

## REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, June 12, 2019

Meeting Time: 9 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 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	Excused
Jerald I. Wolfgang, Assistant Secretary	Present
William L. Ross, Member	Present
Arthur G. Pappas, Member	Present
Daryl Bodewes, Member	Excused

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

### 4.0 Introductions

#### Guests Present:

Jim Fink, Business First  
Dinene Zaleski, Small Business Development Center  
Yaro Grinchishin, ADJ Machining LLC  
Andrew Grinchishin, ADJ Machining LLC  
Paul Grenga, Niagara Falls Center for Tourism

#### Staff Present:

Susan C. Langdon, Executive Director  
Andrea Klyczek, Assistant Director  
Michael S. Dudley, Finance Manager  
Dmitri Liadski, Economic Developer  
Caroline Caruso, Accounting Associate  
Mark J. Gabriele, Agency Counsel  
Barbara A. Gill, Administrative Coordinator/Recording Secretary

**5.0 Approval of NCIDA Meeting Minutes**

**5.1 Meeting Minutes of May 8, 2019**

*Mr. Wolfgang 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 monthly payables and found them to be in order.

*Mr. Onesi made a motion to approve the monthly payables; Mr. Ross seconded the motion. The motion passed.*

**6.2 Budget Variance Report**

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

*Mr. Onesi made a motion to approve the Report; Mr. Ross seconded the motion. The motion passed.*

**7.0 Unfinished Business**

**7.1 Clark Property Management LLC**

Daisy Barn Campground is an existing campground located on Route 18 in the Town of Wilson that has become a major tourist destination for the area and needs to expand in order to accommodate the demand from new visitors.

The principals are requesting a ten (10) year Tourism PILOT and sales tax and mortgage recording tax abatements. Currently there are 3 part time employees with plans to hire three (3) more within three (3) years.

The Public Hearing was held on May 30, 2019 at the Wilson Town Hall with one (1) attendee and no speakers.

**7.0 Unfinished Business Continued**

**7.1 Clark Property Continued**

**7.1.1 Final Resolution**

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

The question of the approval of the 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 ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ ]	[ ]	[ ]	[ X ]

The Resolution was thereupon duly adopted.

**7.2 Empire Emergency Apparatus Inc.**

The project was tabled at last month's Board Meeting due to the fact that the Board Members felt that further financial information relative to additional project costs was needed.

Subsequently the company compiled a detailed spreadsheet of the equipment that is needed and the reason for the additional sales tax relief for the ongoing construction project. They calculated the need for additional relief of \$32,000.00 in sales taxes for the purchase of \$400,000.00 of equipment which is a result of changes in the original project scope.

*After a brief discussion, Mr. Wolfgang motioned to approve the sales tax; Mayor Pappas seconded the motion. The motion passed.*

**7.0 Unfinished Business Continued**

**7.2 Empire Emergency Continued**

**7.2.1 Sales Tax Approval**

The question of the approval of the 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 ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ ]	[ ]	[ ]	[ X ]

The Resolution was thereupon duly adopted.

**7.3 Hotel Niagara Development LLC**

The company is requesting an extension on their Inducement which ends on July 31, 2019. The request is due to delays in Part II approval and discussions with the NYS Department of Transportation.

**7.3.1 Inducement Resolution Extension**

The question of the approval of the 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 ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ ]	[ ]	[ ]	[ X ]

The Resolution was thereupon duly adopted.

**7.0 Unfinished Business Continued**

**7.4 Niacet Corporation**

The Niacet Calcium Propionate Niagara Falls expansion project is being strongly considered by the management team. In the interim, the company is requesting a six (6) month extension on their Inducement while they consider expanding in Niagara Falls.

**7.4.1 Inducement Resolution Extension**

*After a brief discussion, Mr. Wolfgang motioned to approve the extension; Mr. Onesi seconded the motion. The motion passed.*

The question of the approval of the 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 ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ ]	[ ]	[ ]	[ X ]

The Resolution was thereupon duly adopted.

**7.5 H. Sicherman/the Harrison Studio**

In a letter dated June 4, 2019, Harry Sicherman requested an extension of his contract expiration date from April 2019 to December 2019 with all other terms and conditions of agreement to remain unchanged.

**7.5.1 Contract Renewal**

*Mr. Ross motioned to approve the extension; Ms. Aul seconded the motion. The motion passed.*

**7.0 Unfinished Business Continued**

**7.5 H. Sicherman Continued**

**7.5.1 Contract Renewal**

The question of the approval of the 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 ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ ]	[ ]	[ ]	[ X ]

The Resolution was thereupon duly adopted.

