

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: February 9, 2022
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 Chairperson Mark Onesi a 9:00 a.m.

2.0 Roll Call

Mark A. Onesi, Chairperson	Present
Jerald I. Wolfgang, 1 st Vice Chairperson	Present
Kevin McCabe, Vice Chairperson	Present
William L. Ross, Secretary	Present
Mary Lynn Candella, Assistant Secretary	Present – Via Phone
Robert B. Cliffe, Member	Present
Clifford Scott, Member	Present
Scott Brydges, Member	Present
Jason Krempa, Member	Present

3.0 Introduction of Guests

Tom Prohaska, Buffalo News
Gary Siddall, President and CEO/Aquarium of Niagara
Alexandria Lang, Senior Development Manager/Aquarium of Niagara

4.0 Pledge of Allegiance

Mr. Wolfgang led the Pledge of Allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – January 12, 2021

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

6.0 Finance & Audit Committee Reports

6.1 Agency Payables – January 31, 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 – January 31, 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 he motion. The motion passed.

7.0 Unfinished Business

7.1 CVE US E13 Wheatfield, LLC

Ms. Klyczek stated that a public hearing was held on February 3, 2022 at 2:00 in the Conference Room at the Niagara County Center for Economic Development, located at 6311 Inducon Corporate Drive, Suite 1, Sanborn, New York 14132. There were no comments at the public hearing. There was one attendee, John Shoemaker from Niagara County Real Property.

Mr. Wolfgang inquired about the fact that the company did not have anyone employed full time once the project was completed. Ms. Klyczek responded by saying they will be outsourcing for all the maintenance at their property.

7.1.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF CVE US EI3 WHEATFIELD, 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) ADOPTED FINDINGS THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT AND LEASEBACK AGREEMENT, 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.

Mr. Scott made a motion to approve the Final Resolution; Mr. Krempa seconded the motion.

7.1 CVE US E13 Wheatfield, 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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe		x		
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

7.2 Kilmer Solar, LLC

Ms. Klyczek stated that a public hearing was held on February 2, 2022 at 2:00 in the Council Room at the Town of Lewiston Town Hall, located at 1375 Ridge Road, Lewiston, New York 14092. There were three representatives from the town of Lewiston who spoke on various aspects of the project. In addition to an initial letter from the Town, the Agency received two letters from the Town, which are attached to the public hearing transcript.

Mr. Gabriele stated that before this project, the Agency received a consent letter from the Town of Lewiston. Sometime after the original letter of support, the Agency found that the Town was not consenting and the Town wanted to wait until after the Pilot was entered into. Mr. Gabriele informed the Board that they had an opportunity to consider this by either approving it, not approving it, approving it with conditions, or tabling it.

Mr. Wolfgang stated that he has spoken to the Town of Lewiston Supervisor, and the Supervisor requested the Board table this application since there has not been any further discussions or negotiations for the Pilot.

Mr. Wolfgang made a motion to table this project; Mr. Cliffe seconded the motion. The motion passed.

8.0 New Business

8.1 Moog Inc.

Mr. Gabriele stated that this project remains as part of the same project that was entered into several years ago. However, due to the increased costs of the project, the company is going to be incurring additional sales tax, which the company had not accounted for at the time of the application. Because that amount is in excess of \$100,000, the company is filing an amended application which will necessitate a Board approval.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE SUPPLEMENT TO THE EXISTING PROJECT APPLICATION OF MOOG, INC. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF MOOG, INC; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE SUPPLEMENTAL BENEFITS TO THE PROJECT; (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

Mr. Wolfgang made a motion to approve the preliminary resolution; Mr. Brydges seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.1.2 Authorize Public Hearing

Mr. Ross made a motion to approve the Public Hearing; Mr. Cliffe seconded the motion.

8.2 Niagara Creek LLC (The Eleanor Apartments, LLC)

Mr. Gabriele stated that The Eleanor Apartments, LLC was a project that was approved by the Board a number of years ago. The project was delayed by Covid. Niagara Creek, LLC is now purchasing the building. They would like the opportunity to step-into the shoes of the Eleanor Apartments, LLC for purposes of assuming all of the obligations of the Eleanor Apartments, LLC, as well as have the remaining benefits assigned to their corporation going forward.

Mr. Onesi asked if Niagara Creek LLC was looking for any other changes. Mr. Gabriele responded by saying they only other thing the company was looking for was three quarters of 1% of the mortgage tax exemption benefit.

Mr. Krempa asked if these are market rate apartments. Mr. Gabriele informed Mr. Krempa that they are market rate apartments, and are also in a distressed area.

