

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

**DATE:** September 11, 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

---

### **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	Present
David J. Masse, Member	Present
William Fekete, Member	Excused

### **3.0 Introduction of Guests**

Lloyd A. Holmes, President SUNY Niagara  
Robert Creenan, Niagara Gazette  
Jonathan Epstein, Buffalo News  
Rob Savarino, 235 River Road LLC  
Gregory Mulvey, MT Altimeter  
Donald Timm, MT Altimeter

#### **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 – August 14, 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 – August 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.***

**6.2 Budget Variance Report – August 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; Ms. McCaffrey seconded the motion. The motion passed.***

**7.0 Unfinished Business**

Mr. Gabriele notified the Board that two projects needed to be added to the Agenda, Peak Development Partners, LLC and Niacet Corporation.

***Mr. Onesi made a motion to approve adding Peak Development Partners, LLC to the Agenda; Ms. McCaffrey seconded the motion. The motion passed.***

***Mr. Krempa made a motion to approve adding Niacet Corporation to the Agenda; Mr. Massey seconded the motion. The motion passed.***

**7.1 Peak Development Partners, LLC**

Mr. Gabriele stated that Peak Development Partners, LLC is requesting a 6 month extension due to issues with financing.

**7.1.1 Second Inducement Extension**

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

***Mr. Krempa made a motion to approve the Extension; 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.

**7.2 Niacet Corporation**

Mr. Gabriele stated that Niacet Corporation is requesting a 6 month extension.

**7.2.1 Second Inducement Extension**

RESOLUTION AUTHORIZING THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND THE INDUCEMENT TERM FOR NIACET CORPORATION FOR A SIX-MONTH PERIOD WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF NIACET CORPORATION OR AN ENTITY FORMED OR TO BE FORMED.

**Mr. Krempa made a motion to approve the Extension; 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.

**8.0 New Business**

**8.1 235 River Road LLC**

Mr. Geartz stated that 235 River Road LLC is a proposed mixed-use redevelopment project on 3.15 acres in North Tonawanda, NY. The project will consist of two buildings totaling 87 market-rate apartments and a total of 111,689 SF. 101,391 SF of apartments, 2,690 SF of community space for residents, and 7,608 SF of commercial space. Building A will be comprised of 7,608 SF of Single-Story Commercial Space, 2,690 SF of single-story community space for residents, and 4-story building featuring 39 apartment units (15 one-bedroom Units and 24 two-bedroom Units). Building B will consist of 4-story building featuring 48 apartment units (16 one-bedroom units and 32 two-bedroom units), with 4 one-bedroom units per floor and 8 two-bedroom units per floor. The property will also contain 166 parking spots. This parcel is located in Distressed Census Trac 231. He added that this would put North Tonawanda at the requirement for Governor Hochul’s housing plan.

Mr. Savarino stated that the site has extensive contamination due to historical industrial use. There is a major amount of risk from the company to pursue this project because it is a Brownfield site. Because of all the contamination, the company is requesting a 15 year Pilot. He added that the company does have a support letter for Mayor Austin Tylec.

**8.1.1 Preliminary Resolution**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF 235 RIVER ROAD LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF 235 RIVER ROAD 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. Krempa made a motion to approve the Preliminary Resolution; Mr. Scott 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. Berube made a motion to approve the Public Hearing; Mr. Mahoney seconded the motion. The motion passed.***

**8.2 MT Altimeter LLC**

Mr. Geartz stated that this Project includes the build out of an 80,000 square foot state of the art cold storage, micro-fulfilment facility. The facility will include (5) separate freezer storage areas totaling 32,000 sq. ft., and (4) separate coolers totaling 16,000 sq. ft. of climate controlled space. The facility footprint will also accommodate clients in need of dry storage options, by reserving 12,000 sq. ft. of space to store dry goods. The

entire facility will be erected in one single phase, and operations will graduate with demand.

The facility will operate as an asset-light service structure that emphasizes agility, cost effectiveness, and customer-centricity that will include a software-based, warehouse management system (WSM) program and incorporate and Enterprise Resource Planning (ERP) system to include inventory tracking and accounting tasks, and integrate with the latest 3PL (3rd Party Logistics) technology to optimize the storage system.

Gregory Mulvey stated that his company plans on renting cold storage units to a diverse group of companies including pharmaceuticals, agriculture, and processing. The company owns the property and is currently in the process of getting approval from the Planning Board.

**8.2.1 Preliminary Resolution**

RESOLUTION OF THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (i) ACCEPTING THE APPLICATION OF MT ALTIMETER LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DEFINED BELOW) TO BE UNDERTAKEN BY THE AGENCY FOR THE BENEFIT OF MT ALTIMETER 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. Masse 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. Ross made a motion to approve the Public Hearing; Mr. Krempa seconded the motion. The motion passed.***

**9.0 Agency Counsel**

Mr. Gabriele did not have any updates 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 matters the Board wished to discuss.

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

**DATE: October 9, 2024**

**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 9:35 a.m.

Respectfully Submitted:

Reviewed By:

Approved By:

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

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

\_\_\_\_\_  
William L. Ross  
Secretary