

**MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS  
OF THE  
BUFFALO AND ERIE COUNTY  
INDUSTRIAL LAND DEVELOPMENT CORPORATION  
(ILDC)**

**DATE AND PLACE:** February 24, 2021, held via telephone conference. Governor Cuomo's Executive Order 202.1, as amended from time to time, issued in response to the Coronavirus (COVID-19) crisis, suspended Article 7 of the Public Officers Law to the extent necessary to permit any public body to take actions without permitting in public in-person access to such meetings and authorized such meetings to be held remotely by conference call or other similar service, provided the public has the ability to view or listen to such proceedings and that the meeting is recorded and transcribed.

**LIVE STREAMED:** This Board meeting is being live-streamed and made accessible on the Erie County Industrial Development Agency website at [www.ecidany.com](http://www.ecidany.com).

**PRESENT:** Denise Abbott, Hon. April Baskin, Richard Lipsitz, Jr., Hon. Mark C. Poloncarz and Maria Whyte

**EXCUSED:** Hon. Byron W. Brown and Hon. Howard Johnson

**OTHERS PRESENT:** John Cappellino, President & CEO; Mollie Profic, Chief Financial Officer; Karen M. Fiala, Vice President/Secretary; Jerry Manhard, CFO; Grant Lesswing, Business Development Officer; Brian Krygier, Systems Analyst; Carrie Hocieniec, Administrative Coordinator; Beth O'Keefe, Business Development Officer; Atiqah Abidi, Assistant Treasurer; Lori Szewczyk, Director of Grants; Robbie Ann McPherson, Director of Marketing and Communications; and Robert G. Murray, Esq., General Counsel/Harris Beach PLLC

**GUESTS:** Andrew Federick, Erie County Senior Economic Development Specialist

There being a quorum present at 12:46 p.m., the Meeting of the Board of Directors of the Buffalo and Erie County Industrial Land Development Corporation was called to order by its Chair, Mr. Poloncarz.

## MINUTES

Ms. Whyte moved, and Mr. Lipsitz seconded to approve of the January 27, 2021 minutes. Mr. Poloncarz called for the vote and the minutes were unanimously approved.

## REPORTS / ACTION ITEMS / INFORMATION ITEMS

Financial Report. Ms. Profic presented the January 2021 financial report. Ms. Profic noted that the balance sheet indicates the ILDC finished the year with total assets of \$9.4 million and fund balance of \$7.0 million. The majority of assets are capital assets, namely land that ILDC owns. There is \$1.9M of cash including \$1.7M of grant revenue advanced by ESD under the Buffalo Billion II grant agreement. The majority of cash is designated for the purchase of the second phase of land at the Bethlehem Steel property. The ILDC ended 2020 with net income of \$782,000. This was a result of \$874,000 of grant revenue from ECIDA that was used to purchase the Angola Airport property. The property was capitalized as an asset on the balance sheet, not expensed. At the end of January, the ILDC's total assets were \$9.4M, a slight decrease from the end of December. There were four loans closed from the County micro-loan fund totaling \$140,000 during January. The January income statement shows \$850 of revenue and \$5,000 of expenses netting a \$4,200 net loss in January. The year-to-date income statement is the same at this point but also includes a comparison to January 2020. Mr. Poloncarz directed that the report be received and filed.

Approval of Contract for Engineering Services for Water & Sewer at Bethlehem Steel Site. Mr. Cappellino reviewed the proposed contract for engineering services for water and sewer.

Ms. Abbott moved and Ms. Whyte seconded to approve of the contract for engineering services for water and sewer at the Bethlehem Steel site. Mr. Poloncarz then called for the vote and the following resolution was unanimously approved:

RESOLUTION OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION ("ILDC") AUTHORIZING THE ILDC TO ENTER INTO A CONTRACT WITH C&S COMPANIES FOR THE PROVISION OF ENGINEERING AND DESIGN SERVICES FOR SANITARY AND WATERLINE EXTENSIONS AT THE FORMER BETHLEHEM STEEL SITE

Approval of Angola Ag. Park-Erie County Grant Contract Master Plan GEIS. Mr. Cappellino reviewed the proposed Erie County Grant Contract Master Plan GEIS.

Ms. Whyte spoke in favor of the master plan.

Ms. Whyte moved and Mr. Lipsitz seconded to approve of the Erie County Grant Contract Master Plan GEIS at the Angola Ag Park. Mr. Poloncarz then called for the vote and the following resolution was unanimously approved:

RESOLUTION OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL  
LAND DEVELOPMENT CORPORATION ("ILDC") TO ENTER INTO A  
CERTAIN AGREEMENT WITH THE COUNTY OF ERIE ("COUNTY") TO  
FUND THE MASTER PLAN AND GENERIC ENVIRONMENTAL IMPACT  
STATEMENT IN SUPPORT OF DEVELOPING THE ANGOLA AGRI-  
BUSINESS PARK

There being no further business to discuss, Mr. Poloncarz adjourned the meeting at  
12:57 p.m.

Dated: February 24, 2021

  
\_\_\_\_\_  
Karen M. Fiala, Secretary