

HOST COMMUNITIES

STANDING COMMITTEE MEETING MINUTES

Tuesday, March 24, 2015 – 12:00 p.m.

Niagara County Department of Economic Development

6311 Inducon Corporate Drive
Sanborn, New York 14132

Representatives Present:

Cynthia Bianco, Superintendent / Chairperson, HCSC
Chris Roser, Superintendent/Vice Chairperson, HCSC
Lou Paonessa
William L. Ross, Chairman, NC Legislature
Scott Hapeman, General Counsel
Jackie Siegmann
Dennis Brochey
Thomas O'Donnell, Esq.

Niagara Falls City School District
Lewiston Porter School District
New York Power Authority
Niagara County
Niagara Wheatfield School District
Town of Niagara
Town of Lewiston
City of Niagara Falls

Alternates/Guests:

Bernie Rotella
Thomas Burgasser, Esq.
Michael Risman, Esq.
Patti Grupka
Tim Horanburg, Supervisor
Jajeane Rose-Burney

Town of Lewiston
Niagara County
Town of Niagara
Lewiston Porter School District
Town of Newfane
WNY Land Conservancy

Staff Present:

Mary Melloni, Recording Secretary
Stan Widger, Esq., NPC Counsel, Nixon Peabody (via Teleconference)
John Baird, Treasurer, NPC
Samuel M. Ferraro, Executive Director/Commissioner - Niagara County Center for Economic Development

1.0 Call to Order

Chairperson Bianco called the Host Communities Standing Committee meeting to order at 12:15 p.m.

2.0 Roll Call

Ms. Melloni called the roll. A quorum was met

3.0 Pledge of Allegiance

Chairperson Cynthia Bianco led the Pledge of Allegiance.

4.0 Introductions

5.0 Approval of Meeting Minutes of January 20, 2015

Mr. Roser made a motion, seconded by Mr. O'Donnell, to approve the meeting minutes of January 20, 2015. Motion passed.

6.0 Project Presentations

6.1 Niagara County

6.1.1 **Ye Olde Log Cabin Project – T. Horanburg, Supervisor, Town of Newfane (Determined Consistent by NRCG on 3/17/2015; Approved for funding in the amount of \$169,512 by Niagara County on 3/17/2015)**

Mr. Horanburg gave a detailed explanation of the history of Ye Olde Log Cabin. He explained that it was built in 1887-88 from materials gathered all over Niagara County. It became a part of the yearly "Pioneer Picnics" and on August 16, 1899 was visited by Teddy Roosevelt when he was Governor of New York State. The cabin fell into disrepair and was torn down in 1957. Ye Olde Log Cabin Committee and the Town of Newfane

6.1 Niagara County (Continued...)

6.1.1 Ye Olde Log Cabin Project – T. Horanburg, Supervisor, Town of Newfane (Cont....)

would now like to rebuild the cabin for generations to learn about pioneer history and Olcott Beach history. They are requesting \$169,512 in Greenway funds.

Mr. Widger stated that this project meets all procedural requirements. A motion was made by Mr. Brochey and seconded by Mr. Ross, to approve the request for funding in the amount of \$169,512 for the Ye Olde Log Cabin Project.

A roll call vote was taken.

<i>Town of Lewiston</i>	<u><i>Yes</i></u>
<i>Town of Niagara</i>	<u><i>Yes</i></u>
<i>Lewiston Porter</i>	<u><i>Yes</i></u>
<i>City of Niagara Falls</i>	<u><i>Yes</i></u>
<i>Niagara-Wheatfield</i>	<u><i>Yes</i></u>
<i>Niagara County</i>	<u><i>Yes</i></u>
<i>New York Power Authority</i>	<u><i>Yes</i></u>
<i>Niagara Falls Schools</i>	<u><i>Yes</i></u>

The resolution was thereupon approved.

6.2 Town of Lewiston

6.2.1 Sanborn Main Street Streetscape Improvement Project

Chairperson Bianco explained that this item has been deleted from the agenda.

