

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

October 30, 2020

The City Council
Niagara Falls, New York

Re: Amendment of Tax Production Agreement True Bethel Gardens,
Belmont Housing Resources for WNY

Council Members:

On December 11, 2017, the City Council approved an agreement to create positive city, school district, and county tax production on a site that has never produced property taxes. As you recall, the True Bethel Gardens ("TB Gardens") development is an adaptive reuse/conversion project at the former Sacred Heart School at 1112 South Avenue. It is designed to fulfill the public purpose of providing decent, safe, and affordable housing opportunities.

The tax agreement previously approved by the City Council was to produce a total of \$198,077 in new local tax revenue over the 15 year term. However, the project that was approved contemplated a much smaller project scope with a different PILOT payment schedule. At that time, the project was only 30 units. Currently, the project has expanded to 39 units; accordingly, a larger total PILOT payment schedule must be approved. Both NYSCHR and the equity investor for the project (KeyBank) are requiring that the City provide a revised PILOT resolution reflecting this fact before they will fund the project.

For your reference, please find attached the revised PILOT payment schedule (increased from \$198,077 in total payment to \$278,888 in total payments).

Will the Council approve this amended tax schedule relative to this project?

Respectfully submitted,

ROBERT M. RESTAINO
Mayor

Kennedy _____ Spanbauer _____ Tompkins _____ Touma _____ Voccio _____