

# NCIDA/NCDC REGULAR BOARD MEETING MINUTES

Wednesday, September 8, 2010 – 9:00 a.m.

Meeting Place: Niagara County Industrial Development Agency  
6311 Inducon Corporate Drive, Suite One  
Sanborn, New York 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 Chairman Sloma at 9:00 a.m.

## 2.0 Roll Call

Henry M. Sloma, Chairperson	Present
Mayor Michael Tucker, 1st Vice Chairperson	Present
Stephen F. Brady, 2 <sup>nd</sup> Vice Chairperson	Present
Deanna Brennen, Secretary	Present
Joseph C. Frain, Member	Present
Patricia Dufour	Present
Mark A. Onesi, Member	Present
William J. Bradberry	Present

## 3.0 Chairman Sloma led the Pledge of Allegiance.

## 4.0 Introduction of Guests

William L. Ross	Niagara County Legislature
Rose Mary Warren	Taxpayer
Don Hobel	Taxpayer

### Staff Present

Samuel M. Ferraro, Executive Director  
Larry Witul, Assistant Director  
Gary E. Kelsey, Manager of Finance  
Susan Langdon, Marketing/Project Manager  
Michael Dudley, Accounting Associate  
Mark Gabriele, Agency Counsel  
Mary P. Melloni, Recording Secretary

## 5.0 Approval of NCIDA Meeting Minutes

### 5.1 NCIDA Regular Meeting of August 11, 2010

*Ms. Brennen made a motion, seconded by Mr. Frain, to approve the meeting minutes of August 11, 2010 with changes. Motion passed.*

**6.0 NCIDA/NCDC Committee Reports**

**6.1 NCIDA Audit/Finance Committee**

**6.1.1 Agency Payables**

**6.1.2 Agency Financial Report**

Mr. Frain indicated that the Audit Committee reviewed the Agency payables and financial report through August 31, 2010, found them to be in order and recommends approval.

*Mr. Frain made a motion, seconded by Mr. Brady, to approve the Payables and Agency Financial Report. Motion passed.*

**6.1.3 2011 Canadian Advertising**

Mr. Frain indicated that the Committee reviewed this request and is recommending approval. *Mr. Frain made a motion to recommend approval to the NCIDA Board of Directors for the placement of an ad in the Globe & Mail at a cost of \$5,300 U.S. Mr. Onesi seconded the motion.*

Mr. Brady asked if there was a way to track any leads generated from this advertising. Ms. Langdon explained that there is a website in the advertisement that can track who logs on. This advertising is more to get the brand out there and the piece is something that they may keep for a while.

*Motion passed.*

**6.2 NCIDA / NCDC Governance Committee – No report.**

**7.0 NCIDA Unfinished Business**

**7.1 WNY Urology Associates, LLC**

Mr. Witul stated that Western New York Urology Associates LLC submitted an application for a proposed project to be located in the Town of Cambria with an approximately investment of \$11 million. In accordance with the appropriate regulations a public hearing was held in the Town of Cambria. There were several attendees, all of whom supported the project. The project summary and Notice of Public Hearing was provided to all attendees. The transcript is included in the board materials for review. There were 8-9 people in attendance; 6 individuals spoke on the project. Local officials indicated their support for the project.

**7.0 NCIDA Unfinished Business**

**7.1 WNY Urology Associates, LLC (Continued.../)**

**7.1.1 Final Resolution**

*Mayor Tucker made a motion, seconded by Mr. Frain, to approve the Final Resolution for WNY Urology Associates, LLC.*

*The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:*

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Henry M. Sloma	[ X ]	[ ]	[ ]	[ ]
Michael W. Tucker	[ X ]	[ ]	[ ]	[ ]
Stephen F. Brady	[ X ]	[ ]	[ ]	[ ]
Deanna Brennen	[ X ]	[ ]	[ ]	[ ]
Mark Onesi	[ X ]	[ ]	[ ]	[ ]
William J. Bradberry	[ X ]	[ ]	[ ]	[ ]
Joseph C. Frain	[ X ]	[ ]	[ ]	[ ]
Patricia Dufour	[ X ]	[ ]	[ ]	[ ]

*The Resolutions were thereupon duly adopted.*

**7.2 Extensions of Inducements**

**7.2.1 SK & HJS, Inc. (Comfort Inn)**

**7.2.2 Santarosa Holdings, LLC**

Mr. Gabriele explained that these companies have requested an extension of their inducements due to the economic environment, financing issues. They are requesting 6-month inducement extensions. These applications have expired, however, the extension will be retroactive.

*Mr. Frain made a motion, seconded by Mr. Brady, to approve the requests for 6-month inducement extensions for the SK & HJS Inc. and Santarosa Holdings, LLC projects. Motion passed.*

**8.0 New Business – None.**

**9.0 Agency Counsel – None.**

**10.0 Any Other NCIDA Matters the Board Wishes to Discuss**

Chairman Sloma stated that this year is a better year than last year. Some individuals on the NCIDA Staff are leaving and there may be some reorganization. There will be a new County Manager. He indicated that there will be a discussion of the role of the two agencies at the Center for Economic Development and how expenses are handled.

**11.0 Regular NCDC - NCIDA Board Meeting:**

**DATE:** October 13, 2010

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

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

**12.0 Adjournment**

*Mayor Tucker made a motion, seconded by Mr. Frain, to adjourn the meeting at 9:10 a.m.  
Motion passed.*

Respectfully submitted,

Reviewed by,

Approved by,

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Mary P. Melloni  
Administrative Assistant

\_\_\_\_\_  
Samuel M. Ferraro  
Executive Director

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Deanna Alterio-Brennen  
Secretary