

REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, January 11, 2017 – 9:00 a.m.

Meeting Place: **Niagara County Industrial Development Agency
6311 Inducon Corporate Drive, Suite One
Sanborn, New York 14132**

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, Member	Present
William L. Ross, Member	Excused
Arthur G. Pappas, Member	Present

3.0 Chairman Brady led the Pledge of Allegiance.

4.0 Introduction of Guests

Guests Present:

Karen Fiala	ECIDA
Tom Prohaska	Buffalo News
Mark Ferreri	Briarwood Manor

Staff Present:

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 December 7, 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 he had reviewed the Payables and found them to be in order.

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

6.1.2 Budget Variance Report

Mr. Onesi stated that he had reviewed the Budget Variance Report for November and found it to be in order.

Mr. Onesi made a motion to approve the report; Mr. McCabe seconded the motion. The motion passed.

7.0 Unfinished Business

7.1 Rock One Development, LLC

Ms. Langdon stated that the Public Hearing was held on January 3, 2017 with approximately 30 attendees with multiple speakers in favor of the project.

The company had requested a 10 year Brownfield property tax abatement and sales and mortgage tax abatements. Eleven (11) new jobs will be created.

Mr. Wolfgang motioned to approve the Final Resolution; Ms. Aul seconded the motion. The motion passed.

The question of the adoption of the foregoing Resolution was duly put to a vote, 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]	[]	[]	[X]
William L. Ross	[]	[]	[]	[X]
Arthur G. Pappas	[X]	[]	[]	[]

The Resolution was thereupon duly adopted.

8.0 New Business

8.1 Briarwood Manor Assisted Living Facility

Ms. Langdon stated that the company is currently a 160-bed assisted living facility with plans to construct a 10,832 square foot addition to be used as a 20-bed memory care unit. In addition, 20 existing semi-private rooms will be renovated and converted to private occupancy and the kitchen and dining room will also be renovated. The company is requesting a property tax abatement and sales tax and mortgage recording tax abatements. There are currently sixty (60) full time employees with plans to hire nine (9) more.

Mark Ferreri, a representative of the company gave a brief summary of the project and answered questions from the Board Members. He discussed the need for memory care beds in this area, and that the newly hired employees will consist of LPNs and nursing assistants.

8.1.1 Preliminary Resolution

After further discussion, Mr. McNally motioned to approve the Preliminary Resolution; Mr. McCabe seconded the motion. The motion passed.

The question of the adoption of the foregoing Resolution was duly put to a vote, 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.

Mr. Dunn arrived at this time.

8.1.2 Authorize Public Hearing

Mr. Onesi motioned to authorize the Public Hearing; Mr. Pappas seconded the motion. The motion passed.

9.0 Agency Counsel

There were no items at this time.

10.0 Any Other NCIDA Matters the Board Wishes to Discuss

11.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: February 8, 2017

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

PLACE: Niagara County Center for Economic Development

12.0 Adjournment

The Chairman asked for a motion to adjourn.

Mr. Onesi motioned to adjourn; Mr. McCabe seconded the motion. The meeting adjourned at 9:30 a.m.

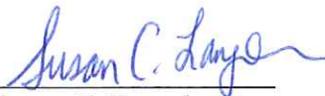
Respectfully submitted:

Reviewed by:

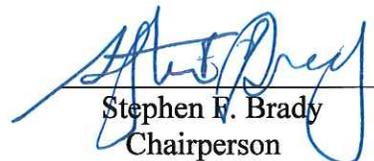
Approved by:



Barbara A. Gill
Recording Secretary



Susan C. Langdon
Director of Projects & Finance



Stephen F. Brady
Chairperson