

## **REGULAR NCIDA/NCDC/NADC BOARD MEETING**

**DATE:** December 8, 2021  
**MEETING TIME:** 9:00 a.m.  
**MEETING PLACE:** Niagara County Industrial Development Agency  
Vantage Center, Suite One  
6311 Inducon Corporate Drive  
Sanborn, NY 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 Mark Onesi at 9:00 a.m.

### **2.0 Roll Call**

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|--|---------|
| Mark A. Onesi, Chairperson                           | Present |
| Jerald I. Wolfgang, 1 <sup>st</sup> Vice Chairperson | Present |
| Kevin McCabe, Vice Chairperson                       | Present |
| William L. Ross, Secretary                           | Present |
| Mary Lynn Candella, Assistant Secretary              | Excused |
| Robert B. Cliffe, Member                             | Excused |
| Clifford Scott, Member                               | Present |
| Scott Brydges, Member                                | Present |
| Jason Krempa, Member                                 | Present |

### **3.0 Introductions**

#### **Guests Present**

Jim Fink, Business First  
Tom Lizardo, Lockport Union-Sun & Journal/Niagara Gazette

#### **Staff Present**

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

**4.0 Mr. Onesi led the Pledge of Allegiance.**

**5.0 Approval of Meeting Minutes**

**5.1 Regular NCIDA/NCDC/NADC – November 10, 2021**

*Mr. Brydges motioned to approve the meeting minutes; Mr. Scott seconded the motion. The motion passed.*

**6.0 Finance & Audit Committee Reports**

**6.1 Agency Payables – November 30, 2021**

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

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

**6.2 Budget Variance Report – November 30, 2021**

Mr. McCabe stated that the Budget Variance Report has been reviewed and found to be in order.

*Mr. McCabe made a motion to approve the Budget Variance Report; Mr. Ross seconded the motion. The motion passed.*

**7.0 Unfinished Business**

There was no unfinished business at this time.

**8.0 New Business**

**8.1 Iskalo-57 Canal LLC**

Mr. Gabriele stated that Iskalo-57 Canal LLC is refinancing their project. In accordance with the refinance, they are requesting that the Agency consent to the mortgage. He added that there are no new benefits associated with this consent.

**8.1.1 Mortgage Consent**

RESOLUTION AUTHORIZING THE CONSENT TO THE EXECUTION AND DELIVERY OF A MORTGAGE AND OTHER DOCUMENTS WITH REGARD TO THE 2016 ISKALO 57 CANAL LLC PROJECT.

**8.1 Iskalo-57 Canal LLC (Continued)**

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> |
|--------------------|------------|------------|----------------|---------------|
| Jerald I Wolfgang  | X          |            |                |               |
| Kevin McCabe       | X          |            |                |               |
| William L. Ross    | X          |            |                |               |
| Mary Lynn Candella |            |            |                | X             |
| Robert B. Cliffe   |            |            |                | X             |
| Scott Brydges      | X          |            |                |               |
| Clifford Scott     | X          |            |                |               |
| Jason Krempa       | X          |            |                |               |
| Mark A. Onesi      | X          |            |                |               |

The Resolution was thereupon duly adopted.

**8.2 Consultant RFPs**

Ms. Klyczek stated that the Agency issued two RFP’s. The first RFP issued was for General IDA Consulting Services, and the second was for Consultant Administrative Services for CDBG Funds. The information was posted on the New York State Contract Reporter website, and it was also published in the local newspapers. We received one response from H Sichertman & Company. Staff is asking that the Board approve acceptance of their submission for both the IDA General Services, and for the CDBG Services.

**8.2.1 General IDA Consulting Services**

*Mr. Wolfgang made a motion to approve the general IDA consulting services; Mr. Brydges seconded the motion. The motion passed.*

**8.3.2 Consultant Administrative Services for CDBG Funds**

*Mr. Krempa made a motion to approve the consultant administrative services for CDBG funds; Mr. Brydges seconded the motion. The motion passed.*

**9.0 Agency Counsel**

There were no items from agency counsel at this time.

**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 that the Board wished to discuss.

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

**DATE: January 12, 2021**

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

**PLACE: Niagara County Center for Economic Development**

**13.0 Adjournment**

Mr. Onesi made a motion to adjourn; Mr. Brydges seconded the motion. The meeting adjourned at 9:07 a.m.

Respectfully Submitted:

Reviewed by:

Approved by:

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Julie Lamoreaux  
Recording Secretary

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Susan C. Langdon  
Executive Director

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William L. Ross  
Secretary