Economic Developer
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 July 10, 2019

Mr. Wolfgang made a motion to approve the meeting minutes; Mr. Bodewes 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 monthly 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 it to be order.

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

7.0 Unfinished Business

7.1 Cataract Tourism Fund

Ms. Klyczek stated that the Aquarium previously applied and was approved for a grant in the amount of \$273,000. Subsequently, it was discovered that the existing building conditions were degraded beyond what was anticipated in the original project scope; predominant issues included, structure, electrical and plumbing upgrades required to provide service for the exhibit. These issues increased the project costs to \$1,850,000.

The company re-submitted another application with a request for \$370,000 to be used toward the construction of a shallow tropical pool with the unique texture and movement of stingrays, sharks and a collection of marine invertebrates. Shark and Ray Bay will also be home to a variety of other creatures and the exhibit will be surrounded by shallow edges and viewing windows to provide visitors a close encounter with these gentle and graceful animals.

The Aquarium of Niagara sees this experience as one of the institution's most valued commodities, as visitors to WNY have become increasingly less interested in goods and services, and instead seek out interactive experiences. The project will create three (3) new jobs.

After further discussion, Mr. Wolfgang motioned to approve the grant request; Ms. Aul seconded the motion. The motion passed.

7.0 Unfinished Business Continued

7.1 Cataract Tourism Fund Continued

7.1.1 Aquarium Grant Request

The question of the approval of the Grant Request 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]	[]	[]	[]
William L. Ross	[X]	[]	[]	[]
Arthur G. Pappas	[X]	[]	[]	[]
Daryl Bodewes	[X]	[]	[]	[]

The grant request was thereupon duly adopted.

8.0 New Business

8.1 DLC Diversified Holdings LLC

Dmitri Liadski stated that the 15,000 square foot vacant former Tuscarora Club on Walnut Street in Lockport has been purchased from the City of Lockport by Dominick Ciliberto, and will be completely restored and remodeled into a banquet facility.

The historic building was first constructed in the mid-1800s and was operated as a restaurant by its most recent occupant from 2008 until its foreclosure in 2014.

Mr. Ciliberto spoke to the Board Members and stated that he plans on keeping the ambience of the club and that the second and third floors will be made into 18 hotel rooms, creating a boutique hotel feel. He is requesting a ten (10) Year PILOT and Sales and Mortgage Recording Tax Abatements. The project will create four (4) new jobs within three (3) years.

Mark Gabriele stated that this project is in a distressed area of Lockport.

8.0 New Business Continued

8.1 DLC Diversified Continued

8.1.1 Preliminary Resolution

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

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>
Stephen F. Brady	[X]	[]	[]	[]
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 resolutions were thereupon duly adopted.

8.2.2 Authorize Public Hearing

Mayor Pappas made a motion to authorize the Public Hearing; Mr. Ross seconded the motion. Ms. Aul abstained. The motion passed.

9.0 Information Items

There were no items at this time.

10.0 Agency Counsel

11.0 Any Other Matters the Board Wishes to Discuss

12.0 Next NCIDA/NCDC/NADC Meeting:

DATE: September 11, 2019

TIME: 9:00 a.m.

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Ms. Aul made a motion to adjourn; Mr. Onesi seconded the motion. The meeting adjourned at 9:15 a.m.

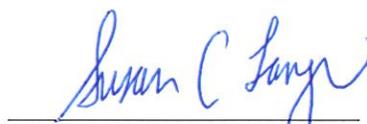
Respectfully submitted:

Reviewed by:

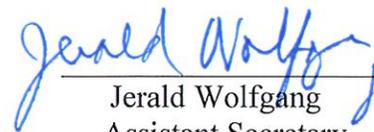
Approved by:



Barbara A. Gill
Recording Secretary



Susan C. Langdon
Executive Director



Jerald Wolfgang
Assistant Secretary