

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

**DATE:** November 13, 2024  
**MEETING TIME:** 9:00 a.m.  
**MEETING PLACE:** Niagara County Industrial Development Agency  
Vantage Center, Suite One  
6311 Inducon Corporate Drive  
Sanborn, NY 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 Onesi at 9:00 a.m.

### **2.0 Roll Call**

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

### **3.0 Introduction of Guests**

John Rice, ALS Inc.  
Jonathan Epstein, Buffalo News  
Rob Creenan, Niagara Gazette  
Jacob Tierney, Buffalo Business First

#### **Staff Present**

Andrea Klyczek, Executive Director  
Michael S. Dudley, Finance Manager  
Jeremy Geartz, Project Manager  
Susan Barone, Grants & Operations Manager  
Julie Lamoreaux, Administrative & HR Officer  
Mark J. Gabriele, Agency Counsel

**4.0 Pledge of Allegiance**

Mr. Onesi led the pledge of allegiance.

**5.0 Approval of Meeting Minutes**

**5.1 Regular NCIDA/NCDC/NADC – October 9, 2024**

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

**6.0 Finance & Audit Committee Reports**

**6.1 Agency Payables – October 31, 2024**

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; Ms. McCaffrey seconded the motion. The motion passed.*

**6.2 Budget Variance Report – October 31, 2024**

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

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

**7.0 Governance Committee**

**7.1 Handbook Updates**

Mr. Ross stated that the Governance Committee held a meeting to review the updated employee handbook. He added that the Committee is recommending the handbook updates to the Board for approval.

*Mr. Ross made a motion to approve the handbook updates; Mr. Masse seconded the motion. The motion passed.*

**8.0 Unfinished Business**

**8.1 ALS Inc.**

Mr. Geartz stated that there was a public hearing held for ALS Inc. on October 29, 2024 at the North Tonawanda City Hall. There were three people in attendance at the public hearing, Mark Berube, John Rice, and the North Tonawanda Assessor. There were no comments made at the public hearing.

**8.1.1 Final Resolution**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF ALS INC. AND/OR AN INDIVIDUAL(S) OR AFFILIATE, SUBSIDIARY, OR ENTITY FORMED OR TO BE FORMED ON ITS BEHALF (AS MORE FULLY DEFINED BELOW); (ii) NEGOTIATE AND EXECUTE AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT AND RELATED DOCUMENTS: AND (iii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT.

***Mr. Mahoney made a motion to approve the Final 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          |            |                |               |
| Clifford Scott    | 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 Indian Ocean, LLC (Phase II)**

Mr. Geartz stated that there was a public hearing held for Indian Ocean, LLC on October 30, 2024 at Niagara Falls City Hall. One person was in attendance from Niagara County Real Property. There were no comments made at the public hearing.

**8.2.1 Final Resolution**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF INDIAN OCEAN, LLC AND/OR AN INDIVIDUAL(S) OR AFFILIATE, SUBSIDIARY, OR ENTITY FORMED OR TO BE FORMED ON ITS BEHALF (AS MORE FULLY DEFINED BELOW); (ii) NEGOTIATE AND EXECUTE AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT AND RELATED DOCUMENTS: AND (iii) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT.

**Mr. Krempa made a motion to approve the Final 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          |            |                |               |
| Clifford Scott    | 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 Vishay Dale Electronics, LLC**

Mr. Gabriele stated that Vishay Dale Electronics, LLC is requesting a 6 month inducement extension resolution.

**8.3.1 Inducement Extension Resolution**

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND THE INDUCEMENT TERM FOR VISHAY DALES ELECTRONICS, LLC FOR AN ADDITIONAL SIX-MONTH PERIOD WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF CITYSCAPE PROPERTY MANAGEMENT INC. OR AN ENTITY FORMED OR TO BE FORMED.

**Mr. Fekete made a motion to approve the Inducement Extension Resolution; Ms. McCaffrey 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          |            |                |               |
| Clifford Scott    | 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.

## 9.0 New Business

### 9.1 Adopt 2025 Budgets

#### 9.1.1 Niagara County Industrial Development Agency

Mr. Dudley stated that the budgets had been sent to the Niagara County Legislature for the mandated 20 day review. Mr. Krempa stated that the Niagara County Industrial Development Agency budget has been reviewed and found to be in order.

***Mr. Krempa made a motion to adopt the Niagara County Industrial Development Agency budget; Mr. Mahoney seconded the motion. The motion passed.***

#### 9.1.2 Niagara County Development Corporation

Mr. Krempa stated that the Niagara County Development Corporation budget has been reviewed and found to be in order.

***Mr. Krempa made a motion to adopt the Niagara County Development Corporation budget; Mr. Fekete seconded the motion. The motion passed.***

#### 9.1.3 Niagara Area Development Corporation

Mr. Krempa stated that the Niagara Area Development Corporation budget has been reviewed and found to be in order.

***Mr. Krempa made a motion to adopt the Niagara Area Development Corporation budget; Mr. Mahoney seconded the motion. The motion passed.***

**10.0 Agency Counsel**

Mr. Gabriele requested that the Board go into executive session to discuss outstanding loans. He added that he does not expect any action coming out of executive session.

***Mr. Berube made a motion to go into executive session; Ms. McCaffrey seconded the motion. The motion passed.***

***Mr. Berube made a motion to return from executive session; Mr. Fekete seconded the motion. The motion passed.***

**11.0 Information Items**

**11.1 2025 Board Meeting Calendar**

The agency distributed the 2025 Board Meeting calendar.

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

There were no matters the Board wished to discuss.

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

**DATE: December 11, 2024**

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

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

**14.0 Adjournment**

Mr. Fekete made a motion to adjourn; Mr. Berube seconded the motion. The meeting adjourned at 9:31 p.m.

Respectfully Submitted:

Reviewed By:

Approved By:

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Julie Lamoreaux  
Recording Secretary

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Andrea Klyczek  
Executive Director

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William L. Ross  
Secretary