**6.2.2 The Stella Niagara Preserve (WNY Land Conservancy) – J. Rose
(NRGC determined consistent on 5/24/13; Town of Lewiston approved funding in the amount of \$150,000 on 2/23/15)**

Mr. Rose explained that he is from the WNY Land Conservancy, a regional not-for-profit land trust that has been in existence for 25 years. They protect about 6,000 acres of land in and around Niagara County. They work with land owners, municipalities and farmers on a voluntary basis. They have been working with the Sisters of St. Francis in the Town of Lewiston on what will be the Stella Niagara Preserve. There is a school and convent in the Town of Lewiston. They own 130 acres and for financial reasons they have been considering selling a 29 acre portion of their property on the river side. It is a spectacular piece of property. It is the largest, privately-owned, undeveloped parcel left on the Niagara River. It has a quarter mile of shoreline. The Sisters have been there for 100 years; there is a small chapel and shrine. It is an international priority for protection. It is noted in many border plans as a place that needs to be preserved. Mr. Rose stated that the Sisters approached the WNY Land Conservancy two years ago, along with the DEC and stated that they wanted to sell the property but did not want the property to be developed. They asked the Conservancy to work with them to raise the money to secure the property and create a nature preserve that is publicly open and open up access to the Niagara River for kayaks, walking trails (low-impact improvements). They plan to own the property and steward it in perpetuity. They have done this with many others. They will not come back to the Town or County for funding to be able to operate the property...they will set up trust and have enough money to do that. Mr. Rose showed some visuals of the property.

6.2 Town of Lewiston

**6.2.2 The Stella Niagara Preserve (WNY Land Conservancy) – J. Rose
(NRGC determined consistent on 5/24/13; Town of Lewiston approved funding in the amount of \$150,000 (\$50,000 per year for three years) on 2/23/15)**

Mr. Rose reviewed the budget which can be found on page 5 of the proposal which is attached hereto and made a part hereof these minutes. He explained that the \$25,000 they are asking for will go into a Stewardship Fund so that they can maintain the property and will not have to go back to the town for funding in the future.

Mr. O'Donnell stated that he is a paid dues member of the Land Conservancy; therefore he consulted Mr. Widger to make sure there was not a conflict of interest and Mr. Widger advised him that it would not be.

Mr. Widger stated that this project meets all procedural requirements. A motion was made by Mr. Ross and seconded by Mr. Roser, to approve the request for funding in the amount of \$25,000 for the Stella Niagara Preserve Project.

A roll call vote was taken.

<i>Town of Lewiston</i>	<u><i>Yes</i></u>
<i>Town of Niagara</i>	<u><i>Yes</i></u>
<i>Lewiston Porter</i>	<u><i>Yes</i></u>
<i>City of Niagara Falls</i>	<u><i>Yes</i></u>
<i>Niagara-Wheatfield</i>	<u><i>Yes</i></u>
<i>Niagara County</i>	<u><i>Yes</i></u>
<i>New York Power Authority</i>	<u><i>Yes</i></u>
<i>Niagara Falls Schools</i>	<u><i>Yes</i></u>

The resolution was thereupon approved.

7.0 3-Year HCSC Audit RFP – S. Hapeman

Mr. Hapeman explained that the Audit Committee received two responses to their RFP for the 3-Year Audit of the HCSC. After much investigation in order to understand what the prices represented and how they compared to the prior audit, the Committee recommends the acceptance of the lowest bid from Brown & Company in the amount of \$6,200, which was 30% lower than the competitive bid from Lumsden & McCormick, the firm that performs the NPC's Annual Audit so it was felt that it would be good to have another firm perform the HCSC audit.

A motion was made by Mr. Roser, seconded by Mr. O'Donnell to approve the acceptance of Brown & Company to perform the audit. Motion passed.

8.0 Any Other Matters – None.

9.0 Next Meeting: June 2, 2015

10.0 Adjournment

Mr. Ross made a motion, seconded by Mr. Roser, to adjourn the meeting. Meeting adjourned at 12:45 p.m.

Respectfully submitted,