

**NIAGARA FALLS URBAN RENEWAL AGENCY  
CITY OF NIAGARA FALLS, NEW YORK**

**TO:** Members of the Niagara Falls Urban Renewal Agency  
**FROM:** Mayor Paul A. Dyster  
Chairman  
**DATE:** February 27, 2015  
**RE:** NOTICE OF MEETING

Please be advised that a meeting of the Niagara Falls Urban Renewal Agency will be held at the date and time stated below. An agenda will be forthcoming.

**DATE:** Monday, March 9, 2015  
**TIME:** 4:30 p.m. (or immediately following N.F.C. Meeting being held at 4:00 p.m.)  
**PLACE:** City Hall  
745 Main Street – Council Chambers  
Niagara Falls, New York

**To insure that we have a meeting quorum, please contact MaryAnn Colangelo at 286-8812 or 286-8800 to confirm your attendance.**

**NIAGAR FALLS URBAN RENEWAL AGENCY**  
**745 Main Street**  
**Niagara Falls, New York 14302**

February 26, 2015

**TO:** The Members of the Niagara Falls Urban Renewal Agency

**FROM:** Mayor Paul A. Dyster, Chairman

**RE:** **NFURA Meeting Scheduled for:**  
**Monday, March 9, 2015, 4:30 p.m. (or immediately following**  
**N.F.C. meeting being held prior to the URA meeting)**  
**City Hall – Council Chambers**  
**745 Main Street**  
**Niagara Falls, New York**

**AGENDA**

1. Roll Call
2. Approval of Minutes of Meeting dated: January 12, 2015 VOTE
3. URA Budget 2014 – 2017 VOTE
4. Old Business
5. New Business
6. Adjournment

**NIAGARA FALLS URBAN RENEWAL AGENCY**  
**Minutes of Meeting – January 12, 2015**  
**City Hall – 745 Main Street – Committee-of-the-Whole Room**  
**Niagara Falls, New York**

**Present:** Mayor Paul A. Dyster, Chairman  
Council Member Kristen Grandinetti  
Council Member Andrew Touma  
Council Member Charles Walker  
Mr. Michael Hooper  
Ms. Doreen O'Connor  
Mr. Christopher Robins

**Absent:** Council Member Robert Anderson  
Council Member Glenn Choolokian  
Ms. Janet Markarian

**Staff** Mr. Richard Zucco  
**Present:** Ms. MaryAnn Colangelo

**Others**  
**Present:** Tom DeSantis  
Niagara Gazette Reporter

Mayor Dyster called the meeting to order at 4:40 p.m. Roll was called and a quorum was present (7 Members).

**Approval of Minutes of Meeting**

The Minutes of Meeting dated July 28, 2014 and October 8, 2014, were put before the board. There were no questions or comments concerning the minutes. A motion for approval of minutes was made by Council Member Touma, second made by Mr. Robins. The motion was unanimously approved by voice vote (7) members.

**URA Meeting Schedule for 2015**

Mayor Dyster noted that the URA meeting schedule for 2015 did not require a vote. Mr. Zucco stated that the meeting dates are established by the by-laws so no vote was necessary. The by-laws state that the URA will meet every other month beginning in January the first Monday after the first Council meeting of the month. The 2015 URA meeting dates are scheduled as follows: January 12, March 9, May 18, July 13, September 14 and November 9. Unless notified otherwise, the meetings will be held at 4:30 p.m., in City Hall, Room 117. There were no comments concerning the meeting schedule.

**Election of Officers for 2015**

Mayor Dyster stated that if the 2014 URA officers would like to continue in their positions that would be acceptable and no new signature cards would have to be updated, or we could accept new nominations for the officer positions.

No new nominations were made by the Board and the current officers of the Agency did not object to continuing in their positions.

Mayor Dyster asked Mr. Zucco if we wanted to re-elect our existing officers would it be acceptable to vote on one slate of officers as opposed to calling the role for each individual position. Mr. Zucco stated that if we put the nomination in as one slate to re-nominate the existing officers one vote would be acceptable.

