

N.F.C. DEVELOPMENT CORP.
Minutes of Meeting
Wednesday, March 16, 2016
Carnegie Building – 1022 Main Street
Niagara Falls, New York

Present: Mayor Paul Dyster
Council Member Grandinetti
Council Member Scott
Council Member Tompkins
Council Member Touma
Mr. Joseph Casale
Ms. Clara Dunn
Mr. Michael Hooper
Ms. Lucy Muto
Ms. Doreen O'Connor
Mr. Paul Parise
Ms. Anne Sawicki
Ms. Lee Whittaker

Absent: Council Member Walker
Mr. Ralph Aversa
Ms. Jacqueline Henwood
Ms. Janet Markarian
Mr. Chris Robins
Mr. Frank Roma

Staff
Present: Gail Bimont
Richard Zucco
Anthony Vilaro
Thomas Tedesco
Seth Piccirillo
Thomas DeSantis

Others
Present: Nancy Fisher, Buffalo News
Shawn Weber, The Craft
David Giusiana, The Craft
Andrea Galyn, 24 Below
Tina Galyn, 24 Below
Angela Ciraolo, Macoretta's
Kelly Jones, Submariners

The meeting was called to order by Mayor Dyster at 4:05 p.m. A quorum was present. He welcomed new Board Members Council Members Scott and Tompkins.

Agenda Item #3 Approval of Minutes of Meeting held December 7, 2015

Council Member Grandinetti made a motion to approve the minutes of the meeting held December 7, 2015, second was made by Ms. Muto. **Unanimously approved.**

The Mayor asked for a motion to add a presentation to agenda item #4 by the owners of 24 Below, whose business has also been approved by the Banking Committee. Council Member Touma made a motion to add them to the agenda, second was made by Mr. Casale. **Unanimously approved.**

Agenda Item #4 Presentations:

- **24 Below**
- **23 Ferry Ave, Partners, LLC**
- **Craft Bar Restaurant**
- **Macoretta's Coffee Shop**
- **Submariners**

Andrea and Tina Galyn reported that they had originally opened their business at 24 Buffalo Avenue and then moved to Third Street in May of 2015. They are an independent Art Gallery and Coffee House. 73 local artists sell their wares in their store. They use local food products and they started out using residential equipment to soon discover that they could not keep up with demand so they need the grant to purchase commercial equipment. They also plan on adding professional lighting, an entertainment sound system, TV, audio equipment and to do more advertising and marketing.

Shawn Weber and David Giusiana reported that 223 Ferry Ave. Partners, LLC will be leasing their building at 223 Ferry to Shawn and Dave, along with Paul Stephen of 223 Ferry Ave. Partners, LLC, to open a new Craft Beer Bar and Restaurant. The grant will be used for the new buildout and will complete most of the Third Street/Ferry Avenue corner. 223 Ferry Ave. Partners was originally awarded a Market Rate Rental Rehab Grant but never accessed it so funds will be available from that money for the grant to do the buildout. Mr. Stephen has agreed to keep the two storefront rentals available for rent with a cap of \$500 per month for a period of three years.

Shawn and David explained that they will open and operate a new bar/restaurant featuring local craft beers, sandwiches, salads, and a lighter fare with lower prices. They are trying to attract a "hipster" crowd and the younger crowd living on Third Street. The costs are high to renovate as they need new plumbing, new kitchen, removal of railing, raising the patio and adding a handicap lift. They would like to be open by June or July and will be hiring five full time employees to start with more added during the tourist season.

Angela Ciraolo of Macoretta's Coffee Shop said she has been a lifetime local resident and would like to open her business this spring in the 6900 block of Buffalo Avenue. She is planning a small, homey, intimate café with high quality coffees, teas and pastries. She will also be serving a light breakfast and lunch with daily specials.

Kelly Jones of the River Pub at 6004 Buffalo Avenue explained that she will be expanding her business into the next door storefront to open a sandwich/deli operation. Her store "Submariners" will be clean and affordable and open within the next month. She will be offering delivery to local businesses and the grant money is needed for equipment and signage.

Agenda Item#5 Vote to Approve Micro Enterprise Grant for 24 Below

Council Member Grandinetti made a motion to Approve the Micro Enterprise Grant for 24 Below, second was made by Council Member Tompkins.

Council Member Grandinetti made a motion to enter Executive Session to discuss financials associated with this project, a second was made by Ms. Muto. Executive Session was entered at 4:48 pm.

Council Member Grandinetti made a motion to end the Executive Session, second was made by Ms. Whittaker. Executive Session ended at 4:55 pm.

A vote was held to Approve the Micro Enterprise Grant for 24 Below.

