

**THE HONORABLE BODY
Council Chambers
Municipal Building
North Tonawanda, New York 14120
Tuesday, November 19, 2024
6:30 P.M.**

REGULAR SESSION CALLED TO ORDER BY PRESIDENT DIBERNARDO

PLEDGE OF ALLEGIANCE

ROLL CALL

**Present: President DiBernardo
Alderman Lavey, Marranca, Loncar**

Absent: Alderman Schmigel

**Also Present: Mayor Austin J. Tylec
City Attorney Edward Zebulske III**

AUDIENCE PARTICIPATION – NONE

APPROVAL OF THE MINUTES OF THE SPECIAL SESSION NOVEMBER 12, 2024

MOVED by Alderman Lavey **SECONDED** by Alderman Marranca
That the minutes of the special session held November 12, 2024 be approved as circulated
and filed in the Office of the City Clerk.

Ayes: Alderman Lavey, Marranca, Loncar, DiBernardo (4)

Nays: None (0)

CARRIED.

PROOF OF PUBLICATION PUBLISHED 09/28/2024

1) Legal Notice – For the Lead and Copper Rule Revisions Compliance Program
Initiative – City Engineer

MOVED by Alderman Marranca **SECONDED** by Alderman Loncar
That the Common Council hereby receives and files the aforementioned Proof of
Publication.

Ayes: Alderman Lavey, Marranca, Loncar, DiBernardo (4)

Nays: None (0)

CARRIED.

COMMUNICATIONS FROM CITY OFFICIALS

IV. Engineer

November 13, 2024

Honorable Austin J. Tylec, Mayor

And Common Council Members
City Hall / 216 Payne Avenue
North Tonawanda, NY 14120

Re: 2024-09 - North Tonawanda Community Center

Dear Honorable Body:

The City is looking to consolidate its Youth Center and Senior Center onto a single campus that will also house the Parks and Recreation and Community Development offices at 500 Wheatfield. To complete this work, the City intends to procure the services of a professional architectural firm to design a new gym facility and renovate the existing building. This firm’s responsibilities will include design of the identified improvements and implementation assistance through the construction and installation stages. Funds have already been approved and allocated for these design services.

A request for proposals was issued in August 2024 and the City received eleven (11) proposals from professional firms. A review committee was convened with representation from City Engineering, Parks and Recreation, Community Development, Building Maintenance, the Public, the Common Council, and the Mayor’s Office to review the proposals and provide a recommendation to the Council.

Upon review, the committee is recommending the City select Architectural Resources to perform the design services and assistance through the construction and installation stages. Architectural Resources is a local firm with similar experience in gym design and building renovations. The review committee felt the team assembled by Architectural Resources demonstrated the experience, expertise, and capacity to complete this project for the City.

I am hereby requesting this honorable body consider selecting Architectural Resources to complete the North Tonawanda Community Center design and authorize the Mayor to sign a contract with Architectural Resources, pending review and approval by the City Attorney, for the proposed design fee of \$408,650.

Please let me know if you have any further questions or concerns. Thank you for your consideration.

Very truly yours,
Chelsea L. Spahr, P.E.
City Engineer

MOVED by Alderman DiBernardo SECONDED by Alderman Loncar
That the Common Council hereby approves Architectural Resources to perform the design services and assistance through the construction and installation stages, for the North Tonawanda Community Center for the proposed design fee of \$408,650 and authorizes the Mayor to said contract.

Ayes: Alderman Lavey, Marranca, Loncar, DiBernardo (4)

Nays: None (0)

CARRIED.

VII. Accountant

November 14, 2024

Honorable Austin J. Tylec, Mayor
and Common Council
City Hall, 216 Payne Avenue
North Tonawanda, NY 14120

Dear Honorable Body:

In accordance with Article V, Division 1, Section 5.002 and 5.003 of the City Charter, an Abstract Sheet, comprised of a Warrant of Claims, has been submitted by this office for your review and approval.

Accordingly, please authorize for payment the current Warrant of Claims for Common Council audit, dated November 19th, 2024 and further authorize the Mayor and City Clerk-Treasurer to respectively sign and countersign said Warrant.

Warm regards,
Jeffrey R. Zellner
 City Accountant

MOVED by Alderman Marranca **SECONDED** by Alderman Lavey
 That the Common Council hereby authorizes for payment the current Abstract of Claims for Common Council Audit dated November 19th, 2024, and further authorizes the Mayor and City Clerk-Treasurer to respectively sign and countersign said Warrant:

01	General Fund	\$414,306.41
02	Water Fund	\$33,624.24
04	Sewer Fund	\$85,761.72
06	Capital Project Fund	\$191,153.36
07	Trust & Agency Fund	<u>\$8,432.74</u>
00	Final Total	<u>\$733,278.47</u>

Ayes: Alderman Lavey, Marranca, Loncar, DiBernardo (4)
 Nays: None (0)
CARRIED.

