

City of Dunkirk IDA Board Meeting Minutes Friday, January 24th, 2020

Consent Agenda:

N/A

Present:

- Rebecca Wurster - Executive Director/CEO
- Wilfred Rosas - Mayor
- Rich Alexander - Board Member
- Gina Paradis - Board Member
- Dan Reininga - Board Member

Also Present:

- Rich Morrisroe- City Attorney
- Marsha Beach – Fiscal Affairs Officer
- Adeoye Adegoke – Harris Beach
- Jolie Mandel – Lakeside Werks (via conference call)
- Troy Sasse - Lakeside Werks (via conference call)
- James Mandel - Lakeside Werks (via conference call)
- Edward Hayes – City Development Department
- Andrew Bohn – City DPW Department

Absent:

- Mayra Avarado- Board Member

Meeting was brought to order at 10:38am by Chairperson Wurster

NEW BUSINESS:

Presenting Lakeside Werks, LLC. Resolution Authorizing Sales Tax & PILOT

Rebecca Wurster- Troy Sasse & Jolie Mandel have applied for sales tax exemption and a pilot for the proposed project of a demolition for an existing 1 ½ story garage, existing rear entry steps and loading dock, the renovation and equipment of existing 12,000sq ft 4 story building to house commercial space on the 1st floor and 9 apartments on the 2nd, 3rd and 4th floors. Also, the construction and equipment of 12,112sq footage in addition to a 6-story tower, 5 story elevation tower, 1 ½ story ground floor entry lobby and a 4-story steel exterior stair/decking system. The project will employ 4 full time and 5 part time jobs.

Jolie Mandel- The first floor commercial is proposed to be physical therapy with an open gym floor plan and physician's office; the 8 residential apartments will be studio all the way up to 2-bedroom apartments.

Rebecca Wurster- The existing elevator shaft will not be used and an addition will be put in of a stairwell and elevator system. Planning board plans are included in the packet showing they were granted approval with the rendering on the last page. The inducement package project log is included in the packet going over the details of incentives the company is requesting; approx. \$112,000 in sales tax savings, 1.25% of final mortgage amount of which the estimated amount of

the new money mortgage is \$1,881,463 for a savings of \$23,518 and they also requested a 10 year pilot on the newly renovated project which would be a saving of \$792,330 in approximately 10 years. The pilot worksheet is included in the packet with letters of support, the planning board's approval documents, zoning board variances for parking where they'll utilize the city lot for commercial space parking as well as their apartments, also a cost benefit analyzes that was prepared by CGR and the seeker environmental documents are included. There was a public hearing held today of which there was no turn out for, however, it was advertised in the paper as well as online.

Jolie Mandel- Question was asked if there has been anything tricky to get around concerning renovations; Jolie replied due to the tricky nature of the project a lot of the renovations are on the back of the building instead of internally because they'd loss to much square footage inside the building; also the existing freight elevator has no use because of the residential components needing a stretcher to be able to occupy the elevator. James Mandel added that the newer elevators require a 5ft pit and the freight elevator only has a foot an a half to which they have to go down 5ft bringing them very close to the existing foundation and then they'd hit the water; that factor dictated why the new elevator would be placed on the exterior of the building. Jolie added that for the finalized plan the only thing missing is the last page of the plumbing/electrical.

Dan Reininga- Is the County IDA participating in financials for the project or offering any other incentives? Rebecca replied no, they decided to only utilize the Dunkirk IDA for the project.

Troy Sasse- Troy responded to a question regarding the new employment positions and if they were going to be professional positions. Troy replied yes, he's a Physician and Jolie is a Physical Therapist and they may also hire another licensed social worker, a physical therapy assistant and a property management personal to run the residential component of the project.

Jolie Mandel- I do take all insurance no matter if its public assistance, Medicare or Medicaid based, workers comp or no fault we take them all; we're doing local hires out of Dunkirk; Troy's medical assistant we recently hired she is out of Dunkirk and I do speak Spanish as well. We still will have patients from my Angola office as well as Dunkirk and surrounding areas.

Motion made to accept Resolution 1-24-20-01 made by Richard Alexander, seconded by Gina Paradis. All voted yes with Dan Reininga abstaining. Passed 3-0-1.

Presenting Resolution for purchase of property located at 122 Main Street

Attorney Rich Morrisroe- The property was owed by an undisclosed female in the 1960s who now lives in Florida who recently reached out to Rebecca; the property is now a vacant lot where a house used to sit. Looking at the map the city owns all the parcels along the stretch from the corner of Lake Shore Dr and Main St. to the parcel 79.11-7-51 and the last empty parcel on the corner is owned by the estate. What we were told is that the estate doesn't have any other assets except that piece of land and if no one came along for it then they'd just let it go for taxes so essentially the cost for purchase is title work, survey and filing which is a rough estimate of \$1,500-\$2,000 at the most. I did write in the resolution that this falls within the zones for the BOA & the DRI as well as being able to provide DLDC potentially and DIDA benefits, so it's a parcel that makes sense for redevelopment; I feel it's a win win situation given it would've gone for taxes anyways.

Rebecca Wurster- As Rich stated acquiring the parcel is important seeming as though we own so many in that area already and in future economic development we've talked about possible housing and parking which are things that have come up at comprehensive plan meetings and

that's a stretch of land people would like to see reactivated and especially for housing which is what were taking into consideration.

Motion made to accept Resolution 1-24-20-02 made by Dan Reininga, seconded by Gina Paradis. All voted yes. Passed 4-0.

EXECUTIVE DIRECTOR/CEO REPORT:

Rebecca Wurster-Far as an update; we'll probably schedule a meeting when another application comes through; the Clarions pilot is up so they might be requesting an application for a possible pilot depending on what additions/improvements their looking into or jobs that might be retained or added so that has been something we've been discussing with them and it might be coming up shortly.

TREASURER'S REPORT:

Rebecca Wurster- Currently we have \$18,786.60 in the bank account; we recently received \$1,000 for the application fee for the Sasse project and some addition fees to cover cost also moving forward with the CGR's cost benefit analysis and a posting in the paper that will bring our budget to roughly \$19,485.16. Question was asked to Rebecca on future plans to increase the current bank balance from the \$18,000. Rebecca stated there are fees associated with submitting an application of \$1,000 and also the pilot and sales tax exemption fees.

Dan Reininga asked about the Cubby's Barbeque on Lake Shore Dr. recently being sold and exactly who was involved either the DIDA or DLDC? Rebecca added that they didn't own that one at the point of sale; Rich also stated that if there was any existing financing there was nothing in the DLDC books which showed any existing and or outstanding debt; it's his assumption that the Schober's are representing the buyers on that deal due to the fact that the buyers came to him at his private practice for advice on setting up the LLC; he stated that he did advise them that they would have to go to the Schober's for applications involving the DLDC or DIDA benefits, incentives or loans.

ADJOURNMENT:

Motion to adjourn by Gina Paradis, Second by Richard Alexander.

Meeting adjourned at 11:10am. Next meeting date to be determined.