

OFFICE OF THE MAYOR  
Telephone: (716) 286-4310

June 10, 2022

The City Council  
Niagara Falls, New York

***RE: Agreement Relative to Redevelopment of 519 Cayuga Drive  
(WillberCo Development, Inc.)***

Council Members:

The former Goetzman Hardware property located at 519 Cayuga Drive has long been vacant and in tax arrears, with School taxes dating back to 2005 and City taxes dating back to 2006. Recently, this Administration has received a proposal from WillberCo Development, Inc. (“WillberCo”), the recent purchaser of the property, which outlines an extensive plan to redevelop the parcel. This proposal would require an adjustment to the outstanding unpaid taxes on the property by the City to further the project.

After reviewing this proposal, this Administration believes that the WillberCo plan has the potential to revitalize the property and enhance the LaSalle Business District corridor. Accordingly, this Administration recommends that the City enter into an agreement with WillberCo in order to advance the project.

Under a proposed agreement, it will be necessary for WillberCo to complete the following:

- Pay fifty percent (50%) of all base City taxes, which total \$16,784.47 as of April 30, 2022;
- Pay to the City all sums that it paid to the Niagara Falls School District for unpaid taxes on the property, including all penalties and interest. This amount, as of April 30, 2022, is \$17,069.40 in base taxes and \$22,443.37 in penalties and interest, for a grand total of \$39,512.77;
- Pay and remain current on all property taxes and fees on the property;
- Strict Compliance with all planning, zoning and code enforcement requirements related to construction; and
- The project must be completed by May 1, 2023.

Bax \_\_\_\_\_ Myles \_\_\_\_\_ Tompkins \_\_\_\_\_ Zajac \_\_\_\_\_ Spanbauer \_\_\_\_\_

Advancement of the WillberCo proposal is in the best interests of the City of Niagara Falls as it has potential to revitalize a long dormant parcel in the heart of a burgeoning business community.

Will the Council so approve and authorize the Mayor to execute any documents necessary to implement the same, provided these documents are in form and content acceptable to the Corporation Counsel?

Respectfully submitted,

ROBERT M. RESTAINO  
Mayor