Mayor Dyster named the current 2014 Officers of the Agency: Chief Fiscal Officer: Council Member Grandinetti; Alt. Fiscal Officer, Council Member Touma; Secretary, Doreen O'Connor, Alt. Secretary, Council Member Walker; Chairman Paul Dyster.

There being no further comments or other nominations a motion was made by Council Member Grandinetti to approve the same slate of officers named in 2014 for the year 2015. Motion was seconded by Ms. O'Connor.

**POLLED VOTE**

In Favor:	7
Opposed	0
Approved	

Mayor Dyster thanked everyone for their willingness to serve.

**Banking Resolution Naming Authorized Officers of the Agency**

The following Banking Resolution was put before the Agency.

**NIAGARA FALLS URBAN RENEWAL AGENCY  
BANKING RESOLUTION  
January 12, 2015**

**BE IT RESOLVED**, that the Agency continue to maintain checking or savings accounts and certificates of deposit in M & T Bank, and be it further

**RESOLVED**, that the newly elected officers are authorized to sign such bank signatory cards and standard banking resolutions as may be necessary to effectuate this resolution.

Motion to approve the Banking Resolution was made by Council Member Touma, second made by Mr. Robins.

**POLLED VOTE**

In Favor                   7  
Opposed                   0  
Approved

**Retention of 2015 URA Auditor – Bonadio & Co.:**

Mr. Zucco explained that it was wise that URA retain the same auditors that are doing the City's audit as the URA is part of the City. Those auditors are Bonadio & Co. They prepare the N.F.C. audit as well. Bonadio has also brought the URA into compliance with State Authority Budget Office. They have all of the reports filed and they are familiar with that process. Mr. Zucco recommended that we retain Bonadio to do the URA audit and ABO filings at a fee of \$5,900.00. This is the third year they have prepared the audit.

Motion to approve the retention of Bonadio & Co. for 2015 to perform the 2014 audit and assist in the ABO filings at a fee of \$5,900 was made by Council Member Grandinetti, second made by Council Member Touma.

**POLLED VOTE**

In Favor:                   7  
Opposed:                   0  
Approved

**Approval of Stipend for URA Director/Business Development Officer:**

Tom DeSantis distributed the following memo to the Board. The memo read:

Subject: Additional Compensation: Stipend NFURA Executive Director: In part in response to the budget cuts and the retirements of senior personnel within the Department Planning and Economic Development, there will be a progressive re-organization of the Department of Planning and Economic Development, which also includes oversight for the URA.

As a result of this re-organization, duties and responsibilities will be delegated differently in the future. One of the goals of re-organization is to bring greater structure to the Department as well as greater responsiveness and efficiency that should allow fewer employees to accomplish much of what we traditionally have done, while also being ready and able to undertake and implement new initiatives. That ability to take on new tasks and implement new development initiatives will involve all elements of the Planning and Economic Development Department including the URA and its staff.

To meet the evolving personnel needs of the Department in 2015 and beyond and to progress the economic development goals of the City of Niagara Falls, a stipend of \$5,200.00 per annum is hereby proposed as specific compensation for the extra duty and responsibility of managing the activities of the URA as its Executive Director.

As is the common practice the URA shall reimburse the City of Niagara Falls this compensation amount, which includes the base amount, plus retirement credit, and payroll taxes.

Mayor Dyster stated that Tom DeSantis has taken on the duties of Acting Director of Economic Development. The Mayor stated that the last time that the City was looking for an Economic Development Director we came before URA to put together a stipend so that the individual could serve as Director of the URA as well. The Mayor stated that we are hopefully getting close to hiring the Business Development Director and we would like to assign that person the additional duties of serving as URA Director. The dollar amount we are proposing is \$100.00 per week or \$5,200 on an annual basis. That would be specific compensation for managing the URA. The Business Development Director by job description is Director of N.F.C. Development Corp. so those duties will be included in the position salary package, but URA is separate. It is also hoped that the additional stipend will make the Business Development position more attractive.

