



# Niagara County Brownfield Development Corporation

## MEETING MINUTES

Niagara County Brownfield Development Corporation

Wednesday, March 15, 2023

Samuel M. Ferraro Center for Economic Development Center

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

**Members Absent:** Robert Restaino (Chairman)

**Others Present:** R. Thomas Burgasser (Via Phone), Amy Fisk, Scott Hapeman, Jacqueline Minicucci, Michael Thomas, Lou Visone

- 1.0 The meeting was called to order at 9:12 a.m. by Vice Chairman Updegrave.
- 2.0 Roll was called. Board members present were Vice Chairman Richard Updegrave and Secretary Michael Casale.
- 3.0 The minutes of the December 19, 2023 Board of Directors meeting were motioned for approval by Mr. Updegrave and seconded by Mr. Casale. Carried.

### ACTION ITEMS

- 4.0 Resolution NCBDC-032023-01 – Michael Thomas of Harrison Studio and Lou Visone of DLV Properties were present to discuss the project. Ms. Fisk stated that the current remediation of 624 River Road is being completed in phases and additional expenses incurred require additional funding. As the Fund Manager for NCBDC, Mr. Thomas explained his review of the project financing. Mr. Thomas stated there has already been a \$2.7 million equity investment into the project and based on the current percentage of cleanup completion, the requested loan represents a low risk for the NCBDC. Completion of cleanup and redevelopment at the adjacent 600 River Road proves the competency of DLV Properties to complete the project at 624 River Road. Ms. Fisk stated that both the Niagara County Health Department and EPA has recommended approval of the loan. Mr. Visone informed the board that there have been several unforeseen factors that have caused an increase in expenses including pre-existing conditions from the prior industrial facility and an increase in the cost of materials. A motion to approve the \$1,000,000 loan from the BCRLF to DLV Properties was made by Mr. Updegrave and seconded by Mr. Casale. Carried.

### NEW BUSINESS

- 5.0 Ms. Fisk updated the board of the following:
  - a) An advertisement in the publication Business First will run on April 1, 2023 promoting the availability of brownfield funding.
  - b.) A subgrant application from the Town of Wheatfield for remediation at 2020 River Road in the town will be presented to the board in the near future.

c.) 4287 Witmer Road – Foreclosure by the Niagara Orleans Regional Land Improvement Corporation is pending and a subgrant request for remediation is likely to follow.


d.) 5222 Lockport-Junction Road – A developer has shown interest in purchasing the parcel and pursuing a loan for site remediation.

**ATTORNEY BUSINESS** – None

6.0 Next Meeting – TBA

7.0 Motion to adjourn the meeting at 9:37 a.m. was made by Mr. Updegrove and seconded by Mr. Casale. Unanimous. Carried.

Respectfully submitted,

  
Jacqueline P. Minicucci  
Recording Secretary