

N.F.C. DEVELOPMENT CORP.
Minutes of Meeting
Wednesday, March 29, 2023
City Hall Council Chambers
Niagara Falls, New York

Present: Mayor Robert Restaino
Council Member Bax
Council Member Cauley
Council Member Tompkins
Council Member Zajac
Mr. Ralph Aversa
Mr. Stanley Fera
Mr. Michael Hooper
Ms. Lucy Muto
Ms. Lee Whittaker

Absent: Council Member Myles
Mr. Joseph Casale
Ms. Jacqueline Henwood
Ms. Angela Indelicato-Matar
Mr. Douglas Mooradian
Ms. Doreen O'Connor
Ms. Anne Sawicki

Staff Present: Gail Bimont
Thomas Tedesco
Christopher Mazur

Others Present: Ronald DeFazio
Anthony Vilaro
Joseph Luna
Michael Beckwith
Chris Shefflin

The meeting was called to order by Chairman Restaino at 4:30 pm. A quorum was present.

Agenda Item #3 Approval of Minutes of Meeting held January 25, 2023

Mr. Aversa made a motion to approve the minutes of the meeting held January 25, 2023, second was made by Ms. Muto. **Unanimously approved.**

Agenda Item #4 Vote to Approve \$4,225.50 Micro Enterprise Grant for Ronald DeFazio (Stadium Grill)

Mr. Ron DeFazio reported that he is having a mural of Sal Maglie painted on the side of his business. He noted this is being done the same time as the renovations to the stadium are happening. The grant will pay for half of the cost of the mural.

Council Member Tompkins made a motion to Approve the \$4,225.50 Micro Enterprise Grant for Ronald DeFazio(Stadium Grill), second was made by Ms. Muto.

POLLED VOTE

IN FAVOR 9

OPPOSED 0

ABSTAIN 1 (Council Member Cauley)

MOTION APPROVED

Agenda Item #5 Vote to Approve \$30,000.00 Mixed-Use Rehabilitation Grant for JOEBUCKS, LLC

Mr. Joseph Luna and Mr. Michael Beckwith, partners at JOEBUCKS, LLC reported that they are located in the old Ventry’s Pizzeria on Pierce Avenue. Mr. Luna has been an employee at the business for 37 years and can continue operations at the restaurant. They are also renovating the three apartments in the building.

Council Member Tompkins made a motion to Approve the \$30,000 Mixed-Use Rehabilitation Grant for JOEBUCKS,LLC, second was made by Council Member Bax.

POLLED VOTE

IN FAVOR 9

OPPOSED 0

ABSTAIN 1 (Council Member Cauley)

MOTION APPROVED

Agenda Item #6 Vote to Approve Release of Lien for Timothy Krawczyk (T-Crow)

Mayor Restaino reviewed the letter in the board package detailing the bankruptcy and how the NFC loan was affected. He noted that nothing had been done in the past to contest the lien and now it is too late to take action. The Mayor noted that he will not let this happen in the future. All issues related to loans will be brought to the Board for action.

Council Member Tompkins made a motion to Approve the Release of Lien for Timothy Krawczyk (T-Crow), second was made by Mr. Fera. **Unanimously approved.**

Agenda Item #7 Vote to Approve Niagara Falls Small Business Property Improvement Program (NFSBPIP) and related items.

Mayor Restaino introduced Mr. Anthony Vilardo and Mr. Christopher Shefflin to give a presentation on the efforts involved in the NFSBPIP. Mr. Vilardo gave a brief

power point presentation outlining the program and the partnership between Empire State Development, the cities of Niagara Falls, Buffalo and Rochester, the Ralph Wilson Jr. Foundation, University of Buffalo Regional Institute, the First Niagara Foundation and the Key Bank Foundation. This partnership will be making a \$300 million investment in these areas. He explained the breakdown of the three main focuses for Niagara Falls: \$19M investment in Agritourism/Food Entrepreneurship, \$15M investment in Waterfront, Heritage Tourism & Community Anchors, and \$5M investment in Small Business/Placemaking. He reported that there was public engagement in the spring of 2021 by virtual public meetings. 500 plus invitations were sent out and one on one stakeholder meetings were held. Three corridors in Niagara Falls were identified to be in need of the collaborative approach – Main Street from Ferry Avenue to Portage Road, Portage Road from Main Street to Pine Avenue, Pine Avenue from Aquarium of Niagara to Hyde Park and including City Market and Niagara Street from 3rd Street to John Daly Blvd. He thanked the Mayor and the City of Niagara Falls for their partnership.

Mayor Restaino reported that there is a lot more information regarding this program in the board package and he asked that everyone review that information. He then reported that we need to approve the NFSBPIP program that Mr. Vilardo explained. He noted that NFC will be the recipient of the funds that will go to this program. This is coming through NFC because the funding must go through a not-for-profit. The City cannot be that entity.

Council Member Tompkins made a motion to Approve the Niagara Falls Small Business Property Improvement Program (NFSBPIP), second was made by Ms. Muto. **Unanimously approved.**

Agenda Item #8 Vote to Approve A/E Consultant for Niagara Falls Small Business Property Improvement Program

Mayor Restaino reported that we must now act on hiring a consultant for this program. He reported that proposals were received and scored and it is recommended that the firm of Highland Planning be hired as the administration consultant for this project.

Council Member Tompkins made a motion to Approve the A/E Consultant for Niagara Falls Small Business Property Improvement Program, second was made by Council Member Cauley. **Unanimously approved.**

Mr. Fera requested that Staff report back to the NFC Board regarding the efforts/accomplishments of the program.

Agenda Item #9 Update – Romas Properties, LLC/Subway by the Falls, LLC vs NFC Development Corp. - INFORMATIONAL

Mayor Restaino reported that this item must be covered in Executive Session. Mr. Aversa made a motion to go into Executive Session, second was made by Mr. Fera. **Unanimously approved.** Executive Session began at 4:58 p.m.

After discussion, Council Member Tompkins made a motion to end Executive Session, second was made by Mr. Aversa. **Unanimously approved.** Executive Session ended at 5:18 p.m.

Agenda Item #10 Old Business
None

Agenda Item #11 New Business
None

Agenda Item #12 Adjournment

There being no further business, Council Member Tompkins made a motion to adjourn, second was made by Mr. Aversa. The meeting was adjourned at 5:20 p.m.