Motion to approve a \$5,200 annual URA Director stipend to be added to the position of Business Development Director salary package, was made by Council Member Grandinetti, second made by Mr. Hooper.

Mr. Robins asked if we were actively searching for a Business Development Director. The Mayor stated that we are searching and it's important that we know actually what compensation we can offer. The salary that is budgeted through casino revenues is \$68,800.00, plus adding the \$5,200.00 URA stipend we will be offering \$74,000 for the position.

**POLLED VOTE**

In Favor	7
Opposed	0
Approved	

**ABO Online Board Member Training:**

Mr. Zucco reviewed the distributed ABO Board Member On-Line Training schedule. He stated that a certificate is issued for the training and requested that Members make a copy and turn those certificates into him for filing. He said Directors are supposed to do the training on an annual basis.

**Old Business:**

Mayor Dyster stated that we have old business to discuss which concerns the Parcel 11 condemnation. Mr. Zucco will give an update on the litigation. Since the discussion is litigation the Mayor stated that we will ask for an Executive Session, however, no action would be taken afterwards.

**New Business:**

Mayor Dyster stated that he got a call from the Governor's representative today informing us that Howard Zemsky has been nominated by the Governor to serve as President and CEO of Empire State Development Corp. and Commissioner of Economic Development. Mayor Dyster discussed his credentials and felt that was very positive news for Niagara Falls.

**Executive Session:**

There being no further new business, a motion was made by Council Member Grandinetti to go into Executive Session to discuss Parcel 11 litigation, second made by Ms. O'Connor. Unanimously approved by voice vote (7). Executive Session began at 5:05 p.m. Motion to end Executive Session was made by Council Member Touma, second made by Ms. O'Connor. Unanimously approved by voice vote (7). Executive Session ended at 5:12 p.m.

**Adjournment:**

There being no further business or action a motion to adjourn was made by Council Member Grandinetti, second made by Ms. O'Connor. Unanimously approved by voice vote.

The meeting was adjourned at 5:12 p.m.

## NIAGARA FALLS URBAN RENEWAL AGENCY

March 9, 2015

**TO:** NFURA Board of Directors  
**FROM:** Richard Zucco, General Counsel  
**RE:** URA Budget 2014-2017

The filings for the State Public Authorities Budget Office (ABO) are in the process of being prepared for filing. The reports must be filed by March 31. The reports are filed by filling in the online filing information at the ABO website. It is only after the reports are filed that a copy of the report can be generated. The reports will be filed later this month. Copies will be presented at the next Board meeting. If the Board determines that changes are necessary, the changes can be made at the next meeting, and amended reports filed.

The ABO filings require that the Board adopt an operational budget for 2014-2017. Attached is the proposed budget. This budget includes 2014, as it is required for the 2014 filings. This budget tracks the previous budget filings. This budget does not include any expenses undertaken for projects.

Will the Board vote to approve the 2014-2017 budget attached hereto for the purposes of the required ABO filings?



NIAGARA FALLS URBAN RENEWAL AGENCY  
 ANNUAL ADMINISTRATIVE BUDGETS  
 2014-2017

Revenues:

Parking Lot Lease Payments.....	\$5,400.00
(ParMed @ \$150/month and Jefferson Apts @\$300/month)	
Interest on bank deposits.....	<u>+350.00</u>
Total Revenues.....	<u>5,750.00</u>

Expenses:

Legal Counsel .....	\$7,000.00*
Recording Secretary.....	1,750.00*
Audit for ABO compliance.....	6,000.00
Office Supplies, postage .....	<u>+200.00</u>
Total Expenses.....	<u>-14,950.00</u>
Appropriated Fund Balance .....	(9,200.00)

Deficit paid from cash on hand

All additional expenses paid with board of directors' approval

\*plus payroll taxes, etc.; paid by City and reimbursed