

NIAGARA FALLS URBAN RENEWAL AGENCY
Minutes of Meeting May 8th, 2017
City Council Chambers – 745 Main Street
Niagara Falls, New York

Present: Mayor Paul Dyster
Council Member Tompkins
Council Member Andrew Touma
Council Member Charles Walker
Mr. Michael Hooper
Mr. Christopher Robins

Absent: Council Member Kristen Grandinetti
Council Member Ezra Scott Jr.
Ms. Doreen O'Connor
Mr. Doug Mooradian (excused)

Staff Mr. Anthony Vilaro
Present: Mr. Richard Zucco
Mrs. Michelle Shaughnessy

Others Mr. Tom DeSantis
Present:

Mayor Paul Dyster called the meeting to order at 4:42 P.M. Roll was called and a quorum was present (6 members).

Approval of Minutes from January 17th, 2017 meeting:

The Minutes of Meeting dated January 17th, 2017, were put before the Board. Motion to approve the minutes was made by Council Member Walker and Seconded by Council Member Tompkins.

POLLED VOTE:

In Favor: 6

Opposed: 0

Approved

Sandstone Springs, LLC : Presentation

111-24th Street Site

- \$1.8 million invested to date in people, infrastructure and equipment.
- Production started March 1, 2017
- Became Niagara Falls licensed mechanical contractor to perform all work in house
- All work completed per required building permits
- Lab equipment/process equipment being installed daily

- Waiting for survey per Planning Board submission on new site plan
- 15 Employees hired to date:
 - 1 Licensed plumber
 - 2 Master electricians
 - 1 certified welder
 - 5 Laborers
 - 1 Programmer
 - 1 Environmental lawyer
 - 1 Executive assistant
 - 1 General Manager
 - 1 Maintenance Manager
 - 1 Lab Technician
- Working with Work Force One to find additional workers
- Working with WNY Regional Workforce Development Institute for HAZWOPER training funds

3625 Highland Avenue

- Looking at making infrastructure improvements as soon as possible at this location, per URA approval
- Two contracts secured and pending completion of building improvement
- Working with University of Buffalo, George Washington University, Ohio State University, and others per development of Research Center in Building 1 of the Highland Ave. site
- Evaluating potential funding opportunities with appropriate public agencies for funding of property development
- Planning out reach to Highland Ave. neighborhood

At this point of the meeting Motion to move Action Item #8 Sandstone, LLC 3625 Highland Avenue Improvements up on the agenda as above information pertained to that action item. Motion to amend Agenda of this change was made by Mr. Robins and seconded by Council Member Touma.

POLLED VOTE:

In Favor: 6
Opposed: 0

Approved – Motion to move agenda item up

Sandstone Springs, LLC ,3625 Highland Avenue Improvement

Under the current lease, all alterations or additions by Sandstone must comply with applicable codes and ordinances. Permanent alterations or additions can be made with NFURA approval.

It is requested that the Agency Directors authorize the Executive Director to approve improvements to be made by Sandstone which are considered permanent, so long as the improvements do not involve demolition of any structures, and the improvements add to the

value of the site. This will not be a blanket approval for improvements. Anthony Vilardo will review each proposed improvement in advance. At this time Tom DeSantis, Planning Board, spoke and stated that this would benefit Sandstone to move the project along with greater ease. Mayor Dyster stated when he visited the site is was tight quarters with so many bodies in there at once and this would help that issue as well. So to move things along would benefit them and their production. Any major construction changes would still need to come before the appropriate Board of course.

Council Member Touma motioned for Mr. Vilardo to be able to make these decisions, seconded by Mr. Hooper.

POLLED VOTE:

In Favor: 6
Opposed: 0

Approved

Certified Audit Presentation and Approval

Representative from Bonadio & Co LLP, presented the Board with his Audit finding. These findings stated that they found no transaction entered that was lacking authoritative guidance or consensus, All significant transactions have been recognized in the financial statements in the proper period.

Council Member Walker motioned to approve this report seconded by Council Member Walker.

POLLED VOTE:

In Favor: 6
Opposed: 0

Approved

ABO Reports: Annual Investment, Procurement, Budget and Certified Financial Audit Report

Mr. Zucco stated that most recent reports have not been uploaded onto the website yet but once it is we will have full access to them. A copy of the reports are on file in URA office.

Council Member Tompkins motioned to approve these reports seconded by Council Member Touma.

POLLED VOTE:

In Favor: 6
Opposed: 0

Approved

2017 Goals

Proceeding with the development of 3625 with Highland Avenue and such other projects assigned to Agency by the City of Niagara Falls.
Motion to approve made by Mr. Robins, seconded by Mr. Hooper.

POLLED VOTE:

In Favor: 6
Opposed: 0

Approved

2016 Performance Measurement

Proceed with any projects that the City assigned to the Agency; the acquisition of 3625 Highland Avenue was completed.

Council Member Touma motion to approve, seconded by Council Member Walker.

POLLED VOTE:

In Favor: 6
Opposed: 0

Approved

2017 Budget

Was tabled at the last meeting as Board members did not have the information.
Motion to remove from the table was made by Council Member Tomkins seconded by Council Member Touma.

POLLED VOTE:

In Favor: 6
Opposed: 0

Removed from Table

Motion to Approve 2017 Budget made by Mr. Robins and seconded by Council Member Walker

POLLED VOTE:

In Favor: 6
Opposed: 0

Approved

Walnut Avenue Homes Grant Extension

Motion to add onto agenda made by Mr. Robins and seconded by Council Member Tompkins.

POLLED VOTE:

In Favor: 6

Opposed: 0

Approved –added to agenda

Mr. Zucco would like the expiration date of this grant extended to July 31, 2017.

Motion to approve extension was made Council Member Walker and seconded by Mr. Robins.

POLLED VOTE:

In Favor: 6

Opposed: 0

Approved

Old Business -None

New Business-None

Adjournment

There being no further business, a motion for adjournment was made by Council Member Walker, second made by Council Member Touma. Unanimously approved. Meeting was adjourned at 5:11 P.M.