

N.F.C. DEVELOPMENT CORP.
Minutes of Meeting
Monday, May 18, 2015
City Hall Council Chambers
Niagara Falls, New York

Present: Mayor Paul Dyster
Council Member Grandinetti
Council Member Touma
Mr. Ralph Aversa
Ms. Jacqueline Henwood
Mr. Michael Hooper
Ms. Lucy Muto
Ms. Doreen O'Connor
Mr. Paul Parise
Mr. Chris Robins
Ms. Anne Sawicki
Ms. Lee Whittaker

Absent: Council Member Anderson
Council Member Choolokian
Council Member Walker
Mr. Joseph Casale
Ms. Clara Dunn
Ms. Janet Markarian
Mr. Frank Roma

Staff Present: Craig Johnson
Richard Zucco
Gail Bimont
Tom Tedesco
Thomas DeSantis

Others Present: Aaron Besecker, Buffalo News
Phil Gambini, Niagara Gazette
Randy Shepherd, Bonadio Group
Doug Nickerson, VP Operations, NFNY Hotel Management, LLC
Dan Vecchies, Flip Burger
Junior Brown, JR's Professional Landscaping, Inc.

The meeting was called to order by Chairman Dyster at 4:15 p.m. A quorum was present.

Agenda Item #3 Approval of Minutes of Meeting held March 9, 2015

Ms O'Connor made a motion to approve the minutes of the meeting held March 9, 2015, second was made by Council Member Touma. **Unanimously approved.**

Agenda Item #4 Vote to Approve Auditor Report and Certified Financial Statement

Mr. Randy Shepherd from the Bonadio Group reported that the annual audit went very well and there were no outstanding issues. He reviewed the Financial Statement indicating a clean audit opinion.

Mr. Parise made a motion to Approve the Auditor Report and Certified Financial Statement, second was made by Mr. Aversa. **Unanimously approved.**

Agenda Item#5 Vote to Approve Authority Budget Office Reports

- **Annual Report Year Ending 12-31-2014**
- **Budget Report Year Ending 12-31-2014**
- **Certified Financial Audit Report Year Ending 12-31-2014**
- **Investment Report Year Ending 12-31-2014**
- **Procurement Report Year Ending 12-31-2014**

Mr. Zucco reported that all Reports are on record in the State Comptroller's Office and NFC is in compliance with all filings. Council Member Grandinetti made a motion to Approve Authority Budget Office Reports, second was made by Council Member Touma. **Unanimously approved.**

Agenda Item #6 Vote to Approve Performance Measurement

Mr. Zucco reported that the Performance Measurement is a report for the ABO, and is reflected in the filings that are done. The goals were exceeded.

Council Member Grandinetti made a motion to Approve the Performance Measurement, second was made by Mr. Robins . **Unanimously approved.**

Agenda Item #7 Vote to Approve \$130,500 Loan to Kandola Group, Inc.

Mr. Tedesco introduced Mr. Kandola and reported that Mr. Kandola is doing an expansion at his current location to double the size of his convenience store. NFC loan is needed to finance the expansion and for new equipment.

Mr. Aversa made a motion to Approve the \$130,500 Loan to Kandola Group, Inc., second was made by Ms. Muto.

POLLED VOTE

IN FAVOR	11	
ABSTENTION	1	(Mayor Dyster)
MOTION APPROVED		

Agenda Item #8 Vote to Approve \$150,000 Grant to NFNY Hotel Management, LLC (Rainforest Café)

Mr. Doug Nickerson reported that this is a \$3.5 million project which includes the new restaurant and patio seating for 60 people. This will bring new life to Old Falls Street. He is projecting 40 full time employees and 30 part time.

Mr. Aversa made a motion to Approve the \$150,000 Grant to NFNY Hotel Management, LLC, second was made by Ms. Sawicki.

POLLED VOTE

IN FAVOR **10**
OPPOSED **1** **(Council Member Grandinetti)**
ABSTENTION **1** **(Ms. O'Connor)**
MOTION APPROVED

Agenda Item #9 Vote to Approve \$15,000 Loan to Flip Burger, Inc.

Mr. Dan Vecchies explained that this loan is for a new business on Old Falls Street that will include a burger stand, coffee house and ice cream parlor. The funds are needed for the purchase of machinery, equipment, interior renovations and signage. He is projecting six full time and six part time jobs. NFC will have a first lien position.

POLLED VOTE

IN FAVOR **11**
OPPOSED **1** **(Council Member Grandinetti)**
ABSTENTION **1** **(Ms. Sawicki)**
MOTION APPROVED

Agenda Item #10 Vote to Approve \$5,120 Grant to JR's Landscaping, Inc.

Mr. Junior Brown explained that his year round business is growing and he needs new equipment. This Micro Enterprise Grant will help him with that purchase.

Council Member Grandinetti made a motion to Approve the \$5,120 Grant to JR's Landscaping, Inc., second was made by Council Member Touma. **Unanimously approved.**

Agenda Item #11 Old Business

None

Agenda Item #12 New Business

Mr. DeSantis reported that program balances are very low with a balance of under \$500,000. There are currently \$250,000 in pending applications. The remaining balance with drop quickly and impair the ability to process new loans/grants. He suggested a suspension of the CGAP Program.

Mr. Aversa noted that a Loan Report has not been presented to the Board in years. He would like that information provided at each meeting. Mr. Tedesco stated that Mr. Maggi has been running the report and there is only one delinquency. A full report will be available for the next meeting.

Mr. Tedesco reported that the River Pub on Buffalo Avenue is now open for business with the possibility of a future expansion.

Agenda Item #13 Adjournment

There being no further business, the meeting was adjourned at 5:10 p.m.