



Niagara County Brownfield Development Corporation

BOARD OF DIRECTORS

Paul A. Dyster
Chairperson

William L. Ross
Vice Chairperson

Samuel M. Ferraro
Secretary

Amy E. Fisk
President

John M. Baird
Treasurer

MEETING MINUTES

Niagara County Brownfield Development Corporation

Monday, May 9, 2011

9:00 a.m.

Vantage Center

Sanborn, NY 14132

Members Present: S. Ferraro, Tom O'Donnell (rep. Paul Dyster), W. Ross

Others Present: Norm Allen, John Baird, Chuck Bell, Tom Burgasser, Supervisor Wright Ellis, Amy Fisk, Leg. David Godfrey, Scott Hapeman, Gary Kelsey, Robert Klavoon, Leg. Anthony Nemi, Bernie Rotella, Anthony Rotella, Nathan Taylor, Karen Sanacore

1. The May 9, 2011, meeting was called to order at 9:10 a.m. by Vice Chairman William Ross.
2. Ms. Karen Sanacore called the roll, and Board members present were W. Ross, S. Ferraro and T. O'Donnell (for Paul Dyster).
3. Introductions
4. Pledge of Allegiance
5. A motion to approve the minutes of the March 28, 2011, meeting was made by T. O'Donnell and seconded by S. Ferraro. Unanimous. Carried.

ACTION ITEMS

6. Presentation on a \$200,000 subgrant request from the Town of Cambria for remediation at Parcel #1 at the Lockport Air Force Base in the Town of Cambria – A. Fisk

Mr. Bernie Rotella gave a presentation and description of Parcel#1 and Parcel #6 at the Lockport Military Base (also known as the Old Nike Base). Over the years the parcels have been prone to vandalism and many of the buildings have partially collapsed roofs and asbestos containing materials.

Mr. Rob Klavoon explained the Phase I and Phase II Environmental Site Assessments (ESAs) that have been completed at the properties. Mr. Rotella explained the goals of the remediation project are to revitalize the area, open the

site for future development, and improve the existing housing that surrounds the properties.

Mr. Wright Ellis added that in the 1980's there was interest from NYS to use the site for a State Prison but the development plans were abandoned because of public opposition. There have been other inquiries over the years which had become stymied over environmental concerns. With grant funding from the NCBDC and the already secured federal appropriation for the sites, many of the environmental concerns can be addressed. It is estimated that the full cost to make the entire site shovel ready is \$3.1 million.

S. Hapeman expressed concern over the current site ownership structure. The deeded owner of the site is the Town of Cambria Housing Authority; however the applicant is listed as the Town of Cambria. S. Hapeman suggested that prior to executing the subgrant agreements for the project; written confirmation is needed from EPA that this arrangement is acceptable.

A motion to go into executive session at 9:30 a.m. was made by S. Ferraro and seconded by T. O'Donnell. Executive session ended at 9:40 a.m.

7. Resolution NCBDC-052011-01 – Authorization for a \$200,000 subgrant from the ARRA BCRLF for the Town of Cambria for remediation of parcel #1 at the Lockport Air Force Base in the Town of Cambria – A. Fisk

A motion to approve Resolution NCBDC-052011-01 was made by S. Ferraro and seconded by T. O'Donnell. Unanimous. Carried.

8. Presentation on a \$200,000 subgrant request from the Town of Cambria for remediation at Parcel #6 at the Lockport Air Force Base in the Town of Cambria – Bernie Rotella and Supervisor Wright Ellis – See information from Item 6 above.

9. Resolution NCBDC-052011-02 –Authorization for a \$200,000 subgrant from the ARRA BCRLF to the Town of Cambria for remediation of Parcel #6 at the Lockport Air Force Base in the Town of Cambria – A. Fisk

A motion to approve Resolution NCBDC-052011-02 was made by T. O'Donnell and seconded by S. Ferraro. Unanimous. Carried.

10. Presentation on a \$200,000 subgrant request from the City of Lockport for remediation of the Kohl Cycle Site, 71 Gooding Street, in the City of Lockport – Norman Allen

Mr. Norm Allen gave a presentation to the Board on the collaborative effort for asbestos abatement at the Kohl's Cycle Site in Lockport. A Phase I ESA was completed at site through Niagara County's Brownfields Assessment Program. The building is in disrepair and only 20-25% of the building is safely accessible. The 3-story masonry stone building has experienced fires and is a hazard to the community.

11. Resolution NCBDC-052011-03 – Authorization for a \$200,000 subgrant from the ARRA BCRLF to the City of Lockport for remediation of the Kohl Cycle Site, 71 Gooding Street, in the City of Lockport – A. Fisk

A motion for approval of Resolution NCBDC-052011-03 was made by T. O'Donnell and seconded by S. Ferraro. Unanimous. Carried.

12. Consideration and adoption of Audit and Governance Committee Charters- S. Hapeman

Mr. Hapeman explained the Audit and Governance Committee Charters.

A motion to adopt the charters was made by T. O'Donnell and seconded by S. Ferraro Unanimous. Carried.

NEW BUSINESS

13. Project Updates

Dussault Foundry

Mr. Allen provided an update on the Dussault property informing the Board that the legal notices for construction bids was published on Friday, May 6, 2011, and a pre-bid meeting is scheduled for May 27, 2011 at 10 a.m. at the project site. Bids are due to the City on June 3, 2011.

14. List of authorized expenses – J. Baird

Mr. Baird reviewed with the Board members the list of expenses from April 1, 2011 – May 9, 2011.

ATTORNEY BUSINESS – S. Hapeman - Reviewed in #12 above.

15. Next meeting date is to be determined
16. The meeting was motioned for adjournment at 10:00 a.m. by S. Ferraro and seconded by T. O'Donnell. Unanimous.

Respectfully submitted,

Karen Sanacore
Recording Secretary