8.2.1 Consent Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE ASSIGNMENT OF AND ASSUMPTION OF THE ELEANOR APARTMENTS LLC PROJECT TO NIAGARA CREEK, LLC INCLUDING THE ORIGINAL LEASE, LEASEBACK, PILOT AGREEMENT, TOGETHER WITH ALL ASSOCIATED DOCUMENTS RELATING TO THE FACILITY CURRENTLY RECEIVING BENEFITS FROM THE AGENCY.

Mr. Ross made a motion to approve the Consent Resolution; Mr. Scott seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.3 Request for Micro Enterprise Grant Approval

Ms. Klyczek stated that the Agency held an NCDC Committee meeting on January 26, 2022. At that time, each one of these projects was reviewed and approved by the Committee.

8.3.1 Halligan’s Niagara LLC

Ms. Klyczek stated that Halligan’s Niagara LLC submitted a Micro Enterprise grant request for the amount of \$25,000. This is a restaurant/bar that is located at 3997 Lower Mountain Road in Cambria. They have been operating since June of 2021. They worked with SBDC to submit their application. They will be creating two full-time, and two part-time jobs in Niagara County. This grant request was unanimously approved by the Committee.

8.3.1 Halligan’s Niagara LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO HALLIGAN’S NIAGARA LLC

Mr. Mr. Ross made a motion to approve the Microenterprise Grant; Mr. McCabe seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.3.2 MHG Food and Events Services, LLC (DBA Gypsy Kitchen)

Ms. Klyczek stated that MHG Food and Events Services, LLC is a small start-up catering business. They worked with SBDC to submit their business plan and application. They are asking for \$20,000 from the Micro Enterprise grant program. They are a low to moderate income applicant that intends to hire one full-time employee. This grant request was unanimously approved by the Committee on January 26, 2022.

8.3.2 MHG Food and Events Services, LLC (DBA Gypsy Kitchen)

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO MHG FOOD AND EVENTS SERVICES, LLC.

Mr. Mr. Ross made a motion to approve the Microenterprise Grant; Mr. Krempa seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.3.3 I Eudaimonia, Inc. (DBA Jacobsen Chiropractic & Wellness)

Ms. Klyczek stated that I Eudaimonia is a small business that just switched to a larger location on Military Road. They will be hiring two part-time individuals, and one full-time individual. The company is requesting \$20,100 from the Micro Enterprise grant. This grant request was unanimously approved by the Committee on January 26, 2022.

8.3.3 I Eudaimonia, Inc. (DBA Jacobsen Chiropractic & Wellness)

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO I EUDAIMONIA, INC.

Mr. Mr. Krempa made a motion to approve the Microenterprise Grant; Mr. Ross seconded the motion.

8.3.3 I Eudaimonia, Inc. (DBA Jacobsen Chiropractic & Wellness) (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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.3.4 Covey’s Cove

Ms. Klyczek stated that Covey’s Cove is a bar/restaurant that is located in Olcott. They worked with SBDC to submit their application for \$25,000 for various inventory. COVID did have a significant effect on them, and they operate seasonal for a time. The company is committed to hiring five new employees. These positions will be made available to low to moderate income individuals.

8.3.4 Covey’s Cove

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO COVEY’S COVE, INC.

Mr. Mr. Krempa made a motion to approve the Microenterprise Grant; Mr. Scott seconded the motion.

8.3.4 Covey’s Cove (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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.4 Request for Cataract Tourism Fund Grant

8.4.1 Aquarium of Niagara Discovery Center

Ms. Klyczek stated that on February 4, 2022 we held a Cataract Grant Fund Committee Meeting. The Agency introduced the Aquarium of Niagara Discovery Center. The Aquarium plans to renovate Discovery Center which is currently a NYS Parks facility located approximately 500 feet from the Aquarium. This additional 5,000 square feet of space is going to allow them to expand their physical presence, and deliver additional programming. They have an aggressive timeline, and they plan to begin construction in June of 2022. The total project cost is \$4,500,000. They are requesting 20 percent of the total project cost from the Cataract Fund, which would be \$900,000. They secured other sources of funds through Empire State Development, private foundations, and equity. The project is estimated to create at least ten jobs.

Mr. Wolfgang questioned who owned the building. Mr. Siddall, from the Niagara Falls Aquarium, responded by saying they are working out an agreement with NYS Parks for a 20 year use agreement for the project.

RESOLUTION AUTHORIZING A GRANT TO THE NIAGARA AQUARIUM FOUNDATION RELATING TO THE NIAGARA GORGE DISCOVERY CENTER PROJECT

Mr. Mr. Ross made a motion to approve the Cataract Tourism Fund Grant; Mr. Wolfgang seconded the motion.

8.4.1 Aquarium of Niagara Discovery Center (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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.4.2 Niagara Falls Center for Tourism

Mr. Gabriele stated that this was a project that this Board approved a year ago. Due to slow downs based on Covid, they are requesting that their expiration date be extended to the end of this 2022.

