

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: February 12, 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
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

Muhammad Shoaib, Shoaib & Sons LLC
Jim Fink, WBFO Radio
Dale Shoemaker, Investigative Post
Chris Ciccarelli, Saint-Gobain Ceramics & Plastics Inc.
Trevor J. Saunderson, Moes Southwest Grill
Maureen Griffin, Guest
David Griffin, Guest
Jonathan Epstein, Buffalo News
Robert Creenan, Niagara Gazette

Staff Present

Andrea Klyczek, Executive Director
Michael S. Dudley, Director of Finance and Real Estate
Susan Barone, Grants, Loans, & Compliance Manager
Julie Lamoreaux, Office & HR Administrator
Mark J. Gabriele, Agency Counsel

4.0 Pledge of Allegiance

Mr. Krempa led the pledge of allegiance.

5.0 Approval of Meeting Minutes

5.1 Regular NCIDA/NCDC/NADC – January 8, 2025

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 – January 31, 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 – January 31, 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. Mahoney seconded the motion. The motion passed.

7.0 Unfinished Business

7.1 VPS Property Ventures, LLC

Ms. Klyczek stated that the Agency had a Public Hearing for VPS Property Ventures, LLC on January 29, 2025 in the City of Niagara Falls. There were two attendees from Niagara County Real Property. There were no comments made at the Hearing.

7.1.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF VPS PROPERTY VENTURES, 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) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, PILOT MORTGAGE AND RELATED DOCUMENTS: AND (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION FOR THE FINANCING RELATED TO THE PROJECT; AND (C) A PARTIAL ABATEMENT OF REAL PROPERTY TAXES RELATED TO THE PROJECT, AND (D) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

Mr. Krempa made a motion to approve the Final Resolution, 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.

7.2 Voss Manufacturing, Inc.

Ms. Klyczek stated that the Agency held a Public Hearing for Voss Manufacturing, Inc. on January 28, 2025 at the Niagara County Industrial Development Agency. There was one person in attendance from Niagara County Real Property. There were no comments made at the Public Hearing.

7.2.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF VOSS MANUFACTURING, 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) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, PILOT MORTGAGE AND RELATED DOCUMENTS; AND (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION FOR THE FINANCING RELATED TO THE PROJECT; AND (C) A PARTIAL ABATEMENT OF REAL PROPERTY TAXES RELATED TO THE PROJECT, AND (D) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

Mr. Ross 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			
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.

7.3 Shoaib & Sons LLC

Ms. Klyczek stated that the Agency held a Public Hearing for Shoaib & Sons LLC on January 29, 2025 at Niagara Falls City Hall. There were seven people in attendance, two were from Niagara County Real Property and two that made no comment. Two existing and previous employees did make comments at the Public Hearing. One community member spoke about the project. Two individuals that made comments at the Public Hearing requested to make follow-up comments.

Mr. Griffon stated that he made comments at the Public Hearing on January 29th along with his grandson Trevor Saunderson. He explained that there was a misunderstanding with Mr. Saunderson's paycheck. Mr. Griffon thought Mr. Shoaib's company was not paying his grandson, Trevor Saunderson. It was later discovered that there was an issue with the Mr. Saunderson's bank. Mr. Griffon apologized for the misunderstanding and stated that Mr. Shoaib's company made no mistakes with Mr. Saunderson's paycheck.

7.3.1 Final Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) UNDERTAKE A CERTAIN PROJECT FOR THE BENEFIT OF MGA CONSTRUCTION, 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) DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, PILOT MORTGAGE AND RELATED DOCUMENTS; AND (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION FOR THE FINANCING RELATED TO THE PROJECT; AND (C) A PARTIAL ABATEMENT OF REAL PROPERTY TAXES RELATED TO THE PROJECT, AND (D) A MORTGAGE RECORDING TAX EXEMPTION FOR THE MORTGAGE RELATED TO THE PILOT AGREEMENT.

Mr. Fekete made a motion to approve the Final 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			
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.

NCDC LOANS

7.4 Legacy Dance Studio, Inc

Mr. Krempa stated that the NCDC Loan Committee met the previous week to discuss loan action with Legacy Dance Studio, Inc. He explained that Legacy Dance Studio, Inc. borrowed \$35,000.00 in August of 2018. The dance studio has had some financial issues. The original payment of the loan was \$405.91, the borrower was unable to make the payments and requested a lower monthly payment. The committee discussed and approved a lower monthly payment of \$277.70 for six years. The committee would like to recommend this new payment to the Board for approval.

7.4.1 Loan Modification

RESOLUTION AUTHORIZING THE MODIFICATION AND EXTENSION OF LOAN TERMS RELATING TO THE LOAN AGREEMENT WITH LEGACY DANCE STUDIO, INC.

Mr. Krempa made a motion to approve the Loan Modification, 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.

