

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

April 21, 2023

The City Council
Niagara Falls, New York

Re: Sale of Abandoned City Rights-of-way (Highland Solar LLC)

Council Members:

At the January 18, 2023 City Council meeting, the City Council approved the abandonment of three unused and unimproved City rights-of-way in the North End. Specifically, the City abandoned a 33 ft. wide by 330 ft. long portion of the northerly half of Delaware Avenue, a 50 ft. wide by 250 ft. long portion of Seventeenth Street between Pennsylvania Avenue and Delaware Avenue, and a 10 ft. wide by 304.16 ft. long portion of the alley situated south of James Avenue, running parallel to Highland Avenue.

It is hereby requested that the City Council approve the conveyance of this abandoned property to Highland Solar, LLC. This entity has proposed a project that includes the creation of a Tier 3 Solar Energy facility around these properties and is seeking to include them in their overall development footprint. It is anticipated that the Highland Solar project will create renewable energy, leading to the reduction of emissions and the accelerated transition from fossil fuels. The rehabilitation and revitalization of these properties will hopefully spur more incremental development in the surrounding area. Additionally, transferring these properties will also lessen the City's financial burden related to ownership of the same.

The total area of the property in question is 0.59 acres; the City Assessor concluded that the fair market value for a piece of property this size, in its current condition and location, is \$5,000.00. The proposed transfer of the abandoned property for that price is clearly in the best interests of the City and in conformity with the requirements of the City Charter related to the disposition of City-owned property.

Will the Council so approve and authorize the Mayor to execute on behalf of the City all documents relating to the transfer of the property in question, provided that the same are in a form acceptable to the office of the Corporation Counsel?

Respectfully submitted,

Robert M. Restaino
Mayor

Bax _____ Cauley _____ Myles _____ Tompkins _____ Zajac _____