

NIAGARA FALLS URBAN RENEWAL AGENCY
Minutes of Meeting November 28th, 2017
City Council Chambers – 745 Main Street
Niagara Falls, New York

Present: Mayor Paul Dyster
Council Member Kristen Grandinetti
Council Member Andrew Touma
Council Member Ezra Scott Jr.
Council Member Charles Walker
Mr. Michael Hooper

Absent: Council Member Kenny Thompkins
Mr. Robins
Ms. Doreen O'Connor
Mr. Mooradian

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

Mayor Paul Dyster called the meeting to order at 5:40 P.M. Roll was called and a quorum was present (6 members).

Approval of Minutes from September 25th, 2017 meeting:

The Minutes of Meeting dated September 25th, 2017, were put before the Board. Motion to approve the minutes was made by Council Member Touma and Seconded by Council Member Grandinetti.

POLLED VOTE:

In Favor: 6
Opposed: 0

Approved

3625 Highland Avenue Option to Sell:

Mr. Zucco explained that Sandstone is currently leasing 3625 Highland Avenue from the Agency for three years with an option to renew for three years. The lease and renewal option contain a right of first refusal.

The renovations undertaken by the City and Agency are nearly completed. The lease is being phased in. The entire parcel, including the three buildings with a combined area of 38,700 square feet, should be under lease this fall. The rent, when all three buildings are leased, will be \$96,750.00 per year, with the monthly rent being \$8,062.50. The rent is net rent, with the tenant paying all utilities.

Sandstone has requested that the Agency grant to it and to Sandstone Springs Holdings, LLC an option to purchase the parcel for \$865,000.00. The option may be exercised at any time that the lease is in effect, including the initial three year term and the additional three year term if

the right to extend the lease is exercised. If the option to purchase is exercised, one-half of the rent paid by Sandstone shall be applied against the purchase price when the sale takes place.

The option price was established by adding the cost of purchase and improvements to the premises, less the value of grants received.

Mr. Zucco is asking the Board to vote on the following:

1. direct the publication of the public notice as described herein;
2. refer the option upon completion of publication to the City Council for public hearing and action; and
3. authorize the payment of the notice publication costs?

Motion to Approve was made by Mr. Hooper and seconded by Council Member Grandinetti.

POLLED VOTE:

In Favor: 6

Opposed: 0

Approved

3625 Highland Avenue Lease Amendment:

Mr. Zucco explained that Sandstone is currently leasing 3625 Highland Avenue from the Agency for three years with an option to renew for three years. Presented to the Agency on this date is a proposal to grant to Sandstone an option to purchase the property.

The renovations undertaken by the City and Agency are nearly completed. It is thought that Building 2 will be ready for occupancy around December 1, and the balance of the buildings shortly thereafter. It is proposed that Sandstone be allowed to start moving into the buildings on December 1, with rent to be waived for up to the first six months, or until such time as Sandstone has completed its work to configure the space, move in its equipment and start operations. The lease term will start December 1, 2017, but rent will start June 1, 2018 at the latest. Sandstone will start paying all utilities January 1, 2018.

Mr. Zucco is asking if the Board will approve the lease amendment terms as set forth herein and authorize the Chairman to execute any documents necessary to effectuate the same?

Motion to Approve was made by Council Member Touma and seconded by Council Member Grandinetti.

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 Touma, second made by Council Member Grandinetti. Unanimously approved. Meeting was adjourned at 6:10 P.M.