RESOLUTION AUTHORIZING AN EXTENSION OF GRANT EXPIRATION DATE TO DECEMBER 31, 2022, ALL RELATING TO THE GRANT ACCEPTANCE AGREEMENT WITH THE NIAGARA FALLS CENTER FOR TOURISM, LLC.

Mr. Mr. Ross made a motion to approve the Cataract Tourism Fund Grant date extension; Mr. Cliffe seconded the motion.

8.5 Covid Relief for Small Business Grant

Ms. Barone stated that for each of these grant applications, the Agency reviewed all the documents submitted for Grant eligibility criteria and confirmed with the New York State Office of Community Renewal if necessary.

8.5.1 Ameri-Cut Tool Grinding Inc. (DBA Superior Tool Company)

Ms. Barone stated that Ameri-Cut Tool Grinding Inc. is a small family-owned company in North Tonawanda that manufactures precision cutting tools. They have been in business for over 40 years, and acquired Superior Tool in 2016. They will create one full-time, and two part-time positions. During Covid, they lost revenue due to supply issues, reduced inventory and backorders causing lost sales which resulted in decreased production.

8.5.1 Ameri-Cut Tool Grinding Inc. (DBA Superior Tool Company) (Continued)

The company is requesting \$50,000, the use of funds will be for purchasing increased inventory, and repair of machinery to increase work flow. The Agency recommends approval of this Grant request as the applicant qualifies based on meeting all Grant eligibility requirements.

8.5.1 Ameri-Cut Tool Grinding Inc. (DBA Superior Tool Company)

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO AMERI-CUT TOOL GRINDING INC. UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Krempa made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Brydges seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.5.2 Jacobs Ladder, LLC

Ms. Barone stated that Jacob’s Ladder, LLC is a manufacturer of cardio exercise equipment located in the Town of Wheatfield. They have been in business since 2004. They will create two new full-time assembly positions made available to low-to-moderate income individuals. During Covid, they lost revenue due to supply issues, long lead times and raw material price increases, which lead them to a decision to insource the manufacturing of 40 out of 56 parts they use.

The company is requesting \$50,000, and the funds will be used for purchasing inventory and equipment, and hiring assembly employees to get the material production process up and running. The Agency recommends approval of this Grant request as the applicant qualifies based on meeting all Grant eligibility requirements.

8.5.2 Jacobs Ladder, LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO JACOBS LADDER LLC UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Wolfgang made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Ross seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.5.3 Nate’s Typewriters & Computers, Inc.

Ms. Barone stated that Nate’s Typewriters & Computer, Inc. is a full-service tech company in Niagara Falls providing sales and support for Business technology, personal computer, and office needs for over 38 years. They currently have four employees, and they will create one new full-time receptionist position made available to low-to-moderate income individuals. Covid retail and service restrictions, followed by disruptions to the supply and demand of computer parts disrupted the company. Due to the non-recovering copier business, they have decided to create a new Internet Café at their location with appropriate social distancing in order to increase clientele and income.

The company is requesting \$50,000 to be used for purchasing equipment, furniture, and inventory as well as signage to market the new Internet Café. The Agency recommends approval of this Grant request as the applicant qualifies based on meeting all Grant eligibility requirements.

8.5.3 Nate’s Typewriters & Computers, Inc.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO NATE’S TYPEWRITERS & COMPUTERS, INC. UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Wolfgang made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Krempa seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.5.4 Salon Nouveau Day Spa, LLC

Salon Nouveau Day Spa, LLC is a full-service salon in Wheatfield. They have been in business over ten years. They currently have seven employees, and they are looking to hire three new full-time salon positions held by low to moderate income individuals. Covid closures and restrictions had caused a dramatic decrease in business and difficulty retaining and hiring employees. With the loss in clientele, they were also unable to make necessary repairs and upgrades for the salon.

The company is requesting \$45,000 to be used for purchasing fixtures, furniture, and inventory as well as hiring staff and marketing costs to attract new business. The Agency recommends approval of this Grant request as the applicant qualifies based on meeting all Grant eligibility requirements.

8.5.4 Salon Nouveau Day Spa, LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO SALON NOUVEAU DAY SPA, LLC UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Cliffe made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Brydges seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.5.5 Great Lakes Iron Inc.

Great Lakes Iron Inc. specializes in the erection of miscellaneous metals, stairs, and fencing for commercial and industrial projects. They are located in Ransomville, and have been in business for over four years. The business has a low-to-moderate income owner and is looking to hire one new full-time iron worker position made available to low-to-moderate income individual. As a result of Covid, several projects were put on hold, which highly effected the business and forced them to diversify and offer more services. They are now including expansion into structural steel erection, and bridge construction and repair to help them recover.

The company is requesting \$28,000, this will be used for purchasing equipment that will allow for these additional services. The Agency recommends approval of this Grant request as the applicant qualifies based on meeting all Grant eligibility requirements.

