



NIAGARA FALLS URBAN RENEWAL AGENCY
745 Main Street
Niagara Falls, New York 14302

Meeting Minutes
January 31th, 2024

Roll Call

Present

Mayor Restaino
Council Chair James Perry
Councilperson Brian Archie
Councilperson David Zajac
Mr. Hooper

Staff Present

Kevin Forma, Executive Director

Excused

Councilperson Traci Bax
Mr. Mooradian
Ms. O'Connor

Absent

Councilperson Donta Myles

1. Approval of Minutes: Meeting of November 29th, 2023

Mayor Restaino asked if members had any questions, additions or corrections to the minutes from November 29th, 2023. He asked for a motion to approve the minutes.

A motion was made by **Mr. Zajac and** seconded by **Mr. Archie**.

Mayor Restaino	YES
Council Chair James Perry	YES
Councilperson Brian Archie	YES
Councilperson David Zajac	YES
Mr. Hooper	YES

Motion: Passed

2. Approval of URA Meeting Schedule for 2024

Mayor Restaino stated that a meeting schedule was listed in the packet. The meetings run along the same timeframe as the NFC meetings, which is customary. He called for a motion to approve the schedule for 2024.

A motion was made by Mr. Archie and seconded by Mr. Perry.

Mayor Restaino	YES
Council Chair James Perry	YES
Councilperson Brian Archie	YES
Councilperson David Zajac	YES
Mr. Hooper	YES

Motion: Passed

3. Elections

Mayor Restaino asked the members, with their permission, to hold items 4-7 until the next meeting. He stated that he wanted to be able to present to you proposed parties for specific offices.

Election of Chief Financial Officer – Tabled
Election of Alternate Financial Office – Tabled
Election of Secretary – Tabled
Election of Acting Secretary (Board’s discretion) – Tabled

Members unanimously agreed to table elections until the next meeting.

4. URA Mission Statement

Mayor Restaino stated that item 8 on the agenda is the first series of customary annual requirements, the first being the URA Mission Statement. He asked for questions or concerns regarding the Mission Statement. He asked for a motion to approve the statement.

A motion was made to approve the Mission Statement by **Mr. Perry** and seconded by **Mr. Archie**.

Mayor Restaino	YES
Council Chair James Perry	YES
Councilperson Brian Archie	YES
Councilperson David Zajac	YES
Mr. Hooper	YES

Motion: Passed

5. URA Investment Guidelines

Mayor Restaino stated that the members had a chance to review the URA Investment Guidelines. He asked if there were any questions. A motion was made to approve the URA Investment Guidelines by **Mr. Archie** and Seconded by **Mr. Perry**.

Mayor Restaino	YES
Council Chair James Perry	YES
Councilperson Brian Archie	YES
Councilperson David Zajac	YES
Mr. Hooper	YES

Motion: Passed

6. URA Property Disposition Policy

Mr. Archie asked a question about the policy. **Mayor Restaino** stated generally when a Municipality engages in the acquisition and disposition of real property, in many ways, it also engages, it's not like one of us can go out and start selling and buying. It's going to engage the entire board in the approval of it, as well as ultimately authorizing execution.

A motion was made to approve the **URA Property Disposition Policy** by **Mr. Archie** and seconded by **Mr. Perry**.

Mayor Restaino	YES
Council Chair James Perry	YES
Councilperson Brian Archie	YES
Councilperson David Zajac	YES
Mr. Hooper	YES

Motion: Passed

7. Approval of Banking Resolution

Mayor Restaino asked if there were any questions on the Banking Resolution. No questions were asked. A motion was made by **Mr. Zajac** and seconded by **Mr. Archie**.

Mayor Restaino	YES
Council Chair James Perry	YES
Councilperson Brian Archie	YES
Councilperson David Zajac	YES
Mr. Hooper	YES

Motion: Passed

8. 502 Niagara Sale Agreement

Mayor Restaino invited the members to go to Exhibit A in the sale agreement which would give the members a sense of the location of the property.

Mr. Forma stated that Exhibit A was not in the packet they had been distributed. Exhibit A was distributed to the members.

Mayor Restaino stated that the URA was going to transfer this property to the city, however the URA is able to directly transfer it to TM Montonte and the URA is now in the position to ask the Board to approve the transfer of the property.

Mr. Forma stated that the highlighted text, referred to on the agenda has been resolved and was removed. **Mr. Forma** stated that **because of some changes to the IP**, TM Montonte was satisfied and okay with removing the language.

Mayor Restaino stated that the transfer was made subject to all the prior uses and TM Montonte is prepared to take the property. He asked if there were any questions.

Mr. Archie asked if TM Montante would be responsible for all environmental issues.

Mayor Restaino stated that is one reason why the city did not take possession and simply transferred the property to TM Montante.

Mayor Restaino asked for additional questions. No questions were asked. He asked for a motion.

A motion was made by **Mr. Perry** and seconded by **Mr. Archie** to allow the URA Executive to execute the agreement between TM Montonte Development and the URA, pending resolution of the highlighted text.

Mayor Restaino	YES
Council Chair James Perry	YES
Councilperson Brian Archie	YES
Councilperson David Zajac	YES
Mr. Hooper	YES

Motion: Passed

Old Business - None

New Business

Mr. Forma stated that we did recently receive an offer for another URA property. The property is located at 4101 Highland Ave. Mr. Forma did a property search that showed the property parcel includes the streets. He stated that it may be all part of an older Brownfield site that was transferred to URA. The streets were added in later but the parcel was never subdivided properly.

Mr. Forma stated that as it develops and he will perform research and likely bring information to the next meeting along with more detail of the proposal.

Mr. Forma stated that he would be his clerk so the URA would lose the Recording Secretary. Once a replacement is found, it would come up for a vote.

Adjournment

A motion to adjourn was made by **Mr. Archie** and seconded by **Mr. Perry**.