

Niagara County Brownfield Development Corporation

MEETING MINUTES

Niagara County Brownfield Development Corporation

Thursday, July 23, 2020

Meeting Held via Conference Call

Members Present: Robert Restaino (Chairman), Richard Updegrave (Vice Chairman), Michael Casale (Secretary)

Others Present: R. Thomas Burgasser, Amy Fisk, Scott Hapeman, Jacqueline Minicucci, Brian Smith (Director of the Greater Lockport Development Corporation)

- 1.0 The meeting was called to order at 9:05 a.m. by Chairman Restaino.
- 2.0 Roll was called. Board members present were Chairman Robert Restaino, Vice Chairman Richard Updegrave, Secretary Michael Casale
- 3.0 The minutes of the December 11, 2019 Board of Directors, Audit Committee and Membership meetings were motioned for approval by Mr. Casale and seconded by Mr. Updegrave. Unanimous. Carried.

ACTION ITEMS

- 4.0 Presentation on 13 West Main Street, City of Lockport – Brian Smith, Director of the Greater Lockport Development Corporation was present to discuss the project. The property was a former bar, bowling alley, and various retail establishments that was acquired by the Greater Lockport Development Corporation for redevelopment. Phase I & II Environmental Site Assessments were completed and cleanup costs are estimated to be \$400,000. Cleanup will include tank removal, soil vapor intrusion issues, and asbestos abatement. Once remediated the property can be redeveloped into four apartments and two commercial/retail spaces including a brewpub. The site was not awarded any funding from the Downtown Revitalization Initiative but a new owner could apply to the small grants fund component of the DRI for a grant to assist with exterior building work. Board discussed the significance of the project due to the prime location in downtown and benefit of reuse.
- 5.0 Resolution NCBDC-072020-01 was reviewed for authorization of a \$300,000 subgrant from the BCRLF to the Greater Lockport Development Corporation for remediation at 13 West Main Street in the City of Lockport. A motion for approval was made by Mr. Updegrave and seconded by Mr. Casale. Unanimous. Carried
- 6.0 Resolution NCBDC-072020-02 was reviewed for authorization of a \$50,000 subgrant increase from the BCRLF to the Greater Lockport Development Corporation for remediation at 128 Walnut Street in the City of Lockport. Ms. Fisk informed the board that the cleanup process is ongoing and a significant amount of asbestos was discovered beyond what was originally known. The original subgrant award was \$300,000 and the current remediation contract is for \$476,000. The EPA maximum subgrant award per site is \$350,000. Total project costs are expected to exceed \$600,000 with the future owner paying for the balance of remediation expenses. Since there has been a

considerable amount of investment and work completed thus far, the board felt justified in awarding the additional funding. A motion for approval was made by Mr. Casale and seconded by Mr. Updegrave. Unanimous. Carried.

- 7.0 Ms. Fisk provided an overview of the 2021 PARIS budget required by New York State. A motion for approval was made by Mr. Updegrave and seconded by Mr. Casale.

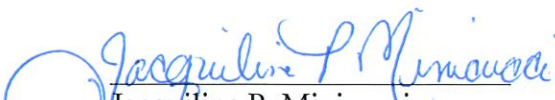
NEW BUSINESS

- 8.0 New \$375,000 RLF grant award from USEPA – Niagara County was selected to receive an additional \$375,000 RLF grant from USEPA. The award was based on a grant application submitted by Ms. Fisk in April 2020 as part of a national competition. Niagara County was one of only two awardees in New York State.
- 9.0 Ms. Fisk updated the board on the following projects:
- a) Competition Transmission, North Tonawanda – EPA is reviewing the final engineering report. Once approved the subgrant can be closed out.
 - b) 50 Elmwood Avenue, Lockport – Benchmark and Turnkey was selected as the remedial engineer for the project. EPA is reviewing the remedial investigation workplan.
 - c) 4435-4445 Military Road, Town of Niagara – Building demolition is complete. DEC is still reviewing the workplan for addressing soil contamination.
 - d.) 624 River Road, North Tonawanda – Work was halted because of COVID-19 restrictions. The owner is working with DEC on the remediation plan.
 - e.) 128 Walnut Street, Lockport – Asbestos abatement is ongoing and soil remediation will begin at the end of July.
 - f.) 211 Main Street, North Tonawanda – DEC is reviewing the remediation workplan.

ATTORNEY BUSINESS – None

- 10.0 Next Meeting – TBA
- 11.0 Meeting was adjourned at 9:32 a.m.

Respectfully submitted,


Jacquiline P. Minicucci
Recording Secretary