

NIAGARA FALLS URBAN RENEWAL AGENCY
Minutes of Meeting December 4, 2019
City Council Chambers – 745 Main Street
Niagara Falls, New York

Present: Mayor Paul Dyster
Council Member Andrew Touma.
Council Member Christopher Voccio
Mr. Doug Mooradian-call in
Mr. Michael Hooper
Mr. Doug Mooradian

Absent: Council Member Ken Tompkins
Council Member Ezra Scott
Council Member William Kennedy
Ms. Doreen O'Connor

Staff Thomas DeSantis, AICP
Present: Mr. Doug Janese
Ms. Michelle Shaughnessy
Mr. Allen Booker

Mayor Paul Dyster called the meeting to order at 6:02 P.M. Roll was called and a quorum was present.

Approval of Minutes of URA Meeting dated October 9th, 2019:

Quorum was not present so vote will be taken at next meeting.

Action Item #1:

1. URA Budget Performance Reports & Fund Balance Update warranted.

Quorum was not present so will discussed at next meeting.

2. Update on the (South-End) Gateway Project – Phase-1

Dan Leonard, of Wendel, stated project background started in 2016 but the timing right then. In 2019, the City, put in for a Grant and won that Grant for the South end, which the Primary Site is Niagara Street. This is a 2 Phase process in which Phase I is the Primary engagement phase. The second phase will be Brand strategy, Developers Cultivation, Strategic Site and Analysis.

We are building upon the Cities existing Framework, as the framework is solid. The Hope is to work with local Developers and out of town Developers to hit on Tourism. There are currently 22,000 jobs in the City and only 45.4 are filled with local residents while 54.6 commute in. This sets precedence that the City could use more housing and the tourists show the City could use

more retail. The City is a unique retail market. Wal-Mart did a Data study and there are people from all over the world that visit and could/would support the retail aspect.

Within the City there are eight (8) square miles of Opportunity Zone. New York State has the first public/private Opportunity investment fund. DOT is also investing in Niagara Street to make it a more walkable area , John B. Daly will be extended on the East side.

The assessment of properties which are city owned, public owned or vacant were assessed to gather a visual for potential Developers to consider to get them interested in the City. Mr. DeSantis stated that the key to Developers is visualization.

The next step of Phase I are the following:

1. Public Realm Improvements
2. Strategic Land acquisition Program
3. Retail Recruitment Subsidy Program
4. City Pride/City beautification Program
5. Developers Outreach Program

Phase II will consists of the following:

1. Adopt as part of the URA Plan: requires approval by NYS Commission of Homes & Community Renewal,
2. Property Acquisition Progressive Approval, Identify & Acquire Properties that may be of interest to Developers.
3. Development Solicitation: Online presence, Developer outreach, Call for projects, review expression of interest, Assemble additional properties and Issue RFP's.

Old Business- NONE

New Business- NONE

Adjournment-

There being no further business, a motion for adjournment was made by Council Member Voccio, second made by Mr. Hooper. Unanimously approved. Meeting was adjourned at 6:59 P.M.