

WHEATFIELD LOCAL DEVELOPMENT CORPORATION

Minutes

June 25, 2019 6:30 pm

Wheatfield Town Hall

Call to order time: 6:32 pm

Attendance listing: Richard Muscatello, Bill Wagner, Don MacSwan, Vic Montalbo, Bob Cliffe, Larry Helwig, Rick Torcasio, with Attorney Roberta O'Toole, Consultant Chuck Bell

1. Approval of minutes of the May 25, 2019 meeting:

Motion by Torcasio, 2nd by Helwig

Approved: 5 yea, 0 nay, 1 abs

2. Chair introduced new member, Richard Torcasio, gave some background.

a. Chair noted that Rick has completed required training, copy to Secretary

3. Finance Committee Update by Vic Montalbo

a. Account is presently at \$4,544.74 with another \$494.69 check received by Town

b. Vic is recommending that we consider a mail box, address just for the LDC

c. Noted that we do not yet have a debit card

d. Seeks approval to pay bill from H. Sicherman, \$5,273.70. This had been approved by the Board to apply for this payment, due from the Jacobs project, but had not approved payment to H. Sicherman.

1. motion to pay by Wagner, 2nd by MacSwan

Approved: 7 yea, 0 nay

4. Discussion regarding possible agreement with Consultant H. Sicherman

a. Attorney O'Toole passed around a modified potential agreement, with modifications.

Motion to Approve Agreement as presented, by Muscatello, 2nd by Torcasio

Approved: 7 yea, 0 nay

b. Attorney O'Toole and Chairman Wagner mentioned that we may choose to do an RFP for on-going consulting services, over a term of time rather than project by project. No action.

5. Chairman Wagner gave an update regarding the Pellicano's project, that they have shovels in the ground and are proceeding.

a. noted that the subrecipient agreement with Town needs work between attorneys

b. Attorney handed out a listing of the documents required to complete this project, mostly completed, but some work needed before closing.

c. Attorney noted that the Board needs to approve or dismiss the requirement to have Chris Pellicano sign a personal guarantee. Noted that he has only 2% ownership.

Motion to NOT require a personal guarantee from Chris Pellicano, by Cliffe, 2nd MacSwan
Approved: 7 yea, 0 nay

d. Discussion regarding when to require start of repayment: specific date, or so many days after closing is completed? Possibly 60 or 90 days after Certificate of Occupancy?

Motion: to authorize Attorney O'Toole to negotiate and tentatively approve a final agreement with Steaks of Buffalo with terms agreed upon to date, using a repayment schedule starting at 60 to 90 days after Certificate of Occupancy, by Cliffe, 2nd MacSwan.

Approved: 7 yea, 0 nay

Motion to go into Executive Session to discuss financial consideration of a potential new project by Chairman Wagner, 2nd by Montalbo.

Approved: 7 yea, 0 nay

Motion to return to Regular Session by Wagner, 2nd Helwig

Approved: 7 yea, 0 nay

OLD BUSINESS: none

NEW BUSINESS: the Town Clerk had received a request from new owner of the old Golf Dome to turn this into a fitness center & restaurant. May be a possible new project to review.

Motion to Adjourn by Wagner, 2nd by Helwig

Approved: 7 yea, 0 nay

ADJOURN: 7:35 pm

Approved: March 11, 2020

Respectfully submitted

Robert B. Cliffe – Secretary