

## REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, January 10, 2018 – 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 Chairperson Brady at 9 a.m.

### 2.0 Roll Call

Stephen F. Brady, Chairperson	Present
Mark A. Onesi, Vice Chairperson	Present
Joan G. Aul, First Vice Chairperson	Present
Kevin McCabe, Secretary	Present
Jerald I. Wolfgang, Assistant Secretary	Present
Willie C. Dunn, Member	Excused
William L. Ross, Member	Present
Arthur G. Pappas, Member	Present

### 3.0 Chairperson Brady led the Pledge of Allegiance.

### 4.0 Introductions

#### Guests Present:

Tom Prohaska, Buffalo News  
Shani Kozlowski, National Vacuum  
Maggie Kozlowski, National Vacuum

#### 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 December 13, 2017**

Mr. McCabe stated that he had reviewed the meeting minutes and found them to be in order.

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

**6.0 Finance & Audit Committee Reports**

**6.1 Agency Payables**

Mr. Onesi stated that he had reviewed the Payables and found them to be in order.

*Mr. Onesi made a motion to approve the payables; Mayor Pappas seconded the motion. The motion passed.*

**6.2 Budget Variance Report**

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

*Mr. Onesi made a motion to approve the report; Mayor Pappas seconded the motion. The motion passed.*

**7.0 Unfinished Business**

**7.1 Sustainable Bioelectric LLC**

In a letter to the Agency dated January 5, 2018, the company requested the Board's consent to the sale of membership interests in the project located in Wheatfield, New York. Enclosed, with the letter, was a revised section of the original application with new ownership details and a draft Consent to Assignment for review and execution.

Mark Gabriele stated that there would be no changes to the PILOT.

**7.1.1 Consent to Change in Ownership**

*Mr. Wolfgang made a motion to approve the change in ownership; Mr. Ross seconded the motion. The motion passed.*

**7.0 Unfinished Business Continued**

**7.1 Sustainable Bioelectric Continued**

**7.1.1 Consent to Change in Ownership**

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>
Stephen F. Brady	[ X ]	[ ]	[ ]	[ ]
Mark Onesi	[ X ]	[ ]	[ ]	[ ]
Joan G. Aul	[ X ]	[ ]	[ ]	[ ]
Kevin McCabe	[ X ]	[ ]	[ ]	[ ]
Jerald I. Wolfgang	[ X ]	[ ]	[ ]	[ ]
Willie Dunn	[ ]	[ ]	[ ]	[ X ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**8.0 New Business**

**8.1 National Vacuum Environmental Services Corp.**

The company has been located at 408 47<sup>th</sup> Street in Niagara Falls. In order to allow the company future growth, National Vacuum wishes to construct a new 20,000 square foot facility on vacant land on 56<sup>th</sup> Street in Niagara Falls, New York. The new facility will be designed to better accommodate the company's logistical, operational and back-office needs.

The principals are requesting a fifteen (15) year property tax and sales tax abatements. There are thirty-eight (38) existing jobs at the current facility with plans to hire ten (10) new employees within 3 years.

Shani Kozlowski and Maggie Kozlowski represented the company and gave a brief description of the project. Ms. Shani Kozlowski stated that the building on 47<sup>th</sup> Street has already been sold, and the new location will allow the creation of new, good paying jobs such as field technicians, operators for heavy equipment, etc.

**8.1.1 Preliminary Resolution**

*Mr. Onesi made a motion to approve the Preliminary Resolution; Mayor Pappas seconded the motion. The motion passed.*

**8.0 New Business Continued**

**8.1 National Vacuum Continued**

**8.1.1 Preliminary Resolution Continued**

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>
Stephen F. Brady	[ X ]	[ ]	[ ]	[ ]
Mark Onesi	[ X ]	[ ]	[ ]	[ ]
Joan G. Aul	[ X ]	[ ]	[ ]	[ ]
Kevin McCabe	[ X ]	[ ]	[ ]	[ ]
Jerald I. Wolfgang	[ X ]	[ ]	[ ]	[ ]
Willie Dunn	[ ]	[ ]	[ ]	[ X ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**8.1.2 Authorize Public Hearing**

*Mr. Ross motioned to authorize the Public Hearing; Mayor Pappas seconded the motion. The motion passed.*

**8.2 LaSalle/Merani Hospitality LLC**

In a letter dated January 4, 2018, the company requested the Board's approval to refinance their current mortgage with Evans Bank. Mark Gabriele stated that there will be no changes to the current PILOT.

**8.2.1 Mortgage Refinancing**

*Ms. Aul made a motion to approve the Mortgage Refinancing; Mr. Onesi seconded the motion. The motion passed.*



8.0 New Business Continued

8.2 LaSalle/Merani Continued

8.2.1 Mortgage Refinancing Continued

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>
Stephen F. Brady	[ X ]	[ ]	[ ]	[ ]
Mark Onesi	[ X ]	[ ]	[ ]	[ ]
Joan G. Aul	[ X ]	[ ]	[ ]	[ ]
Kevin McCabe	[ X ]	[ ]	[ ]	[ ]
Jerald I. Wolfgang	[ X ]	[ ]	[ ]	[ ]
Willie Dunn	[ ]	[ ]	[ ]	[ X ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

8.3 Executive Director

At this time, Mr. Gabriele asked for a motion to go into Executive Session to discuss the executive director's contract renewal and shared services agreement.

*Mr. Wolfgang motioned to enter into Executive Session; Mayor Pappas seconded the motion. Executive Session began at 9:15 a.m.*

*Mr. McCabe motioned to come out of Executive Session; Mayor Pappas seconded the motion. Executive Session ended at 9:25 a.m.*

8.3.1 Contract Renewal

*Ms. Aul motioned to approve the contract renewal; Mayor Pappas seconded the motion. The motion passed unanimously.*

8.3.2 Shared Services Agreement Extension

*Ms. Aul motioned to extend the shared services agreement; Mr. Onesi seconded the motion. The motion passed unanimously.*

Samuel Ferraro's contract was approved for a five (5) year term and the Shared Services Agreement Extension was also extended. Mr. Ferraro thanked the Board Members for their support over the years.

**9.0 Information Items**

There were no informational items at this time.

**10.0 Agency Counsel**

There were no items at this time.

**11.0 Report from Executive Director**

There was no report at this time.

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

**13.0 Next NCIDA/NCDC/NADC Meeting:**

**DATE: Next Regular Meeting February 14, 2018**

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

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

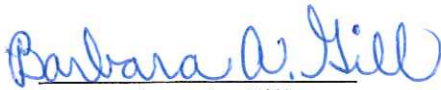
**14.0 Adjournment**

*Ms. Aul motioned to adjourn; Mayor Pappas seconded the motion. The meeting adjourned at 9:30 a.m.*

Respectfully submitted:

Reviewed by:

Approved by:



Barbara A. Gill  
Recording Secretary



Samuel M. Ferraro  
Executive Director



Kevin McCabe  
Secretary