8.5.5 Great Lakes Iron Inc.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO GREAT LAKES IRON INC. UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Wolfgang made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Brydges seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.5.6 Arlene & Jack Miljour (DBA Sunset Stables)

Arlene & Jack Miljour d/b/a Sunset Stables is a working farm in Sanborn that specializes in boarding horses, stable rental, horse care, and riding areas. They have been in business for 13 years. They are a low-to-moderate income owned business and looking to hire one new part-time labor position. During Covid, the farm had boarders move their horses out due to the close proximity of stalls, and riding areas. Also, due to their client’s decreased income some were not able to afford their horses, therefore, they no longer needed boarding services.

The company is requesting \$26,000 to be used for replacing and repairing equipment to keep the farm working. They also will be updating the stables, and grounds to attract new clients to board their horses. The Agency recommends approval of this Grant request as the applicant qualifies based on meeting all Grant eligibility requirements.

8.5.6 Arlene & Jack Miljour (DBA Sunset Stables)

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO JACK MILJOUR AND ARLENE MILJOUR D/B/A SUNSET STABLES UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Brydges made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Krempa seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.5.7 Niagara Shores Campground & Conference Center LLC

Niagara Shores Campground & Conference Center LLC is a campground offering camping and lodging accommodations, as well as a 10,000 sq. ft. convention center for special events. They are located in Appleton, and opened in 2019. They currently have five employees, and they are looking to hire one full-time, and two part-time kitchen positions held by low-to-moderate income individuals. The Covid closures and restrictions had caused a dramatic decrease in business with many camping and event cancellations.

The company is requesting \$50,000 to be used for working capital to help them through expansion of their accommodations to include upgrades, and updating restroom facilities with sanitizing equipment. This will also aid in hiring adequate staff to properly serve guests. The Agency recommends approval of this Grant request as the applicant qualifies based on meeting all Grant eligibility requirements.

8.5.7 Niagara Shores Campground & Conference Center LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO NIAGARA SHORES CAMPGROUND AND CONFERENCE CENTER LLC UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Ross made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Krempa seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

8.5.8 Donovan Orchards LLC

Donovan Orchards LLC is a fruit orchard, as well as a producer of hard ciders with a tasting room in their Barker location. The fruit, and ciders are also distributed in local grocery chains, and restaurants. They have been in business for 15 years. They currently have ten employees, and are committed to hiring one full-time production position held by a low-to-moderate income individual. The shutdown of indoor restaurant/bar operations directly impacted their tasting rooms, as well as decreased sales to restaurants through their distributors. They had to lay off staff due to decreased production from supply issues. The supply and staffing issues caused a loss of income by not being able to fulfill orders.

The company requested \$50,000 to be used for equipment that will help repurpose, and create flexibility in production areas to increase production. This will also enhance employee social distancing and, add a more sanitary production system. The Agency recommends approval of this Grant request as the applicant qualifies based on meeting all Grant eligibility requirements.

8.5.8 Donovan Orchards LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING GRANT TO DONOVAN ORCHARDS LLC UNDER THE COVID-19 RELIEF SMALL BUSINESS PROGRAM.

Mr. Mr. Krempa made a motion to approve the Grant under the Covid-19 Relief Small Business Program; Mr. Cliffe seconded the motion.

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 Wolfgang	x			
Kevin McCabe	x			
William Ross	x			
Mary Lynn Candella				x
Robert Cliffe	x			
Scott Brydges	x			
Clifford Scott	x			
Jason Krempa	x			
Mark Onesi	x			

The Resolution was thereupon duly adopted.

9.0 Agency Counsel

Mr. Gabriele stated that when the Agency applied for funding for the Covid-19 Small Business Relief Grant program, we were not anticipating applications from area hotels. In the beginning of the pandemic, the Agency provided HELP loans to specifically target impacted hotels. He asked the Board for guidance on whether to consider hotels that also received the HELP loans for Covid grants. The Board agreed that the only hotels that will qualify for Covid grants, are those that have not already received a HELP loan from the NCIDA.

Mr. Gabriele informed the Board that staff received a 3% raise back in December, 2021 for the year of 2022. Because Ms. Langdon is a contract employee, any raise for her would require Board approval.

The Board entered into an executive session for the purpose of discussing a personnel issue. The Board came out of Executive session, and unanimously approved the 3% raise for Susan Langdon, retroactive to January 1, 2022

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: March 9, 2022

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

PLACE: Niagara County Center for Economic Development

13.0 Adjournment

Mr. Onesi made a motion to adjourn; Mr. Wolfgang seconded the motion. The meeting adjourned at 10:30 a.m.

Respectfully Submitted:

Reviewed By:

Approved By:

Julie Lamoreaux
Recording Secretary

Susan C. Langdon
Executive Director

William L. Ross
Secretary