

**N.F.C. DEVELOPMENT CORP.**  
**Minutes of Meeting**  
**Wednesday, December 4, 2019**  
**City Hall Council Chambers**  
**Niagara Falls, New York**

Present: Mayor Paul Dyster  
Council Member Touma  
Council Member Voccio  
Mr. Joseph Casale  
Ms. Clara Dunn  
Mr. Stanley Fera  
Ms. Jacqueline Henwood  
Mr. Michael Hooper  
Mr. Douglas Mooradian  
Ms. Lee Whittaker

Absent: Council Member Kennedy  
Council Member Scott  
Council Member Tompkins  
Mr. John DeMarco  
Ms. Lucy Muto  
Ms. Doreen O'Connor  
Ms. Anne Sawicki

Staff Present: Gail Bimont  
Douglas Janese  
Allen Booker  
Tommy Tedesco  
Thomas DeSantis

Others Present: Josh Carey  
Ron Anderluh  
Frank Strangio  
John Hutchins  
Roberto

The meeting was called to order by Chairman Dyster at 4:35 pm. A quorum was present.

**Agenda Item #3 Approval of Minutes of Meeting held October 9, 2019**

Ms. Whittaker made a motion to approve the minutes of the meeting held October 9, 2019, second was made by Mr. Casale. **Unanimously approved.**

**Agenda Item #4 Presentations**

**Judas Tree, LLC** - Mr. Josh Carey talked about his project at 1507 Pine Avenue. He will be converting the building into a restaurant/bar and employing two full time and 6 part time employees. There will be an outdoor covered area for dining and recreation planned for the two additional lots he purchased to complement his project. Most of the food and beverage will be from New York State businesses, along with some Italian imports. The local foods will be his focus. The projected cost for the project is \$213,000.

**Cambria Hotel Niagara** – Mr. Frank Strangio, owner of Antonio’s, the Quality Inn and Wingate by Wyndham businesses reported that he is extremely proud of the momentum in Niagara Falls and he would like to see that continue. That is why he is building a second hotel along with residential market rate units on the corner of Rainbow Blvd. and Buffalo Avenue. The hotel will be an upscale brand with seven stories and 120 rooms, a restaurant and bar. The City needs to provide an access agreement to the alley as the alley cannot be abandoned due to use by another owner. The alley needs work in the public right of way and the cost is very high. Mr. Strangio has agreed to make the needed repairs in return for the access agreement.

Ms. Whittaker made a motion to move Agenda Item #8 to #5, second was made by Mr. Fera. **Unanimously approved.**

**Barrel Pub & Grill, LLC** - Mr. John Hutchinson reported that in 2017 NFC awarded his project a \$100,000 grant and a \$150,000 loan for his project on Main Street but that agreement has now expired. He asked the Board to re-instate the agreement as he has been ill for the past year and a half. He is now better and plans to move ahead with his project. When complete, the building will house a Cigar Bar, a Barrel Pub and a private meeting room for 80 people. This project will complement his business next door at the Rapids Theater. Work has already started at the building.

Council Member Voccio made a motion to move Agenda Item #8 to #5, second was made by Mr. Fera. **Unanimously approved.**

**Agenda Item #8 Vote to Approve Grant Agreement Extension for 324 Niagara Street, LLC (aka Community Beer Works)**

Mr. Janese reported that the project was stalled but now they are attempting to get it going again. They received a ESD grant but that grant is contingent on the NFC grant. If not approved, the project could be shuttered. The request is to match the ESD grant timeline and extension to September 1, 2020. Mayor Dyster reported that he would recuse himself from the vote due to a past working relationship with Beer Works.

**POLLED VOTE**

<b>IN FAVOR</b>	<b>9</b>	
<b>OPPOSED</b>	<b>0</b>	
<b>ABSTAIN</b>	<b>1</b>	<b>(Mayor Dyster)</b>
<b>MOTION APPROVED</b>		

**Agenda Item #6 Vote to Approve Micro Enterprise Grant in the Amount of \$10,000 to Judas Tree, LLC**

Council Member Voccio made a Motion to Approve the Micro Enterprise Grant in the Amount of \$10,000 to Judas Tree, LLC, second was made by Council Member Touma.

**POLLED VOTE**

**IN FAVOR**            **9**  
**OPPOSED**            **0**  
**ABSTAIN**            **1**        **(Mayor Dyster)**

**MOTION APPROVED**

**Agenda Item #7 Vote to Approve Downtown Tourism Assistance Program Grant in the Amount of \$250,000 to Plati Niagara Inc. for Proposed Hotel and Townhouses on Rainbow Boulevard**

A question was posed as to whether NFC has funding available for this project. Mr. Janese reported that money previously awarded to the Splash Park Project at the Sheraton is not moving forward and that money can be reprogrammed for this project. Council can also vote to restore funding to NFC when casino dollars come available. The approval is contingent on future funds.

Council Member Voccio made a motion to Approve the Grant in the Amount of \$250,000 to Plati Niagara Inc. for Proposed Hotel and Townhouses on Rainbow Boulevard, second was made by Council Member Touma.

**POLLED VOTE**

**IN FAVOR**            **9**  
**OPPOSED**            **0**  
**ABSTAIN**            **1**        **(Mr. Fera)**

**MOTION APPROVED**

**Agenda Item #5 Vote to Approve \$100,000 Commercial Assistance Project Grant (CGAP) and \$150,000 NFC Direct Loan for Barrel Pub & Grill, LLC**

Council Member Voccio made a motion to Enter Executive Session to discuss financial potential of grantee, second was made by Council Member Touma.

**Unanimously approved.** Executive Session began at 5:30.

Council Member Voccio made a motion to end the Executive Session, second was made by Council Member Touma. **Unanimously Approved.** Executive Session ended at 6:10.

Council Member Touma made a motion to Table Agenda Item #5, second was made by Council Member Voccio.

**Agenda Item #9 Old Business**

None

**Agenda Item #10 New Business**

None

**Agenda Item #11 Adjournment**

There being no further business, the meeting was adjourned at 6:30.