

NIAGARA FALLS URBAN RENEWAL AGENCY
Minutes of Special Meeting – June 27, 2016
City Hall – 745 Main Street
Niagara Falls, New York

Present: Mayor Paul Dyster, Chairman
Council Member Kristen Grandinetti
Council Member Ezra Scott
Council Member Tompkins
Council Member Andrew Touma
Council Member Charles Walker
Mr. Christopher Robins

Absent: Mr. Michael Hooper
Ms. Janet Markarian
Ms. Doreen O'Connor

Staff Mr. Anthony Vilardo
Present: Mr. Richard Zucco
Ms. MaryAnn Colangelo

Others Mr. Tom DeSantis
Present: Niagara Gazette Reporter
There were many others presents as the meeting was held prior to the City Council Meeting

Chairman Dyster called the meeting to order at 4:50 p.m. Roll was called and a quorum was present (7 members).

Approval of Minutes of Meeting:

The Minutes of Meeting dated May 31, 2016, were put before the Board. There were no questions or comments concerning the minutes, a motion for approval of the minutes was made by Council Member Scott, second made by Mr. Robins. The minutes were unanimously approved by voice vote (7) members.

Referral to City Council of Lease of 3625 Highland Avenue to Sandstone Springs, LLC

Mr. Vilardo stated that the Sandstone Springs project is moving forward and their employment projections have even increased to possibly 100 jobs. The buildings are in the process of being cleaned out and Building #2 is now largely cleared. Mayor Dyster stated that whatever material is left in the buildings that Sandstone cannot use will be sold for scrap value as there is not enough value in the material to sell it at auction.

As the project will be creating many jobs, Mr. Robins stated that the project should be given more press attention. Mr. Vilardo stated that the company is still getting final approvals for a DEC permit and putting things into place. He noted that the project will be made more public in the near future.

Council Member Tomkins mentioned that a lot of work needed to be done to the buildings and asked what other funding sources were involved in the project. Mr. Vilaro talked briefly about the other grant monies and funds that were being allocated.

There being no further questions, a motion for approval of the following Resolution that was distributed to the Members was made by Mr. Robins, second made by Council Member Touma.

POLLED VOTE:

In Favor: 7
Opposed: 0
Approved

RESOLUTION
NIAGARA FALLS URBAN RENEWAL AGENCY
Lease with Right of First Refusal of 3625 Highland Avenue
Referral to City Council
June 27, 2016

WHEREAS, the Niagara Falls Urban Renewal Agency(NFURA) has received a proposal from Sandstone Springs, LLC for the lease with right of first refusal of 3625 Highland Avenue, and

WHEREAS, a public notice pursuant to General Municipal Law §570(2)(d) was published in the Niagara Gazette on June 6, 2016 as directed by NFURA

NOW, THEREFORE BE IT RESOLVED, that NFURA does hereby accept Sandstone Springs, LLC as a qualified and eligible sponsor for the lease with right of first refusal of 3625 Highland Avenue and be it further

RESOLVED, that the lease will be for a period of three years at the annual rate of \$2.50 per square foot for the space occupied, with a minimum monthly rent of \$1,000.00. Utility costs shall be shared *pro-rata* until Sandstone occupies 10,000 square feet, at which time Sandstone shall bear all the costs.

RESOLVED that the lease with right of first refusal of 3625 Highland Avenue be referred to the Niagara Falls City Council for its approval after a public hearing

Adjournment

There being no further business, a motion for adjournment was made by Council Member Scott, second my Council Member Touma. Unanimously approved. Meeting was adjourned at 5:00 p.m.