

# REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, July 13, 2016 – 9:00 a.m.

Meeting Place: Niagara County Industrial Development Agency  
6311 Inducon Corporate Drive, Suite One  
Sanborn, New York 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 Chairman Brady at 9:00 a.m.

## 2.0 Roll Call

Stephen F. Brady, Acting Chairman	Present
Mark A. Onesi, Second Vice Chairman	Present
Kevin McCabe, Secretary	Present
Jerald I. Wolfgang, Assistant Secretary	Present
Michael W. McNally, Member	Present
Joan G. Aul, Member	Present
Willie C. Dunn	Present
William L. Ross	Present
Arthur G. Pappas	Present

## 3.0 Chairman Brady led the Pledge of Allegiance.

## 4.0 Introduction of Guests

### Guests Present:

Joe Armenia	Reger Holdings
Samuel Helm	Reger Holdings
Jordan Litwiniak	Reger Holdings

### Staff Present:

Samuel M. Ferraro, Executive Director  
Susan C. Langdon, Director of Projects & Finance  
Andrea Klyczek, Director of Regional & International Marketing  
Michael S. Dudley, Finance Manager  
Mark J. Gabriele, Agency Counsel  
Barbara A. Gill, Administrative Coordinator/Recording Secretary

## 5.0 Approval of NCIDA Meeting Minutes

### 5.1 Meeting Minutes of June 8, 2016

Chairman Brady asked for a motion to approve the meeting minutes.

*Mr. McCabe made a motion to approve the meeting minutes; Mr. Onesi seconded the motion. The motion passed.*

## **6.0 NCIDA/NCDC/NADC Committee Reports**

### **6.1 Finance & Audit Committee**

#### **6.1.1 Agency Payables**

Mr. Onesi stated that the Committee Members had reviewed the monthly payables and found them to be in order.

*Mr. Onesi motioned to approve the payables; Mr. McCabe seconded the motion. The motion passed unanimously.*

#### **6.1.2 Budget Variance Report**

Mr. Onesi stated that the Committee Members had reviewed the Budget Variance Report and found the report to be in order.

*Mr. Onesi made a motion to approve the Budget Variance Report; Mr. McCabe seconded the motion. The motion passed.*

## **7.0 Unfinished Business**

There was no unfinished business at this time.

## **8.0 New Business**

### **8.1 5535 Porter Rd., LLC**

Ms. Langdon stated that the applicant is the owner/landlord of the property located at 5535 Porter Road and is under contract for the purchase of 5555 Porter Road. The company plans to reposition the vacant properties for industrial, warehouse, and/or back office use. This includes significant investment in capital improvements to the existing buildings as well as new construction of a 60,000 square foot building which will connect the two existing buildings.

5535 Porter Road is a 138,661 sf building previously occupied by Sam's club. 5555 Porter Road consists of 117,270 and was previously occupied by Walmart and currently occupied by Park's Furniture Store, which will vacate shortly after acquisition of the building by the applicant. Reger Holdings, LLC focuses on commercial and industrial value added real estate investments and quality residential and mixed use development.

Joseph Armenia, Chief Financial Officer, gave a brief summary of the project and showed renderings of the site plans. He stated that a minimum of 23 new jobs will be created.

The company is requesting a 15 Year Industrial PILOT and Sales Tax and Mortgage Recording Tax Abatements.

**8.1.1 Preliminary Resolution**

*Mr. Ross made a motion to approve the Preliminary Resolution; Mr. Wolfgang seconded the motion. The motion passed.*

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Brady	[ X ]	[   ]	[   ]	[   ]
Mark A. Onesi	[ X ]	[   ]	[   ]	[   ]
Michael W. McNally	[ X ]	[   ]	[   ]	[   ]
Kevin McCabe	[ X ]	[   ]	[   ]	[   ]
Jerald I. Wolfgang	[ X ]	[   ]	[   ]	[   ]
Joan G. Aul	[ X ]	[   ]	[   ]	[   ]
Willie C. Dunn	[ X ]	[   ]	[   ]	[   ]
William L. Ross	[ X ]	[   ]	[   ]	[   ]
Arthur G. Pappas	[ X ]	[   ]	[   ]	[   ]

The Resolution was thereupon duly adopted.

**8.1.2 Authorize Public Hearing**

*Mayor Pappas made a motion to authorize the Public Hearing; Mr. Onesi seconded the motion. The motion passed.*

**8.2 Merani Holdings, LLC  
 LaSalle Hospitality, Inc.**

In a letter to the Agency, the company has requested the execution and delivery of a mortgage and assignment of leases and rents to secure a new loan with Lake Shore Savings Bank. The new loan will be secured by a subordinate collateral mortgage on the hotel at Merani Holdings Project at 114 Buffalo Ave. and the LaSalle Hospitality project at 7001 Buffalo Ave. in Niagara Falls, New York.

**8.2.1 Consent to Mortgage**

*Mr. Wolfgang made a motion to approve the Consent to Mortgage; Mr. McNally seconded the motion. The motion passed.*

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF MORTGAGES, MORTGAGE TAX EXEMPTION AFFIDAVITS AND OTHER DOCUMENTS WITH REGARD TO THE 2005 MERANI HOLDINGS, LLC AND 2009 LASALLE HOSPITALITY, INC. PROJECT.

**8.2 Merani Holdings, LLC Continued  
 LaSalle Hospitality, Inc.**

**8.2.1 Consent to Mortgage**

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Brady	[ X ]	[ ]	[ ]	[ ]
Mark A. Onesi	[ X ]	[ ]	[ ]	[ ]
Michael W. McNally	[ X ]	[ ]	[ ]	[ ]
Kevin McCabe	[ X ]	[ ]	[ ]	[ ]
Jerald I. Wolfgang	[ X ]	[ ]	[ ]	[ ]
Joan G. Aul	[ X ]	[ ]	[ ]	[ ]
Willie C. Dunn	[ X ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**9.0 Information Items**

There were no information items at this time.

**10.0 Agency Counsel**

There were no items at this time.

**11.0 Report from Executive Director**

Mr. Ferraro discussed that:

- Andrea Klyczek of Agency staff has been actively working on “Propertunities” which is a database of available sites in Niagara County. Ms. Klyczek has added 150 properties that can be marketed on Costar. Some of the information in the database includes SBL numbers, contact person, address, zoning, and available utility information.
- On July 12, 2016, he and Board Member Willie Dunn represented the Agency at the Hamister Hotel Ground Breaking Ceremony.

**12.0 Any Other NCIDA Matters the Board Wishes to Discuss**

There were no other matters at this time.

**13.0 Next Board Meeting:**

**DATE: August 10, 2016**

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

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

**14.0 Adjournment**

***Mr. Onesi made a motion, seconded by Mayor Pappas to adjourn the meeting. The meeting adjourned at 9:20 a.m.***

Respectfully submitted:

Reviewed by:

Approved by:



Barbara A. Gill  
Recording Secretary



Samuel M. Ferraro  
Executive Director



Kevin McCabe  
Secretary