

# 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:** July 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 Chairmen Onesi at 9:00 a.m.

### **2.0 Roll Call**

Mark A. Onesi, Chairperson	Present
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	Excused
William Fekete, Member	Present
Susan C. Langdon, Member	Present

### **3.0 Introduction of Guests**

Jonathan Epstein, Buffalo News  
Jim Fink, WBFO Radio  
Rob Creenan, Niagara Gazette

#### **Staff Present**

Michael S. Dudley, Director of Finance & Real Estate  
Susan Barone, Grants, Loans, & Compliance Manager  
Joseph Grenga, Project Manager  
Mark J. Gabriele, Agency Counsel  
Elizabeth Hughes, 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 – June 11, 2025

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – June 30, 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 – June 30, 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 Live-USA Incorporated

Mr. Gabriele stated that Live-USA Incorporated requested a six-month extension. The project experienced some delays but still plans on moving forward.

7.1.1 Inducement Extension

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND THE INDUCEMENT TERM FOR LIVE-USA INCORPORATED 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 LIVE-USA INCORPORATED OR AN ENTITY FORMED OR TO BE FORMED.

*Mr. Krempa made a motion to approve the Inducement Extension, Mr. Fekete 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			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

## 7.2 Cataract Grant Live-USA

Mr. Gabriele stated that Live-USA Incorporated currently has a Cataract Grant through the Agency. The company is requesting a six-month extension on the project.

### 7.2.1 Inducement Extension

RESOLUTION AUTHORIZING AN EXTENSION OF GRANT EXPIRATION DATE TO JUNE 30, 2026, ALL RELATING TO THE GRANT ACCEPTANCE AGREEMENT WITH LIVE-USA INCORPORATED.

*Mr. Fekete made a motion to approve the Inducement Extension, Mr. Krempa 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			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

**7.3 Updated Policies****7.3.1 Airborne Contaminants Policy**

Mr. Gabriele stated that the Airborne Contaminants Policy is a new required policy by New York State. This policy was recommend to the Board for approval by the Governance Committee.

*Mr. Berube made a motion to approve the Airborne Contaminants Policy, Mr. Fekete 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			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

**7.3.2 Solar Policy**

Mr. Gabriele stated that the Solar Policy has had some updates. The new updates allow the Agency to offer a PILOT incentive for up to 20 years. The Agency has a 2% escalator built into the new policy that would go up 2% every year to keep up with the cost of living. The price per mega-watt would be a minimum of \$4,000. The Agency will continue to encourage the local municipalities to enter into their own Community Host Agreement. The Agency recognizes the ability of a municipality to dictate weather solar projects would be in their Town, Village, or City. The Agency will not entertain an application for solar benefits until the municipality sends a letter of support to the Agency. This policy was recommend to the Board for approval by the Governance Committee.

*Mr. Berube made a motion to approve the Solar Policy, Mr. Krempa 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			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

### 7.3.3 Procurement Policy

Mr. Gabriele stated that the current Procurement Policy needed some updates to streamline processes for the Agency. The updated policy clarifies and makes it easier for the staff to make sure they can abide by it. This policy was recommend to the Board for approval by the Governance Committee.

***Mr. Berube made a motion to approve the Procurement Policy, Mr. Fekete 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			
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

## 8.0 New Business

### 8.1 RFP for General Construction Separation Wall

Mr. Dudley stated that the Agency issued an RFP for the construction of an interior wall to divide tenant units at 2055 Niagara Falls Boulevard, Niagara Falls, NY 14304. RFPs were delivered to three companies, posted on the Agency website and posted on the NYS Construction Exchange Website.

The Agency received two sealed bids. Staff is recommending that the work be completed by RMF Construction, LLC.

#### 8.1.1 NIIA - 2055 Niagara Falls Boulevard

*Mr. Krempa made a motion to approve the RFP, Mr. Fekete 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			
Susan C. Langdon	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: August 13, 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 9:19 a.m.

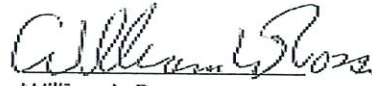
Respectfully Submitted:

Reviewed By:

Approved By:

  
Julie Lamoreaux  
Administrative Assistant

  
Andrea Klyczek  
Executive Director

  
William L. Ross  
Secretary