7.5 AMBE Corp.

Mr. Krempa stated that the NCDC Loan Committee met the previous week to discuss loan action with AMBE Corp. He explained that AMBE Corp. borrowed \$13,826.00 in March of 2021. The company has had some financial difficulty. The company is requesting a 6 month interest only period. The company has never had requests in the past and has great payment history. The Committee discussed and approved a six month interest only interest period. The committee would like to recommend this modification to the Board for approval.

7.5.1 Loan Modification

RESOLUTION AUTHORIZING THE MODIFICATION AND EXTENSION OF LOAN TERMS RELATING TO THE LOAN AGREEMENT WITH AMBE CORP.

Mr. Krempa made a motion to approve the Loan Modification, 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.

7.6 Lake Effect Ice Cream Wholesale, LLC

Mr. Krempa stated that the NCDC Loan Committee met the previous week to discuss loan action with Lake Effect Ice Cream Wholesale, LLC. He explained that Lake Effect Ice Cream Wholesale, LLC borrowed \$89,241.18 in June of 2020. The company has had some financial issues but have a good payment history. The company is requesting a 6 month interest only period. The committee discussed and approved the 6 month interest only period. The committee would like to recommend this new payment to the Board for approval.

7.6.1 Loan Modification

RESOLUTION AUTHORIZING THE MODIFICATION AND EXTENSION OF LOAN TERMS RELATING TO THE LOAN AGREEMENT WITH LAKE EFFECT ICE CREAM WHOLESALE, LLC.

Mr. Krempa made a motion to approve the Loan Modification, 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.

8.0 New Business

8.1 Saint-Gobain Ceramics & Plastics Inc.

Ms. Klyczek stated that Saint-Gobain Ceramics & Plastics Inc. will acquire the property located at 6600 Walmore Road for the proposed construction of a 125,000 sq. ft. facility. The project build out will be a state of the art energy efficient industrial campus that will allow the company to expand their manufacturing of ceramic catalyst carriers. The existing 6600 Walmore Road site is a part of the former Bell Aerospace factory and therefore historic in nature and will require coordination with SHPO. The site has a very complicated environmental history and close coordination with NYS Department of Environmental Conservation will be necessary. The proposed project will create 30 new jobs within three years.

Chris Ciccarelli stated that there is cleanup work that needs to be done because it is an old site and there are buildings present. The plan is to re-purpose as many materials as possible from the current buildings. The new 125,000 sq. ft. facility will house two new production lines that will produce the catalyst carrier that are used in biofuels and chemical manufacturing. The company is hoping to move forward with more phases after this phase is complete. He added that operations would start the first quarter of 2028.

Mr. Gabriele added that this project is likely going to be deemed a type one action for State Environmental Quality Review purposes. It is Agency policy to defer lead council to the municipality in charge. The Town of Wheatfield would be lead Agency for this project.

8.1.1 Preliminary Resolution

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF SAINT-GOBAIN CERAMICS & PLASTICS INC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF SAINT-GOBAIN CERAMICS & PLASTICS INC AND 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. Krempa made a motion to approve the Preliminary 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.

8.1.2 Authorize Public Hearing

Mr. Onesi stated that the Public Hearing will be held March 4, 2025 at 2:00 p.m. at the Niagara County Center for Economic Development.

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

8.2 The Center for Kashmir, Inc. (Phase 2 Cataract Grant)

Mr. Gabriele stated that The Center for Kashmir, Inc. requested an extension of the grant expiration date. The company is estimating completion in six to eight months.

8.2.1 Extension of Grant Resolution Expiration Date

RESOLUTION AUTHORIZING AN EXTENSION OF GRANT EXPIRATION DATE TO MARCH 1, 2026, ALL RELATING TO THE GRANT ACCEPTANCE AGREEMENT WITH THE CENTER FOR KASHMIR INC.

Mr. Berube made a motion to approve the Grant Resolution Expiration Date, 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.

9.0 Agency Counsel

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

10.0 Information Items

Ms. Lamoreaux reminded the Board to have their Board Surveys completed and mailed back to the Agency before the next Board meeting.

11.0 Any Other Matters the Board Wishes to Discuss

There were no other matters to discuss.

12.0 Next Regular NCIDA/NCDC/NADC Meeting:

DATE: March 19, 2025

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

PLACE: Niagara County Center for Economic Development


13.0 Adjournment

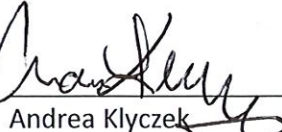
Mr. Onesi made a motion to adjourn; Mr. Ross seconded the motion. The meeting adjourned at 9:25 a.m.

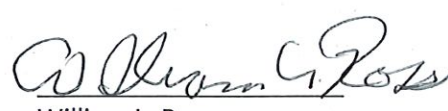
Respectfully Submitted:

Reviewed By:

Approved By:


Julie Lamoreaux
Administrative Assistant


Andrea Klyczek
Executive Director


William L. Ross
Secretary