Present: Mayor Paul Dyster
Council Member Kennedy
Council Member Scott
Council Member Tompkins
Council Member Touma
Council Member Voccio
Mr. Ralph Aversa
Mr. Joseph Casale
Mr. John DeMarco
Ms. Clara Dunn
Mr. Michael Hooper

Absent: Ms. Jacqueline Henwood
Mr. Douglas Mooradian
Ms. Lucy Muto
Ms. Doreen O’Connor
Mr. Chris Robins
Ms. Anne Sawicki
Ms. Sylvia Virtuoso
Ms. Lee Whittaker

Staff Present: Gail Bimont

Present: Richard Zucco
Douglas Janese
Anthony Vilardo

Others Present: Craig Johnson
Christopher Mazur
Thomas Tedesco
Allen Booker
Anthony Parone, Attorney

The meeting was called to order by Chairman Dyster at 4:37 pm. A quorum was present. Mayor Dyster welcomed the new Council Members as well as the new Board Members.
Agenda Item #3  Approval of Minutes of Meeting held November 28, 2017
Mr. Casale made a motion to approve the minutes of the meeting held November 28, 2017, second was made by Council Member Tompkins. **Unanimously approved.**

Agenda Item #4  Election of Officers
Mr. Aversa made a motion to elect the following slate, second was made by Councilman Tompkins:
- Chairman – Mayor Dyster
- Vice-Chairman – Councilman Kennedy
- Treasurer – Councilman Voccio
- Secretary – Councilman Touma

**Unanimously Approved.**

Agenda Item #5  Vote to Approve Banking Resolutions
Mr. Aversa made a motion to Approve the Banking Resolutions, second was made by Councilman Touma. **Unanimously approved.**

Agenda Item #6  Vote to Approve Meeting Bylaw Amendment
Mr. Zucco reported that the new Bylaw Amendment will eliminate the date and time requirement, giving greater flexibility in scheduling.
- Councilman Touma made a motion to Approve the Meeting Bylaw Amendment, second was made by Councilman Tompkins. **Unanimously approved.**

Agenda Item #7  Vote to Approve 2018 Meeting Schedule
Mr. Aversa made a motion to Approve the 2018 Meeting Schedule, second was made by Mr. Casale. **Unanimously approved.**

Agenda Item #8  Vote to Approve NFC Auditor
Mr. Vilardo reported that RFP’s were requested after the Bonadio Group has provided audit services for several years. The NFC Audit will piggyback off the City’s Audit. Freed Maxick is the successful company and their price is half of previous audits.
- Mr. Hooper made a motion to Approve the NFC Auditor, second was made by Councilman Kennedy. **Unanimously approved.**

Agenda Item #9  Vote to Approve Purchase of NFC GIS Software
Mr. Vilardo reported that this is a typical, annual expense and a licensing fee for mapping software. Mr. Hooper asked that the price be looked into for the future. The cost should be less.
- Councilman Touma made a motion to Approve the Purchase of NFC GIS Software, second was made by Mr. Aversa. **Unanimously approved.**

Agenda Item #10  Vote to Approve 324 Niagara Street Extension
Mr. Vilardo reported that this is the site for the future brewing company and they have recently purchased the building next door, tripling the size of the project. They now are going to have three storefronts and ten upper apartments. Mr. Aversa asked that the overgrown trees in front be taken care of and to recycle the pavers to create a patio.
Mr. Aversa made a motion to Approve the 324 Niagara Street Extension, second was made by Councilman Touma. **Unanimously approved.**

**Agenda Item #11 Vote to Approve The 617 Guest Residence Extension**

Mr. Tedesco reported that this request is the second one for this property. The owner has had problems with contractors but is now moving forward and will be ready for the tourist season. Councilman Voccio said this will be the last extension granted for this property.

Councilman Tompkins made a motion to Approve The 617 Guest Residence Extension, second was made by Councilman Voccio. **Unanimously approved.**

**Agenda Item #12 Vote to Approve New General Counsel**

Mr. Zucco reported that he is retiring from the City and also from NFC. He has been with the agency for 18 years and has worked for six mayors. He has enjoyed working for the Agency and with the Members. Mr. Doug Janese has stepped up and is willing to fill the position. Many members offered Mr. Zucco their thanks and gratitude for his service.

Councilman Tompkins made a motion to Approve the New General Counsel, second was made by Councilman Kennedy. **Unanimously approved.**

**Agenda Item #13 Old Business**

Mr. Vilardo apologized to the Board for leaving the Administrative Budget off the Agenda and explained that action need to be taken to Approve that Budget. Mr. Aversa made a motion to add Approval of the Administrative Budget to the Agenda, second was made by Councilman Touma. **Unanimously approved.**

**Administrative Budget**

Mr. Vilardo presented the proposed budget and explained that this is the same budget we have been operating under the last several years.

Mr. Aversa made a motion to Approve the 2018 NFC Administrative Budget, second was made by Mr. Casale. **Unanimously approved.**

Mr. Vilardo reported that NFC currently has a CD at M & T Bank in the amount of $1,275,000 and all that money is encumbered. NFC only has $200,000 of unencumbered dollars, which will be used as matching grant money.

Subway Litigation Update – Their loan was approved but never fully disbursed. NFC has a first lien on the property. The owner went past the expiration date of the loan agreement and declined the offer of an extension. The loan was closed out and the property foreclosed. NFC then transferred property to URA. We have since received a Notice of Claim filed against the City and NFC by the owner alleging negligence. The owner never raised issue during the foreclosure process. We may need to hire outside counsel for litigation. Mr. Aversa noted that this project started back in 2004 – the longest project ever. Mayor Dyster reported that the City and NFC have bent over backward to assist this project for the developer. The building is still only a shell with no floor.
Personnel Matter – Since there is a possibility of pending litigation, Councilman Touma made a motion to go into Executive Session, second was made by Mr. Aversa. **Unanimously approved.**

Prior to entering executive session, Ms. Dunn was excused from the session due to a potential conflict of interest and Mr. Parone was excused as well. The remaining individuals then entered executive session and had a discussion about the personnel matter.

Mr. Aversa made a motion to end the Executive Session at 5:55 p.m., second was made by Councilman Touma. **Unanimously approved.**

Ms. Clara Dunn and her attorney Mr. Anthony Parone addressed the board about her claim.

**Agenda Item #14  New Business**

None

**Agenda Item #15  Adjournment**

There being no further business, the meeting was adjourned at 6:15 p.m.