

DLDC BOARD OF DIRECTORS MEETING – January 29, 2014

Present: Steve Neratko - Chair, Rosemary Banach, Margie Dye, Jim Muscato, Stephanie Kiyak, Judy Presutti, and Steve Sek. Also present were Mayor Anthony J. Dolce (President), Timothy Gornikiewicz (Treasurer), Lacy Lawrence (Secretary), and Ron Szot (Attorney).

Absent: Joe Becerra, Andy Gonzalez, and Robert Fritzinger.

Meeting was called to order by Steve Neratko at 11:05 AM, located in the Mayor's Conference Room.

Consent Agenda:

Tim Gornikiewicz discussed the Treasurer's Report. Lakeshore Grill Works paid their last payment of \$286.52 in December. Their \$20,000 loan is all paid off. Clarion Hotel has also paid off their loan as of December 31, 2013. Steve Neratko explained the Clarion Hotel was restructuring/remortgaging some of their properties and had enough money to pay off what was left on their loan account with us. Our county taxes have been paid. There is one loan account that is now late for January's payment and the attorney's office has followed up with a letter. The HUD savings account is at \$140,000.00 reflective of the Clarion Hotel payment. This repayment was for CDBG-R funding so we are waiting to hear what can be "done" with that money. Tim Gornikiewicz made mention that G&E Tents only has one payment left and then their loan will also be paid off. Stephanie Kiyak asked what happened with Enviroteknix because they had been making payments and now have stopped. Steve Neratko explained we have continued to make contact with them and their attorneys have not responded. Jim Muscato asked about Dunkirk Metals. Steve Neratko explained Dunkirk Metals is no longer in business. The past owners are no longer around and are not reachable. There are new owners and they did not receive the debt of the old business with this company. "We are still looking into what is possible on this account." He also mentioned sometime in the future we will have to discuss what we would like to do about the Payne's Deli loan. "Our auditors have told us this is probably going to be an account that will not be paid so we might need to consider writing it off or some other action." Jim Muscato asked about Henlie, Selling Hive, and Textiva loans. Steve Neratko explained these accounts were considered loans that could be converted into grants dependent on specific job creations. Henlie and Selling Hive do not appear to be in business any longer. Textiva is still in business and is doing successful. They will begin payment later this year and are willing to work with us.

Stephanie made a motion to accept the consent agreement including minutes from October 9, 2013 and November 13, 2013, seconded by Margie Dye, carried, all voting aye.

Old/Unfinished Business:

Steve Neratko continued discussions from the past meeting pertaining to the Niagara Motor site. He explained last meeting the consensus seemed to be in a holding state. We weren't really sure how we wanted to proceed. The thought was that the site seemed to be more of an industrial site, so would it be beneficial for us to turn it into a commercial site. Our project would be estimated at about \$500,000, and the DEC had about the same amount available for a project or two. We would have to pay for 10% of the total cost of the project. They advised us to have funding of \$75,000 reserved if we considered this project. Steve Neratko also made note that the DLDC does not have that much money at this time. The board came to an agreement to not pursue this project since we do not have the funding.

New Business:

Prefiled Resolution #1-2014

Confirming Festival Advisory Committee. Stephanie Kiyak made a motion to approve, seconded by Margie Dye. Carried, all voting aye.

The 2014 meeting schedule was then handed out.

The evaluations were then given out, explaining to either fill out now or by the next meeting and return to Lacy Lawrence.

Prefiled Resolution #2-2014

Adopting Mission Statement and Performance Measures. Judy Presutti made a motion to accept, seconded by Steven Sek. Carried, all voting aye.

Stephanie Kiyak made a motion to go into an Executive Session at 11:29 AM to discuss proposed, pending or current litigation, with the expectation that no business will be taken after the Executive Session concludes, seconded by Margie Dye. Carried, all voting aye.

Judy Presutti made a motion to come out of Executive Session, seconded by Steven Sek. Carried, all voting aye.

Rosemary Banach made a motion to adjourn at 11:33 AM, seconded by Stephanie Kiyak. Carried, all voting aye.