

## REGULAR NCIDA/NCDC/NADC BOARD MEETING MINUTES

Wednesday, July 10, 2019

Meeting Time: 9 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
William L. Ross, Member	Present
Arthur G. Pappas, Member	Present
Daryl Bodewes, Member	Present

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

### 4.0 Introductions

#### Guests Present:

Michael DiCienzo, American Niagara Hospitality  
Doug Nickerson, American Niagara Hospitality  
Tom Prohaska, Buffalo News  
Nirel Patel, Rupal Hospitality  
Philip Gambini, Niagara Gazette

#### Staff Present:

Susan C. Langdon, Executive Director  
Andrea Klyczek, Assistant Director  
Michael S. Dudley, Finance Manager  
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 June 12, 2019**

*Mr. Wolfgang made a motion to approve the meeting minutes; Mr. Bodewes 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 Governance Report**

**7.1 Project Matrix**

Mr. Wolfgang, Chairman of the Governance Committee, stated that the Matrix is in the back of the Board's Agenda Binders and will remain there for easy reference for the Board Members as new projects come in.

The Matrix will be revised by staff if any changes or updates are necessary.

**7.2 Bereavement Policy**

Mark Gabriele, Agency Counsel, stated that the Bereavement Policy has been updated and allows compensation not to exceed four (4) working days from the day of a family members' death. The immediate family members allowed were expanded to include in-laws, domestic partners, step-children, and extended family.

*Mayor Pappas made a motion to approve the changes to the Bereavement Policy; Mr. Bodewes seconded the motion. The motion passed.*

A copy of the changes are attached to, and made part of, these minutes.

**8.1 ADJ Realty LLC – S. Langdon**

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.

Ms. Langdon stated that the Public Hearing was held on July 2, 2019 with three (3) attendees and no speakers.

**8.1.1 Final Resolution**

*Mr. Wolfgang made a motion to approve the Final Resolution; Mr. Ross 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.

**9.0 New Business**

**9.1 Cataract Tourism Fund Grant Requests**

**9.1.1 Red Star Builders, LLC (The Niagara Club)**

Ms. Klyczek stated that the Niagara Club had previously requested a grant but withdrew that application as the project has changed in scope, cost, and timeframe.

Mr. Patel spoke about the issues with the building such as roof issues, HVAC, and electricity. The Club will offer a full service restaurant boutique banquet and event center, Spot Coffee Café, and an entertainment lounge. The entertainment portion of the project will have an urban rooftop bar/lounge and several upscale escape rooms featuring virtual reality systems.

**9.0 New Business Continued**

**9.1 Grant Requests Continued**

**9.1.1 Niagara Club Continued**

The Spot Coffee Café will be designed with the heritage and community in mind; Spot will provide a much needed lunch and café option, drawing tourists from the State Park into the downtown area.

The Company is requesting an increase in funding from \$300,000 to a \$523,250 reimbursable grant from the fund to be used toward the additional costs.

***Mr. Ross made a motion to approve the grant request; Mr. Bodewes seconded the motion.***

The question of the approval of the grant request 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 grant request was thereupon duly adopted.



9.0 New Business Continued

9.1 Grant Requests Continued

9.2.2 NFNy Hotel Management, LLC (Niagara Beach and Surf Club)

The Company is requesting \$2,000,000 reimbursable grant from the fund to be used toward the buildout of an interactive, first of its kind indoor/outdoor wave pool. Mr. DiCienzo stated that the complex will be the size of a football field complete with surfing, jumbo video screens, authentic aquatic creatures, and a restaurant and bar. He anticipates the creation of forty (40) full time equivalent jobs.

The complex will have a glass enclosure with a retractable roof also doubling as event space and concert venue. This attraction will complement the existing venues, allowing tourists to extend their stay and engage in a world class attraction.

The total project costs are approximately \$15,000,000, and Mr. DiCienzo will also apply to Niagara USA Development for funding of the project.

At a meeting held on June 24, 2019, the Cataract Tourism Committee recommended to approve the grant request of \$2,000,000 contingent on the USA Niagara also granting \$2,000,000. The applicant has until December 31, 2019 to inform the NCIDA if the project will move forward under these conditions, or the \$2,000,000 from the Cataract Fund will no longer be available.

***Mr. Wolfgang made a motion to approve the grant request contingent on the State granting matching funds; Mr. Ross seconded the motion.***

The question of the approval of the grant request 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 grant request was thereupon duly adopted.

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**10.0 Information Items**

There were no items at this time.

**11.0 Agency Counsel**

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

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

**DATE:** August 14, 2019

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

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

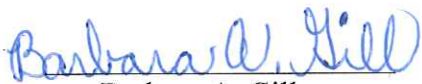
**14.0 Adjournment**

*Mr. Onesi made a motion to adjourn; Mayor Pappas seconded the motion. The meeting adjourned at 9:30 a.m.*

Respectfully submitted:

Reviewed by:

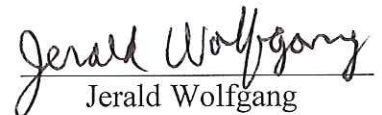
Approved by:



Barbara A. Gill  
Recording Secretary



Susan C. Langdon  
Executive Director



Jerald Wolfgang  
Assistant Secretary