XXV. Monthly Reports

.1 Clerk-Treasurer .2 Senior Citizen Center

MOVED by Alderman Lavey **SECONDED** by Alderman Marranca
 That the Common Council hereby receives and files the aforementioned Monthly Reports.
 Ayes: Alderman Lavey, Marranca, Loncar, DiBernardo (4)
 Nays: None (0)
CARRIED.

XXXII.1 Community Development

November 4, 2024

Honorable Mayor and Common Council
 North Tonawanda City Hall
 216 Payne Avenue
 North Tonawanda, NY 14120

Re: Restore NY Communities Initiative – Round 9

Dear Honorable Body:

Empire State Development recently announced the Restore NY Communities Initiative grant with the purpose of *“providing municipalities with financial assistance for revitalization of commercial and residential properties. The program encourages community development and neighborhood growth through the elimination and redevelopment of blighted structures.”*

Municipalities may apply for up to \$1 Million and eligible projects must *“demolish, deconstruct, rehabilitate and/or reconstruct vacant, abandoned, condemned and surplus*

properties.” Successful applications should demonstrate as many of the following as possible: project feasibility, project readiness, location within an urban downtown, location within a Brownfield Opportunity Area, consistent with community redevelopment plan, ability to induce commercial investment, and clearly identified need.

Given the criteria noted above, with a particular emphasis from Empire State Development on project feasibility and project readiness, the Department of Community Development believes that the 235 River Road LLC/Alpine Construction would make a strong application.

235 River Road (and 190 Main Street) is currently a 3.1-acre blighted property along a key gateway point connecting Downtown to the Niagara River waterfront. Redevelopment of this property has been identified as a key revitalization opportunity in the NT Momentum Plan.

With assistance from the Restore NY program, this would aid in the demolition and reconstruction of the property to include a mixed-use and commercial development project consisting of a four-story building with 48 market rate apartments, and a four story /one story building with 39 market-rate apartments, 9,400 SF of commercial space, clubhouse/amenity space, 166 parking spaces, landscaping, lighting and utility improvements.

The Department of community Development held a required public hearing for this application on November 12th, 2024, and has met the requirements for publishing the Property Assessment list in the Niagara Gazette.

I kindly request your authorization for the attached Municipal Resolution, and for the Mayor to sign and submit a grant application for approximately \$1,000,000 to Empire State Development under the Round 9 Restore NY Communities Initiative, which is due on December 20th, 2024.

Sincerely,
Laura Wilson
Dir. Community Development

MOVED by Alderman DiBernardo **SECONDED** by Alderman Lavey
That the Common Council at a regular session meeting, held at City Hall, 216 Payne Avenue, North Tonawanda, New York at 6:30 PM on November 19th, 2024, authorized the submission of an application to Round 9 Restore NY Communities Initiative, and it reads as follows:

WHEREAS, Empire State Development corporation is accepting applications to Round 9 of the Restore NY Communities Initiative grant with the purpose of providing municipalities with financial assistance for revitalization of commercial and residential properties; and

WHEREAS, municipalities may apply for up to \$1,000,000 and eligible projects must demolish, deconstruct, rehabilitate and/or reconstruct vacant, abandoned, condemned and surplus properties; and

WHEREAS, criteria for successful grant applications include project feasibility, project readiness, location within an urban downtown, location within a Brownfield Opportunity Area, consistency with community redevelopment plan, ability to induce commercial investment, and clearly identified need; and

WHEREAS, the City of North Tonawanda has identified one property located at 235 River Road which meets the Restore NY Communities Initiative criteria; and

NOW, THEREFORE, BE IT RESOLVED, that the North Tonawanda Common Council finds the 235 River Road Redevelopment project to be consistent with the City’s local urban revitalization plans; that the proposed financing is appropriate for the project; that the project facilities effective and efficient use of existing and future public resources so as to promote both

economic development and preservation of community resources; and the project develops and enhances facilities in a manner that will attract, create and sustain housing opportunities; and

BE IT FURTHER RESOLVED that the North Tonawanda Common Council hereby authorizes the Mayor to sign and submit a grant application request in an amount of \$1,000,000 to Empire State Development Corporation for the Restore NY Communities Initiative.

Ayes: Alderman Lavey, Marranca, Loncar, DiBernardo (4)

Nays: None (0)

CARRIED.

AUDIENCE PARTICIPATION –

Jack Kanack-91 South Meadow-Questioning the city if there is any ordinances on the books for trees on private property.

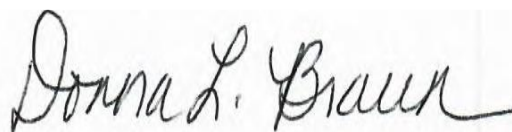
Carl Bauer-278 River Road-Updating the city on the transition of Meal on Wheels to Feedmore. Everything is going smoothly-They are in need of volunteers, would like to see if the mayor and city could get the word out. If you would like to volunteer, the phone number is 716-822-2002 ask for Intake.

ADJOURNMENT

MOVED by Alderman Marranca SECONDED by Alderman Loncar
That this regular session of the Common Council be and hereby is adjourned.
CARRIED.

Time of adjournment: 6:49 P.M.

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer