

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: June 11, 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

1.0 Meeting Called to Order

The regular meeting of the Niagara County Industrial Development Agency was called to order by First Vice Chairmen Krempa at 9:00 a.m.

2.0 Roll Call

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

3.0 Introduction of Guests

Patrick Foote, National Vacuum Environmental Services Corp.
Jonathan Epstein, Buffalo News
Jim Fink, WBFO Radio

Staff Present

Andrea Klyczek, Executive Director
Jeremy Geartz, Director of Business Development & Retention
Michael S. Dudley, Director of Finance & Real Estate
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

Mr. Mahoney led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – May 14, 2025

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – May 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. Mahoney seconded the motion. The motion passed.

6.2 Budget Variance Report – May 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; Mr. Mahoney seconded the motion. The motion passed.

7.0 Unfinished Business

7.1 Bogart-Sinatra Development LLC

Ms. Klyczek stated that the Agency held a Public Hearing for Bogart-Sinatra Development LLC on June 3, 2025 at 2:00 p.m. at the North Tonawanda City Hall. There was one speaker, Scott Franasiak, who was in opposition of incentives for the project but was in favor of the project. He felt that the current tax-breaks should be provided to the tenants of the facility and not the developer. The owners of the project, Mr. Bogart and Mr. Sinatra contacted the Agency after the Public Hearing to express that these incentives allow them to provide favorable and consistent rates to small business.

7.1.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF Bogart-Sinatra Development, LLC AND/OR AN INDIVIDUAL(S) OR AFFILIATE, SUBSIDIARY, OR ENTITY FORMED OR TO BE FORMED ON ITS BEHALF (AS MORE FULLY DEFINED BELOW); (ii) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, PILOT MORTGAGE AND RELATED DOCUMENTS: AND (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION FOR THE FINANCING RELATED TO THE PROJECT; AND (C) A PARTIAL ABATEMENT OF REAL PROPERTY TAXES RELATED TO THE PROJECT, AND (D) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

Mr. Berube made a motion to approve the Final Resolution, Mr. Mahoney 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			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

7.2 Hotel Niagara Development, LLC

Mr. Gabriele stated that Hotel Niagara Development, LLC has requested a six-month Inducement Extension. The project is expected to close in August of this year.

7.2.1 Inducement 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.

Mr. Masse 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			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

8.0 New Business

8.1 National Vacuum Environmental Services Corp.

Mr. Grenga stated that National Vacuum Environmental Services Corp. is a locally owned and operated company that plays a needed role in our community by providing industrial cleaning and environmental contracting services. Work is carried out using safe, efficient, and cost-effective methods. To maintain a competitive edge and meet growing demand, the company plans to expand its services by acquiring an additional vacuum truck and a combination sewer/flusher vacuum equipment. This fleet and machinery acquisition will not only enhance service capabilities but also create new job opportunities for the company. Obtaining new and modern equipment is vital in the company's ability to remain competitive and efficient.

Mr. Foote explained that the equipment needed is very expensive and this abatement will help the company to expand in the area and grow as a company.

8.1.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF National Vacuum Environmental Services Corp. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF National Vacuum Environmental Services Corp. 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, 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			
David J. Masse	x			
William Fekete				x

The Resolution was thereupon duly adopted.

8.2 Cataract Tourism Fund

Mr. Grenga stated that the Hyatt in downtown Niagara Falls is actively pursuing a partnership to bring Church's Chicken to our district. Currently, a limited number of accessible and affordable dining options often leads visitors to leave the downtown area in search of meals, resulting in a measurable loss of potential revenue for our local municipalities. Introducing a national recognized brand like Church's Chicken offers a compelling solution. It provides families traveling to Niagara Falls with a much-needed, high-quality, and affordable dining choice, directly improving their overall visitor experience. This collaboration is a strategic investment in the sustained growth and vitality of downtown Niagara Falls. The Cataract Grant Committee did meet on May 30, 2025 and unanimously approved the project for Board consideration.

8.2.1 Niagaras Krispy Crunchy Fried Chicken LLC

RESOLUTION AUTHORIZING A GRANT TO THE NIAGARAS KRISPY CRUNCHY FRIED CHICKEN LLC RELATING TO THE NIAGARAS KRISPY CRUNCHY FRIED CHICKEN LLC PROJECT.

Mr. Ross made a motion to approve the Cataract Grant, Mr. Mahoney 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 Ones				x
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	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

There were no information items at this time.

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: July 9, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment


Mr. Krempa made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:12 a.m.

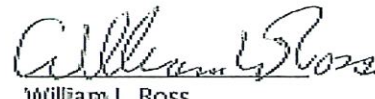
Respectfully Submitted:

Reviewed By:

Approved By:


Julie Lamoreaux
Administrative Assistant


Andrea Klyczek
Executive Director


William L. Ross
Secretary