

NIAGARA FALLS URBAN RENEWAL AGENCY

Minutes of Meeting July 19, 2023

745 Main Street

Niagara Falls, New York 14302

Mayor Robert Restaino called the meeting to order at 5:10 pm.

1. Roll Call

Present:

Mayor Restaino

Traci Bax

David Zajac

Michael Hooper

Vincent Cauley

Absent:

Kenny Thompkins

Donta Myles

Doreen O'Connor

Doug Mooradian

Staff Present:

Chris Mazur, Cooperate Counsel

Kevin Forma, Director of Planning

Vickie Hall, Planning Clerk

2. Approval of Minutes

Mayor Restaino stated the last meeting was in March. He asked if the members had time to look over the minutes and if there were any questions, corrections or additions to those minutes?

Mr. Forma stated that there were corrections made to the minutes after Ms. Bax brought some things to his attention.

Mayor Restaino asked if the corrections were made and if the document was included in their packets.

Mayor Restaino asked **Mr. Forma** to share the corrections with all members.

Mr. Forma stated that the corrections were made but were not included in the packet. Mr.

Forma explained that some votes were attributed to Mr. Spanbauer and Mr. Mooradian. Those items were not called so they were removed from the minutes.

Mayor Restaino called for a motion to approve the minutes, as amended. A motion to approve the minutes as amended was made by **Mr. Cauley** and seconded by **Ms. Bax**.

VOTE:

In Favor: 5
Opposed: 0
Approved Unanimously

3. Appointment of Recording Secretary

Mayor Restaino stated that the first item of business was to approve the appointment of Vickie Hall as the recording secretary to replace Candace Hout.

Mayor Restaino called for a motion. A motion to approve Ms. Hall was made by **Ms. Bax** and seconded by **Mr. Cauley**.

VOTE:

In Favor: 5
Opposed: 0
Approved Unanimously

- 4. 502 Niagara Sale Agreement:** Approval to allow the URA Executive to execute the agreement between TM Montonte Development and the URA, provided there are no substantial changes to the agreement.

Mayor Restaino stated that 502 Niagara Street is URA property and is a part of a development that TM Montonte is intending to develop with regard to that parcel, as well as other parcels that it has in the area.

Mayor Restaino all for a motion to approve the execution of the sale agreements by the executive director, upon review of counsel, to sell that property.

Mr. Hooper asked if it would be possible to add 520 Niagara Street to the agreement.

Mayor Restaino stated that he would have a meeting next week and would discuss it at that time.

Motion to approve the execution of the sale agreements, upon review of counsel, was made by **Ms. Bax** and seconded by **Mr. Hooper**.

VOTE:

In Favor: 5

Opposed: 0

Approved Unanimously

5. Empire State Development Corporation Regional Council Award Incentive Proposal:

Authorization for the URA Executive Director to sign the amended incentive proposal, dated April 2, 2018, as amended on December 15, 2022, for receipt of \$1,500,000 from ESD to the benefit of TM Montante for the property located at 502 Niagara.

Mayor Restaino explained that the incentive award would be coming from Empire State Development to the Urban Renewal Agency for the purposes of entering into an agreement to extend the incentive award to TM Montante for the development of the parcel that we will ultimately transfer over to them.

Mayor Restaino asked if there were any questions.

Mayor Restaino called for a motion authorizing the execution of the amended Incentive Proposal that will carry the incentive from Empire State Development through the Urban Renewal Agency to the developer.

A motion was made by **Mr. Zajac** and seconded by **Ms. Bax**.

VOTE:

In Favor: 5

Opposed: 0

Approved Unanimously

6. Old Business

Update on the Highland Ave. property.

Mr. Mazur stated that the papers are filed. He received the proposal from the attorney that he will need to review but pending that, we are planning to move to evict.

Mayor Restaino explained that we entered into a lease to purchase agreements with an entity for premises at 3615 Highland Ave. The way these agreements were structured was that lease payments would be made to a particular date. At that time, the tenants would make the appropriate offer to purchase, getting credit for those payments that were made, paying the balance and then take ownership of the property. There were some difficulties in collecting rents and there was no tender to purchase at

the appropriate time. The URA commenced an action to evict and to take the property back. We now have a proposal from the attorney for the tenant. Once we have information to share, the entire agency will know about it.

Mr. Hooper asked if it was a private owner or a company.

Mayor Restaino stated that it was a company. The purpose was to get them through lease payments to a point where then they would purchase and get credit for lease payments toward the purchase.

7. **New Business** – None

8. Adjournment

Motion made by **Mr. Cauley** and seconded by **Ms. Bax**.