

## **REGULAR NCIDA/NCDC/NADC BOARD MEETING**

**DATE:** May 14, 2025  
**MEETING TIME:** 9:00 a.m.  
**MEETING PLACE:** Niagara County Industrial Development Agency  
Vantage Center, Suite One  
6311 Inducon Corporate Drive  
Sanborn, NY 14132

---

### **1.0 Meeting Called to Order**

The regular meeting of the Niagara County Industrial Development Agency was called to order by Chairperson Onesi at 9:00 a.m.

### **2.0 Roll Call**

Mark A. Onesi, Chairperson	Present
Jason Krempa, First Vice Chairman	Present
Anne E. McCaffrey, Second Vice Chairman	Excused
William L. Ross, Secretary	Present
Mark Berube, Assistant Secretary	Present
Ryan J. Mahoney, Member	Present
David J. Masse, Member	Present
William Fekete, Member	Present

### **3.0 Introduction of Guests**

Jonathan Epstein, Buffalo News  
Jim Fink, WBFO Radio  
Robert Creenan, Niagara Gazette  
Eric Bogart  
Michael Sinatra

#### **Staff Present**

Andrea Klyczek, Executive Director  
Jeremy Geartz, Director of Business Development & Retention  
Michael S. Dudley, Director of Finance & Real Estate  
Susan Barone, Grants, Loans, & Compliance Manager  
Julie Lamoreaux, Office & HR Administrator  
Joseph Grenga, Project Manager  
Mark J. Gabriele, Agency Counsel

**4.0 Pledge of Allegiance**

Mr. Ross led the pledge of allegiance.

**5.0 Approval of Meeting Minutes**

**5.1 Regular NCIDA/NCDC/NADC – April 9, 2025**

***Mr. Ross motioned to approve the meeting minutes; Mr. Mahoney seconded the motion. The motion passed.***

**6.0 Finance & Audit Committee Reports**

**6.1 Agency Payables – April 30, 2025**

Mr. Krempa stated that the monthly payables have been reviewed and found to be in order.

***Mr. Krempa made a motion to approve the monthly payables; Mr. Mahoney seconded the motion. The motion passed.***

**6.2 Budget Variance Report – April 30, 2025**

Mr. Krempa stated that the budget variance reports have been reviewed and found to be in order.

***Mr. Krempa made a motion to approve the Budget Variance Report; Mr. Fekete seconded the motion. The motion passed.***

**7.0 Unfinished Business**

**7.1 Greenpac Mill, LLC**

**7.1.1 Consent to Mortgage**

Mr. Gabriele stated that Greenpac Mill, LLC is requesting to refinance their current mortgage. He added that there is no new benefit with this project.

***Mr. Fekete made a motion to approve the refinance of the mortgage; Mr. Masse seconded the motion. The motion passed.***

**8.0 New Business**

**8.1 Bogart-Sinatra Development LLC**

Mr. Grenga stated that Bogart-Sinatra Development LLC acquired 1212 Erie Avenue North Tonawanda, New York, 14120 in 2018 which has since served as a storage facility for commercial and individual use. The site currently includes 3 structures totaling 9200 square feet. During operation, this facility has provided flexible warehouse solutions and has become a resource for local users in need of warehousing, and workshop space. Currently there are 18 full time jobs operating, and with the expansions, an additional 13 jobs will be created. To meet growing demand, and support to other local businesses, Bogart-Sinatra seeks to expand the facilities by adding two new buildings totaling 1200 square feet. The new facilities will be dedicated to commercial warehousing and workshop space. In addition, the expansion will include

landscaping improvements to enhance the site's appearance and positively impact the surrounding area.

Mr. Bogart added that the company is looking to capitalize on more warehouse space for local businesses. There is high demand for this space and the company already has a list of potential renters. He went on to say that this will create 13 jobs locally.

#### **8.1.1 Preliminary Resolution**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF Bogart-Sinatra Development, LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF Bogart-Sinatra Development, LLC OR AN ENTITY FORMED OR TO BE FORMED; (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; (iii) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH THE PROJECT; (iv) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY.

***Mr. Berube made a motion to approve the Preliminary Resolution, Mr. Mahoney seconded the motion. The Motion passed.***

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi	x			
Jason Krempa			x	
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

#### **8.1.2 Authorize Public Hearing**

Mr. Onese stated that the Public Hearing will be held June 3, 2025 at 2:00 p.m. at the North Tonawanda City Hall.

***Mr. Mahoney made a motion to approve the Public Hearing; Ms. Fekete seconded the motion. The Motion passed.***

## 8.2 NCDC Microenterprise Grant Approvals

Ms. Barone stated that the Agency held a NCDC Loan/Grant Committee meeting on May 8, 2025. At that time, each one of these projects was reviewed by the Committee to recommend approval by the Board.

### 8.2.1 Prime Legacy Inc.

Ms. Barone stated that Prime Legacy Inc. is a family-owned photography business based in Lockport. They have been in business since 2017. They plan to diversify the company's offerings by expanding their portfolio to different types of photography; such as, real estate photography, fashion photography, and marketing photography for business. They also are expanding into educational opportunities for aspiring photographers venturing into printing services. They worked with SBDC to submit their application. The owners qualify as low-to-moderate income owners. The business is requesting a \$20,000 Microenterprise Grant. This grant request was unanimously approved by the Committee for recommendation to the Board.

