

**N.F.C. DEVELOPMENT CORP.**  
**Minutes of Meeting**  
**Monday, January 28, 2013**  
**City Hall – Committee of the Whole Room**  
**Niagara Falls, New York**

**Present:** Mayor Paul Dyster  
Council Member Grandinetti  
Council Member Walker  
Mr. Joseph Casale  
Mr. Michael Hooper  
Ms. Janet Markarian  
Ms. Doreen O'Connor  
Mr. Paul Parise  
Dr. Jacob Smith  
Ms. Lee Whittaker

**Absent:** Council Member Anderson  
Council Member Choolokian  
Council Member Fruscione  
Ms. Jacqueline Henwood  
Ms. Lucy Muto  
Mr. Jeffrey Paterson  
Mr. Frank Roma  
Ms. Anne Sawicki

**Staff**  
**Present:** Craig Johnson  
Richard Zucco  
Maria Brown  
Gail Bimont  
Tom Tedesco  
Clara Dunn  
Seth Piccirillo

**Others**  
**Present:** Sean Weber  
David Giusiana  
Steve Masic  
Mr. Merani  
Charlie Spect

The meeting was called to order by Chairman Dyster at 4:08 p.m. A quorum was present.

**Agenda Item #3 Approval of Minutes of Meeting held September 24, 2012**

Mr. Casale made a motion to approve the minutes of the meeting held September 24, 2012, second was made by Mrs. Whittaker. **Unanimously approved.**

**Agenda Item #4 Vote to Adopt ABO Reports**

Mr. Zucco reviewed the State Budget Authorities Office Reports including the 12-31-11 Annual Report, 12-31-11 Certified Financial Audit, 12-31-11 Investment Report, 12-31-11 Procurement Report, 2012 Budget Report, 2013 Budget Report, and 2014 Budget Report. All Reports are on file. Mr. Parise made a motion to Adopt the ABO Reports, second was made by Mr. Casale. **Unanimously approved.**

**Agenda Item#5 Vote to Extend Merani Holdings LLC, 114 Buffalo Ave. Project & \$550,000 Grant (approved July 31, 2011: Buffalo Ave. Holiday Inn 8,700 SF Ground Level Retail/Restaurant**

Mr. Zucco reported that Mr. Merani had to hold off on the original terms of the agreement due to the current economic climate but is now ready to proceed. USA Niagara is extending their agreement also. Mr. Merani is looking to partner with a lease holder or franchise. He plans to break ground in April.

Mr. Parise made a motion to Extend the Grant for Merani Holding LLC, 114 Buffalo Ave. Project and \$550,000 Grant, second was made by Council Member Grandinetti.

**POLLED VOTE**

**IN FAVOR**            9

**ABSTENTIONS**    1        (Ms. O'Connor)

**MOTION APPROVED**

**Agenda Item #6 Vote to Approve Renegotiation of Café Lolo Loan**

Mr. Hooper made a motion to enter executive session at 4:20 p.m., seconded by Mr. Casale. **Unanimously approved.**

Council Member Grandinetti made a motion to end the executive session at 4:56, second was made by Mrs. Whittaker. **Unanimously approved.**

Mr. Parise made a motion to table the renegotiation of Café Lola loan, second was made by Dr. Smith. **Unanimously approved.**

**Agenda Item #7 Vote to Approve Paul Gromosiak Services for Main Street Project (NYMS Grant)**

Council Member Walker made a motion to pay \$410.00 to Paul Gromosiak Services for the Main Street Project Grant, second was made by Dr. Smith.  
**Unanimously approved.**

**Agenda Item #8 Vote to Approve NACM Annual Credit Report Fee of \$300.00**

Ms. O'Connor made a motion to approve the NACM Annual Credit Report Fee of \$300.00, second was made by Council Member Walker. **Unanimously approved.**

**Agenda Item #9 Vote to Approve ESRA GIS Software Licenses in amount of \$4,728.00**

Mr. Parise made a motion to approve the ESRA GIS Software Licenses in the amount of \$4,728.00, second was made by Council Member Grandinetti. **Unanimously approved.**

**Agenda Item #10 Vote to Approve Subway Extension/Renegotiation**

Mr. Masic reported that he has difficulty obtaining financing and he is forced to reduce project to the ground floor only. The project will not include the upper windows or the new roof and will cost \$90,000 less than previously reported. He will still be hiring the same amount of people. He reported that USA Niagara has extended their grant and is still participating in the project. He also stated that if the grant is reduced, the project will not go forward. He is anticipating an April start date.

Mr. Hooper made the motion to approve the Subway Extension/Renegotiation, second was made by Mrs. Whittaker.

**POLLED VOTE**

**IN FAVOR**                 7           (Mayor Dyster, Council Member Grandinetti, Mr. Hooper, Ms. Markarian, Mr. Parise, Mrs. Whittaker, Dr. Smith)

**OPPOSED**                 3           (Council Member Walker, Mr. Casale, Ms. O'Connor)

**MOTION APPROVED**

**Agenda Item #13 Old Business**

None

**Agenda Item #14 New Business**

None

**Agenda Item #14 Adjournment**

There being no further business, the meeting was adjourned at 5:14 p.m.