

# 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:** April 9, 2025  
**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 Onesi at 9:00 a.m.

### 2.0 Roll Call

Mark A. Onesi, Chairperson	Present
Jason Krempa, First Vice Chairman	Present
Anne E. McCaffrey, Second Vice Chairman	Present
William L. Ross, Secretary	Present
Mark Berube, Assistant Secretary	Present
Ryan J. Mahoney, Member	Excused
David J. Masse, Member	Present
William Fekete, Member	Excused

### 3.0 Introduction of Guests

Jonathan Epstein, Buffalo News  
Jim Fink, WBFO Radio  
Robert Creenan, Niagara Gazette  
Mike Casalle, Department of Economic Development  
Babu Patel, Niagara Club LLC – Arrived at 9:16 a.m.

#### Staff Present

Andrea Klyczek, Executive Director  
Jeremy Geartz, Director of Business Development & Retention  
Susan Barone, Grants, Loans, & Compliance Manager  
Julie Lamoreaux, Office & HR Administrator  
Joseph Grenga, Project Manager  
Mark J. Gabriele, Agency Counsel

### 4.0 Pledge of Allegiance

Ms. Klyczek led the pledge of allegiance.

**5.0 Approval of Meeting Minutes**

**5.1 Regular NCIDA/NCDC/NADC – March 19, 2025**

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

**6.0 Finance & Audit Committee Reports**

**6.1 Agency Payables – March 31, 2025**

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

*Mr. Krempa made a motion to approve the monthly payables; Mr. Masse seconded the motion. The motion passed.*

**6.2 Budget Variance Report – March 31, 2025**

Mr. Krempa stated that the budget variance reports have been reviewed and found to be in order.

*Mr. Krempa made a motion to approve the Budget Variance Report; Ms. McCaffrey seconded the motion. The motion passed.*

**7.0 Unfinished Business**

**7.1 Cityscape Property Management (83 Division Street)**

Mr. Gabriele stated that Cityscape Property Management is requesting a 6 month inducement extension. The company is expecting to have the project complete within the next four months.

**7.1.1 Inducement Extension Resolution**

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

*Mr. Berube made a motion to approve the Inducement Extension, Mr. Ross 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>
Mark Onesì	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney				x
Anne E. McCaffrey	x			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

## 8.0 New Business

### 8.1 Niagara Club LLC

Mr. Geartz stated that Niagara Club LLC has applied for sales tax abatement. They are located just across from Niagara Falls State Park, this location has been grossly underutilized and in disrepair since the Niagara Club closed in the mid-2000s. It has enormous potential as a dining and entertainment destination in Downtown Niagara Falls. The vision for the Niagara Club is to serve as Niagara's premiere dining, social, and entertainment destination with Niagara's only urban rooftop bar. The Niagara Club will key on the classic décor embedded within the building and restore it to the 1930s charm using period styling and fixtures. The banquet and event hall will be able to accommodate up to 250 guests for conferences, weddings, and events. The restaurant will feature an iconic floor-to-ceiling 25 seat bar and 150 seat dining area and an outdoor patio overlooking the Niagara Rapids and Niagara Falls State Park.

The Niagara Club will help keep visitors in downtown longer and offer them a better overall experience. The project is located in distressed census tract 211, as defined by the Federal poverty rate and the NYS unemployment rate. The business plans to bring 21 jobs to Niagara County.

#### 8.1.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF NIAGARA CLUB, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF NIAGARA CLUB, LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) PROVIDE SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

*Mr. Ross made a motion to approve the Final Resolution, Ms. McCaffrey 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>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney				x
Anne E. McCaffrey	x			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

#### 8.2.2 Cakes by Katya LLC

Ms. Barone stated that Cakes by Katya LLC is a bakery that is opening a new location on Niagara Falls Boulevard in Wheatfield in order to expand their business offering specialty baked goods and custom cakes. SBDC assisted them in submitting their application. The owner qualifies as low-to-moderate income and plans to hire 2 to 3 part-time employees. The business has requested \$25,000 from the Microenterprise Grant program. The Grant request was unanimously approved by the Committee for recommendation to the Board.