**7.6 J & S Niagara Leasing Corp. (National Vacuum)**

The company is requesting an inclusion of an institutional mortgage in the principal sum of \$950,000 to complete the building improvements that are currently under construction. This request is supplemental to the financing that was approved for the company in June 2018. The Consent to Mortgage is with Bank on Buffalo.

**7.6.1 Consent to Mortgage and Mortgage Tax Exemption**

*Mr. Wolfgang motioned to approve the Consent to Mortgage; Mr. Onesi seconded the motion. The motion passed.*

The question of the approval of the 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 ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ ]	[ ]	[ ]	[ X ]

The Resolution was thereupon duly adopted.

**7.0 Unfinished Business Continued**

**7.7 Cataract Tourism Fund**

**7.7.1 NF Center for Tourism Request**

The company is requesting a \$1,000,000 grant from the fund to be used toward construction of a family entertainment center with numerous tourist attractions such as a rope course, arcade, theaters and more. At the request of the Board Members at the May Meeting, the company provided a detailed explanation of the project, including sources and uses of funds.

*Mayor Pappas made a motion to approve the grant request; Mr. Onesi seconded the motion. The motion passed with five ayes and one nay.*

The question of the approval of the 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 ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ ]	[ ]	[ ]	[ X ]

The Resolution was thereupon duly adopted.

**7.7.2 Niagara Global Tourism Institute Grant Extension Request**

The company is requesting an extension on their completion date and grant termination date grant request to allow for more time to complete the project.

*Mr. Ross made a motion to approve the grant extension request; Mayor Pappas seconded the motion. The motion passed unanimously.*

**7.0 Unfinished Business Continued**

**7.7 Cataract Tourism Fund Continued**

**7.7.2 Niagara Global Tourism Institute Continued**

The question of the approval of the 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 ]	[   ]	[   ]	[   ]
William L. Ross	[ X ]	[   ]	[   ]	[   ]
Arthur G. Pappas	[ X ]	[   ]	[   ]	[   ]
Daryl Bodewes	[   ]	[   ]	[   ]	[ X ]

The Resolution was thereupon duly adopted.

**8.0 New Business**

**8.1 ADJ Realty LLC**

ADJ Machining plans to acquire a vacant 38,000 square foot facility at 76 Industrial Drive in North Tonawanda for the development of ultra-precision parts and prototypes for aerospace, medical, industrial, and other market fields by CNC and conventional machining. The facility has been vacant since 2013.

The company has been operating for 25 years, and is relocating from Erie County due to outgrowing their current 8,000 square foot facility. The majority of the building will be used as a Computer Numerical Control machine shop by ADJ Machining LLC.

The company is requesting a fifteen (15) year PILOT along with sales tax abatements. Nine (9) jobs will be created with plans to hire three (3) in the near future.

Mr. Yaro Grinchishin told the Board Members that they had run out of space in their Erie County location and located this facility in North Tonawanda, New York that would fit their needs.



**8.0 New Business Continued**

**8.1 ADJ Realty Continued**

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

**8.1.1 Preliminary Resolution**

The question of the approval of the 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 ]	[ ]	[ ]	[ ]
William L. Ross	[ X ]	[ ]	[ ]	[ ]
Arthur G. Pappas	[ X ]	[ ]	[ ]	[ ]
Daryl Bodewes	[ ]	[ ]	[ ]	[ 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.*

**9.0 Information Items**

There were no items at this time.

**10.0 Agency Counsel**

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

Mr. Wolfgang thanked Agency staff for including the Matrix Spreadsheet in the Board Meeting binders. They will be included in the binders every month so that the Board Members can refer to it as needed.

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

**DATE:** July 10, 2019

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

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

**13.0 Adjournment**

*Mayor Pappas made a motion to adjourn; Ms. Aul seconded the motion. The meeting adjourned at 9:25 a.m.*

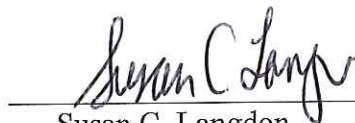
Respectfully submitted:

Reviewed by:

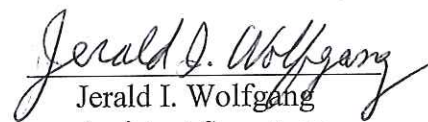
Approved by:



Barbara A. Gill  
Recording Secretary



Susan C. Langdon  
Executive Director



Jerald I. Wolfgang  
Assistant Secretary