

# Niagara County Industrial Development Agency

Niagara County Center for Economic Development • 6311 Inducon Corporate Drive, Ste. 1 • Sanborn, NY 14132

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

**DATE:** January 8, 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

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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	Present
William L. Ross, Secretary	Present
Mark Berube, Assistant Secretary	Present
Ryan J. Mahoney, Member	Present
Anne E. McCaffrey, Member	Excused
David J. Masse, Member	Present
William Fekete, Member	Excused

### **3.0 Introduction of Guests**

Muhammad Shoaib, Shoaib & Sons LLC  
Preet Singh, VPS Property Ventures, LLC  
Alex Kammerer, Voss Manufacturing, Inc.  
Kyle Brent, 9745 Rochester Road, LLC  
Jonathan Epstein, Buffalo News  
Robert Creenan, Niagara Gazette

#### **Staff Present**

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

**4.0 Pledge of Allegiance**

Mr. Masse led the pledge of allegiance.

**5.0 Approval of Meeting Minutes**

**5.1 Regular NCIDA/NCDC/NADC – November 13, 2024**

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

**6.0 Finance & Audit Committee Reports**

**6.1 Agency Payables – November 30, 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; Mr. Mahoney seconded the motion. The motion passed.*

**6.2 Agency Payables – December 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; Mr. Mahoney seconded the motion. The motion passed.*

**6.3 Budget Variance Report – November 30, 2024**

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. Mahoney seconded the motion. The motion passed.*

**6.4 Budget Variance Report – December 31, 2024**

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. Mr. Mahoney seconded the motion. The motion passed.*

**7.0 Unfinished Business**

**8.0 New Business**

**8.1 VPS Property Ventures, LLC**

Mr. Geartz stated that VPS Property Ventures, LLC plans for a premier machine shop at the vacant 5000 Porter Road site, marking the first business to build in this location. The 33,000 square foot facility will specialize in providing Original Equipment Manufacturers (OEMs) with high – precision machining services for heavy fabricated, forged, or casted materials and assemblies. The facility will initially employ 12 full-time workers, with plans for future expansion as demanded for its services grows.

Mr. Singh stated that the main purpose of this business is servicing the power generation industries. Their focus is to bring skilled people to the area from the global market.

**8.1.1 Preliminary Resolution**

***Mr. Scott made a motion to approve the Preliminary 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 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.

**8.1.2 Authorize Public Hearing**

Mr. Onesi stated that the Hearing will be held January 29, 2025 at 2:00 p.m. at Niagara Falls City Hall.

***Mr. Ross made a motion to approve the Public Hearing; Mr. Masse seconded the motion. The Motion passed.***

**8.2 Voss Manufacturing, Inc.**

Mr. Geartz stated that Voss Manufacturing, Inc. is a manufacturing company located at 2345 Lockport Road. The company wishes to acquire the property at 6292 Walmore Road primarily for expanding sheet metal fabrication capacity and capabilities. The acquisition will allow Voss to free space at 2345 Lockport Road and meet the time demands of customers, many of which are local manufacturing companies. The company employs 107 people and plans to expand employment.

Mr. Kammerer added that Voss Manufacturing, Inc. has been in the community for over 50 years. They specialize in custom machinery in the heat transfer market. The global economy is putting a lot of pressure on US manufacturers to reduce cost and the employment market is pushing up employment wages. Because of this demand, the company would benefit from higher level technology and machinery. In order to be relevant, the company needs the space to invest in technology.

**8.2.1 Preliminary Resolution**

***Mr. Ross made a motion to approve the Preliminary Resolution, Mr. Krempa 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.

**8.2.2 Authorize Public Hearing**

Mr. Onesi stated that the Public Hearing will be held January 28, 2025 at 2:00 p.m. at the Niagara County Center for Economic Development.

***Mr. Masse made a motion to approve the Public Hearing; Mr. Krempa seconded the motion. The Motion passed.***

**8.3 Shoab & Sons LLC**

Mr. Geartz stated that Shoab & Sons LLC planning a dynamic tourism project aimed at revitalizing a vacant building at 222 Rainbow Boulevard that has been unused for well over a year. Strategically located in the heart of the Niagara Falls tourist area, this project promises to enhance the visitor experience by offering a diverse array of dining options. At street level, visitors will enjoy three popular snack shops: Carvel Ice Cream, Cinnabon Dessert Coffee, and Auntie Anne's Pretzel Place, each serving delicious treats to satisfy any craving. The ground level, will feature Subway, providing quick and satisfying meals for tourists on the go. The second level will offer Mediterranean cuisine, introducing guests to the vibrant and flavorful dishes of this region.

This project will not only rejuvenate a key property in the tourism district but will also contribute to the overall appeal of the area by enhancing the dining choices available to the millions who visit Niagara Falls each year.

This location is in Distressed Census Tract 211 with a federal poverty rate of 37.4% and a NYS unemployment rate of 14.9%.

Mr. Shoab stated that in the current area, there are not a lot of food choices. This will provide more of a food variety for tourists and locals. This project will employ 20 full-time, and 20 part-time employees over the next three years.

**8.3.1 Preliminary Resolution**

***Mr. Scott made a motion to approve the Preliminary 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.

**8.3.2 Authorize Public Hearing**

Mr. Onesi stated that the Public Hearing will be held January 29, 2025 at 2:15 p.m. at Niagara Falls City Hall.

***Mr. Krempa made a motion to approve the Public Hearing; Mr. Berube seconded the motion. The Motion passed.***

**8.4 Duncan’s Heating and Cooling Corp. (Phase 2)**

Mr. Geartz stated that as part of Duncan’s Heating and Cooling Corp expansion, additional machinery and equipment will be necessary to fulfill the newly created jobs and increase in business contracts. As a result of the expansion, Duncan’s Heating and Cooling has been able to hire far more employees than what was initially expected. The additional equipment will allow for another 12 employees to be hired.

**8.4.1 Final Resolution**

***Mr. Krempa made a motion to approve the Final 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			
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.

**8.5 9745 Rochester Road, LLC**

Mr. Gabriele stated that 9745 Rochester, LLC has put in a request for additional sales tax. There was a delay in the construction.

Mr. Brent stated that because of the delays with the pandemic, they did not start the project until July of 2022. Because of the price increases across the industry, these factors have significantly increased the project cost. He remains confident that this project represents a valuable investment for the local economy. The company is committed to completing the project.

**8.5.1 Request for Additional Sales Tax**

***Mr. Masse made a motion to approve the Request for Additional Sales Tax, 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.

**9.0 Agency Counsel**

Mr. Gabriele did not have any updates at this time.

**10.0 Information Items**

Mr. Masse stated that recently he started a new job as the Treasury Director at KeyBank. KeyBank’s ethical requirements requires him to publicly declare the relationship with the NCIDA Board of Directors. This will not interfere with his position on the NCIDA Board of Directors. He did sign an affidavit that Mr. Gabriele notarized. He will recuse himself from decisions and deliberations related in any manner to matters related to his employer.

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

There were no matters the Board wished to discuss.

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

**DATE: February 12, 2025**

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

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

**13.0 Adjournment**

Mr. Onesi made a motion to adjourn; Mr. Krempa seconded the motion. The meeting adjourned at 9:34 a.m.

Respectfully Submitted:

Reviewed By:

Approved By:

\_\_\_\_\_  
Julie Lamoreaux  
Administrative Assistant

\_\_\_\_\_  
Andrea Klyczek  
Executive Director

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William L. Ross  
Secretary