#### 8.2.2 Cakes by Katya LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO CAKES BY KATYA, LLC.

***Mr. Krempa made a motion to approve the Grant Resolution, Mr. Berube 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>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney				x
Anne E. McCaffrey	x			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

**8.2.3 Release & Restore Therapy**

Ms. Barone stated that Release & Restore Therapy is a start-up business that has recently opened a myofascial release therapy practice in the Town of Lockport. The therapy is similar to massage therapy but concentrates on different tissue aimed to help with chronic pain due to injuries and stress. They worked with SBDC to submit their business plan and application. The owners qualifies as low-to-moderate income. The business has requested \$13,000 in Microenterprise Grant funds. The Grant request was unanimously approved by the Committee for recommendation to the Board.

**8.2.3 Release & Restore Therapy**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO RELEASE & RESTORE THERAPY

*Mr. Krempa made a motion to approve the Grant Resolution, Mr. Masse 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>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney				x
Anne E. McCaffrey	x			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

**8.2.4 B's Flowers LLC**

Ms. Barone stated that B's Flowers LLC is located in Gasport and has been providing fresh cut flowers and custom floral arrangements for a variety of events and wholesale to other florists. They are expanding their farming capacity to meet larger demands. They were assisted by SBDC with submitting their application. The owner qualifies as a low-to-moderate income applicant. The business has requested \$21,000 from the Microenterprise Grant program. This Grant was unanimously approved by the Committee for recommendation to the Board.

**8.2.4 B's Flowers LLC**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO B'S FLOWERS LLC

***Mr. Krempa made a motion to approve the Grant Resolution, Mr. Masse 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>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney				x
Anne E. McCaffrey	x			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

#### **8.2.5 Gerald Kunkle DBA Kunkle's Landscaping**

Ms. Barone stated that Gerald Kunkle DBA Kunkle's Landscaping operates in North Tonawanda and offers lawn maintenance and snow plowing services. They are expanding their services to include trim work, garden bed construction, mulching, and top soil filling. They worked with SBDC to submit their application. The owner qualifies as a low-to-moderate income owner and will be hiring an additional landscaper. The business has requested a \$25,000 Microenterprise Grant. The Grant Request was unanimously approved by the Committee for recommendation to the Board.

#### **8.2.5 Gerald Kunkle DBA Kunkle's Landscaping**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO GERALD KUNKLE dba KUNKLE'S LANDSCAPING

***Mr. Krempa made a motion to approve the Grant Resolution, Ms. McCaffrey 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>
Mark Onesì	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney				x
Anne E. McCaffrey	x			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

#### **8.2.6 NickNats Landscaping LLC**

Ms. Barone stated that NickNats Landscaping LLC is located in Wheatfield and offers lawn and landscaping services including seasonal cleanups, tree work, and lawn gardening. To enhance its offerings, the business is expanding to offer concrete curbing services along with decorative landscape edging. The business will also transition from seasonal to year-round operations. The business will be hiring a low-to-moderate income individual as a landscape worker for the increased workload. The business has requested a \$25,000 Microenterprise Grant. The Grant request was unanimously approved by the Committee for recommendation to the Board.

#### **8.2.6 NickNats Landscaping LLC**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO NICKNATS LANDSCAPING LLC

*Mr. Krempa made a motion to approve the Grant Resolution, Ms. Masse 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>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney				x
Anne E. McCaffrey	x			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

#### 9.0 Agency Counsel

Agency Counsel had no comments at this time.

#### 10.0 Information Items

**10.1** Agency staff recommended the Board watch a six minute video of the Annual Economic Development Address.

#### 11.0 Any Other Matters the Board Wishes to Discuss

There were no other matters the Board wished to discuss.

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

**DATE:** May 14, 2025

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

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


#### 13.0 Adjournment

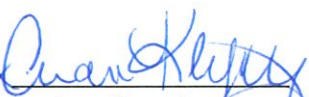
Mr. Onesi made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:27 a.m.


Respectfully Submitted:

Reviewed By:

Approved By:

  
Julie Lamoreaux  
Administrative Assistant

  
Andrea Klyczek  
Executive Director

  
William L. Ross  
Secretary