

REGULAR NCIDA/NCDC/NADC BOARD MEETING

DATE: September 10, 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 – M. Onesi

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	Excused
Mark Berube, Assistant Secretary	Present
Ryan J. Mahoney, Member	Present
David J. Masse, Member	Present
William Fekete, Member	Excused
Susan C. Langdon, Member	Present

3.0 Introduction of Guests

Jonathan Epstein, Buffalo News
Jim Fink, WBFO Radio
Rob Creenan, Niagara Gazette
Jackee Brown, Woodstream Landing
Dave Mazur, Woodstream Landing
Sydney Mazur, Woodstream Landing
Paal Elfstrum, Wheatfield Gardens

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
Alex Zulia, Project Manager
Mark J. Gabriele, Agency Counsel
Elizabeth Hughes, Counsel

4.0 Pledge of Allegiance

Mr. Berube led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – August 13, 2025

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – August 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 – August 31, 2025

Mr. Krempa stated that the Budget Variance Report has 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 Cataract Grant Hammer & Crown BC

Mr. Gabriele stated that Hammer & Crown BC has requested a second Inducement Extension on their Cataract Grant. The project is doing well and moving forward at this time.

7.1.1 Inducement Extension

SECOND AMENDED RESOLUTION AUTHORIZING A GRANT RELATING TO THE HAMMER & CROWN BREWING COMPANY PROJECT

Mr. Krempa made a motion to approve the Inducement Extension 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			
David J. Masse	x			
William Fekete				x
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

7.2 235 River Road LLC

Mr. Gabriele stated that 235 River Road LLC has requested an Inducement Extension. The company is moving forward with the project and anticipates closing in the spring of 2026.

7.2.1 Inducement Extension

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND THE INDUCEMENT TERM FOR 235 RIVER ROAD 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 235 River Road LLC OR AN ENTITY FORMED OR TO BE FORMED.

Mr. Berube made a motion to approve the Inducement Extension 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 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 Wheatfield Gardens, LLC

Mr. Gabriele stated that Wheatfield Gardens, LLC has requested a job number creation extension with a one year waiver. The business has fallen behind the requested job numbers.

Mr. Elfstrum from Wheatfield Gardens stated that his company has created 31 jobs. He is requesting more time to expand and believes they can achieve their goal of 85 jobs.

Mr. Krempa inquired as to what the crop base is. Mr. Elfstrum stated that the company started off as vegetables, they have since pivoted to more specialty crops including basil and adult use cannabis. The company is dedicating 25,000 square feet to the cannabis alone. The company is hoping to grow and increase their space with anticipated growth.

Mr. Krempa stated that he has fundamental issues with the State's approach to recreational cannabis, he believes access to it is too high.

Ms. Langdon stated that she is familiar with this project since its inception. She added that that the business has pivoted and adapted to a lot of changes over time. She is recommending approval of the job number waiver.

7.3.1 Job Number Creation Change

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO PROVIDE THE COMPANY WITH A ONE (1) YEAR PERMANENT EMPLOYMENT WAIVER

Ms. Langdon made a motion to approve the Job Number Extension, 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 Onesi	x – with hesitation			
Jason Krempa	x – with prejudice			
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 Woodstream Landing LLC

Mr. Geartz stated that Woodstream Landing LLC has put in an application for a 10-year Pilot along with Sales Tax Exemption, and Mortgage Reordering Tax Exemption. The company will be creating 80 market rate units on Sawyer Drive in Wheatfield, NY. These units will consist of eight (8) two story buildings, creating 16 one bedroom units, and 48 two bedroom units of work force housing available to the Town of Wheatfield and surrounding area. This increase in housing will align with the Governor's office seeking to build 800,000 homes across NYS over the next decade in the Housing Compact.

Mr. Mazur stated that this 80-unit project will also offer a dog park along with a variety of stores nearby. They are hoping to start the project in the spring of 2026.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF WOODSTREAM LANDING LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF WOODSTREAM LANDING LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Krempa made a motion to approve the Preliminary 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			
David J. Masse	x			
William Fekete				x
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Onesi stated that the Public Hearing will be held October 2, 2025 at 2:00 p.m. at the Center for Economic Development.

Mr. Krempa made a motion to approve the Public Hearing; Mr. Masse seconded the motion. The Motion passed.

8.2 Economic Development Administration

Ms. Klyczek stated that the agency is required to submit management plans for EDA Loan Funds every five years. There have been no changes in the management plan that has been previously approved.

8.2.1 Approval of Revised EDA Management Plan

Mr. Krempa made a motion to approve the EDA Management Plan, 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
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.3 Snow Removal RFP**8.3.1 6311 Inducon Corporate Drive****8.3.2 2045 & 2055 Niagara Falls Boulevard**

Mr. Gabriele stated that the Agency would like to add a late item to the Agenda. The item that needs to be added is the Snow Removal RFP for 6311 Inducon Corporate Drive and 2045 & 2055 Niagara Falls Boulevard.

Mr. Krempa made a motion to approve adding an item to the Agenda, Mr. Berube seconded the motion. The Motion passed.

Ms. Klyczek stated that the Agency issued an RFP for snow removal services. The Agency received 11 bids for services. There were two bids that staff would like for the board to consider. Staff is requesting that the Board make a final decision between Grand Island Waste Solutions LLC and Mike Sinatra Landscaping & snowplowing, LLC.

The Board discussed and it was decided that Grand Island Waste Solutions LLC was the better choice because of the cost savings.

8.3.1 RFP Snow Removal – 6311 Inducon Corporate Drive

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FROM GRAND ISLAND WASTE
SOLUTIONS LLC FOR SNOW PLOWING AND REMOVAL SERVICES AT 6311 INDUCON
CORPORATE DRIVE, SANBORN, NEW YORK.

Mr. Krempa made a motion to approve the Snow Removal RFP, 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
Susan C. Langdon	x			

The Resolution was thereupon duly adopted.

8.3.2 RFP Snow Removal – 2045 & 2055 Niagara Falls Boulevard

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FROM GRAND ISLAND WASTE
SOLUTIONS LLC FOR SNOW PLOWING AND REMOVAL SERVICES AT 2045 AND 2055
NIAGARA FALLS BOULEVARD, WHEATFIELD, NEW YORK.

Mr. Krempa made a motion to approve the Snow Removal RFP, 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 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.

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: October 8, 2025

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Onesì made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:06 a.m.

Respectfully Submitted:

Reviewed By:

Approved By:

Julie Lamoreaux
Administrative Assistant

Andrea Klyczek
Executive Director

Mark Berube
Assistant Secretary