### 8.2.1 Prime Legacy Inc.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO PRIME LEGACY INC.

***Mr. Krempa made a motion to approve the Grant Resolution, Mr. Masse seconded the motion. The Motion passed.***

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

### 8.2.2 Harmony Spa Head to Toe LLC

Ms. Barone stated that Harmony Spa Head to Toe LLC is opening a small, client-oriented salon on Lockport Road in Sanborn offering services such as, manicures, pedicures, waxing and facials in a relaxing one-on-one environment. They are planning a June opening and appointments will be four days a week with evening and Saturday hours to accommodate clients. SBDC assisted them in submitting their business plan and application. The owner qualifies as low-to-moderate income. The business has requested \$18,000 from the Microenterprise Grant Program. This

Grant Request was unanimously approved by the Committee for recommendation to the Board.

### 8.2.2 Harmony Spa Head to Toe LLC

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO HARMONY SPA HEAD TO TOE LLC

***Mr. Krempa made a motion to approve the Grant Resolution, Mr. Ross seconded the motion. The Motion passed.***

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesì	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

### 8.2.3 Sheri-Lynn Senek dba Senek Farms Cider Co.

Ms. Barone stated that Sheri-Lynn Senek d/b/a Senek Farms Cider Co. is opening a cider house in Ransomville this summer. They have been selling cider for over a decade at farmers markets. The business has now invested in a cider house and installed the pressing equipment to make their own cider and to offer custom press services for other farms. During peak pressing seasons they will create at least 2 part-time cider-maker positions. In year 2 they plan to increase year-round cider sales with an on-site retail space. They worked with SBDC to submit their business plan and application. The owner qualifies as low-to-moderate income. The business has requested \$18,000 in Microenterprise Grant funds. This Grant Request was unanimously approved by the Committee for recommendation to the Board.

### 8.2.3 Sheri-Lynn Senek dba Senek Farms Cider Co.

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPROVING MICRO ENTERPRISE FUND GRANT TO SHERI-LYNN SENEK D/B/A SENEK FARMS CIDER CO.

***Mr. Krempa made a motion to approve the Grant Resolution, Mr. Berube seconded the motion. The Motion passed.***

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete			x	

The Resolution was thereupon duly adopted.

### 8.3 NCDC Loan Approval

#### 8.3.1 Bairco, Inc.

Ms. Klyczek stated that the NCDC Loan Committee held a meeting May 8, 2025. Bairco, Inc. requested a \$100,000 loan through that Loan Fund. Matt Brooks started Bairco, Inc. in April 2022 with the purpose of building a filtration manufacturing and distribution company. His company has since expanded into Wheatfield in 2024. He will be using the money to purchase equipment and inventory for his growing business. This will also allow him to hire another employee and expand his manufacturing. The request was unanimously approved by the Committee.

***Mr. Krempa made a motion to approve the NCDC Loan, Mr. Fekete seconded the motion. The Motion passed.***

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

#### 8.4 Paving Lot Repair and Resurfacing RFP

Ms. Klyczek stated that Agency Staff issued an RFP for the parking lot repair and resurfacing at Niagara County Industrial Development Agency and Niagara Industrial Incubator Associates. The Agency did receive one response for each of the entities from Baughman Magic Seal Inc.

##### 8.4.1 NCIDA – 6311 Inducon Corporate Drive

Ms. Klyczek stated that the RFP received for Niagara County Industrial Development Agency at 6311 Inducon Corporate Drive is quoted at \$128,000. This includes the paving, repair, and striping of the parking lot.

***Mr. Krempa made a motion to approve the RFP, Mr. Ross seconded the motion. The Motion passed.***

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

The Resolution was thereupon duly adopted.

##### 8.4.2 NIIA – 2055 Niagara Falls Boulevard

Ms. Klyczek stated that the RFP received for Niagara Industrial Incubator Associates at 2045 & 2055 Niagara Falls Boulevard is quoted at \$57,000. This includes the paving, repair, and striping of the parking lot.

***Mr. Krempa made a motion to approve the RFP, Mr. Ross seconded the motion. The Motion passed.***

The question of the approval of the Resolution as duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mark Onesi	x			
Jason Krempa	x			
William L. Ross	x			
Mark Berube	x			
Ryan Mahoney	x			
Anne E. McCaffrey				x
David J. Masse	x			
William Fekete	x			

#### 9.0 Agency Counsel

Agency Counsel had no comments at this time.

#### 10.0 Information Items

There were no information items at this time.

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

There were no other matters the Board wished to discuss.

#### 12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: June 11, 2025

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

PLACE: Niagara County Center for Economic Development

#### 13.0 Adjournment

Mr. Onesi made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:19 a.m.

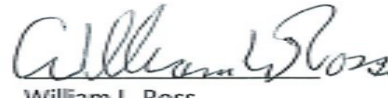
Respectfully Submitted:

Reviewed By:

Approved By:

  
Julie Lamoreaux  
Administrative Assistant

  
Andrea Klyczek  
Executive Director

  
William L. Ross  
Secretary