Unanimously Approved.

Agenda Item #6 Vote to Approve Grant for 223 Ferry Ave. partners, LLC Grant

Mr. Parise made a motion to Approve the Grant for 223 Ferry Ave. Partners, LLC, second was made by Mr. Casale.

POLLED VOTE

IN FAVOR	12	
ABSTENTION	1	(Mr. Hooper)
OPPOSED	0	

MOTION APPROVED

Agenda Item #7 Vote to Approve Craft Beer Restaurant Loan

Ms. O'Connor made a motion to Approve the Craft Beer Restaurant Loan, second was made by Council Member Tompkins.

POLLED VOTE

IN FAVOR	12	
ABSTENTION	1	(Mr. Hooper)
OPPOSED	0	

MOTION APPROVED

Agenda Item #8 Vote to Approve Macoretta's Coffee Shop Microenterprise Grant

Council Member Touma made a motion to Approve Macoretta's Coffee Shop Microenterprise Grant, second was made by Council Member Grandinetti. **Unanimously approved.**

Agenda Item #9 Vote to Approve Submariners Microenterprise Grant

Council Member Touma made a motion to Approve Submariners Microenterprise Grant, second was made by Mr. Casale. **Unanimously Approved.**

Agenda Item #10 Vote to Approve Meeting Dates for 2016

Mr. Parise made a motion to Approve the Meeting Dates for 2016 as presented, second was made by Ms. Whittaker. **Unanimously Approved.**

Agenda Item #11 Vote to Approve Independent Auditor for NFC

Mr. Zucco reported that last year the Board hired Bonadio & Company, LLP to prepare the NFC Audit and the reports necessary for the Authorities Budget Office. He recommended hiring them to do the 2015 Audit as well.

Council Member Touma made a motion to Approve the Independent Auditor for NFC, second was made by Council Member Grandinetti, **Unanimously Approved.**

Agenda Item #12 Vote to Approve 2016 NFC Budget

Mr. Zucco explained that the wrong budget was submitted in the package and he would like to act on the new budget. Council Member Touma made a motion to Amend the Budget Submission, second was made by Council Member Grandinetti.

Unanimously Approved.

The Amended Budget was presented and reviewed. Mr. Zucco noted that this is the Administrative Budget and does not include loans and grants. This is also projected four years forward for the Authority Budget Office.

Council Member Tompkins made a motion to Approve the 2016 NFC Budget, second was made by Mr. Casale. **Unanimously Approved.**

Agenda Item #13 Vote to Approve NDC Payment

Mr. Zucco reported that while NDC was under contract with NFC, we had missed a monthly payment to them. It was a clerical error and we need Board approval for payment.

Council Member Tompkins made a motion to Approve NDC Payment, second was made by Ms. O'Connor. **Unanimously Approved.**

Agenda Item #14 Vote to Approve Mehta Property Expenses

Mr. Vilardo reported that as part of Dr. Mehta's sentencing, he was ordered to turn over some of his properties to the City, one on Main Street and four on Third Street. These properties may become Economic Development parcels that the City can put out a RFP for. The buildings are in fairly good shape with some renovation needed. One of the buildings needs to be demolished. There is approximately \$20,000 needed to take possession of these properties and Board approval is required.

Council Member Grandinetti made a motion to Approve the Mehta Property Expenses, second was made by Ms. Sawicki.

POLLED VOTE

IN FAVOR	12	
OPPOSED	1	(Ms. Whittaker)

MOTION APPROVED

Agenda Item #15 Recap Presentation

Since the meeting was running so late Mr. Vilardo passed out a snapshot of the last six years of NFC Activity. Board members can bring questions to next meeting.

Ms. Dunn and Ms. Whittaker left the meeting.

Agenda Item #16 Old Business

Mayor Dyster asked for a motion to add an item to the Agenda regarding renewal of the software license. Council Member Grandinetti made a motion to add the item to the Agends, second was made by Mr. Casale. **Unanimously Approved.**

Mr. Parise made a motion to Approve Renewing the Software License, second was made by Ms. Muto. **Unanimously Approved.**

A question was asked about the status of the Subway Grant. Mr. Zucco reported there had been no activity since his last report. Ms. Muto made a motion to enter into Executive Session regarding the financing of the Subway Grant, second was made by Council Member Touma. Executive Session was entered into at 5:50 pm.

Mr. Casale made a motion to end the Executive Session, second was made by Ms. Muto. Executive Session ended at 6:09pm.

Agenda Item #17 New Business

None

Agenda Item #18 Adjournment

There being no further business, the meeting was adjourned at 6:10 p.m.