Present: Mayor Paul Dyster, Chairman  
Council Member Kristen Grandinetti  
Council Member Ezra Scott  
Council Member Tompkins  
Council Member Andrew Touma  
Council Member Charles Walker  
Ms. Janet Markarian  
Mr. Christopher Robins  

Absent: Mr. Michael Hooper  
Ms. Doreen O’Connor  

Staff  
Mr. Anthony Vilardo  
Present: Mr. Richard Zucco  
Ms. MaryAnn Colangelo  

Others  
Mr. Randall Shepard  
Present: Mr. Joseph Collura  
Mr. and Mrs. John Bordynuik  
Mr. Tom DeSantis  

Chairman Dyster called the meeting to order at 5:15 p.m. Roll was called and a quorum was present (8 members).  

Approval of Minutes of Meeting:  
The Minutes of Meeting dated March 16, 2016, were put before the Board. There were no questions or comments concerning the minutes, a motion for approval of the minutes was made by Council Member Grandinetti, second made by Council Member Tompkins. The minutes were unanimously approved by voice vote (8 members).  

Certified Audit Presentation and Approval:  
Mr. Randall Shepard from The Bonadio Group came before the Agency and reviewed the 2015 URA Financial Statements as of December 31, 2015 and March 21, 2016 Independent Auditor’s Report. The net cash position of the Agency for the end of 2015 was $1,902,599. The operating expenses in 2015 remained consistent with the previous year. There were no concerns outlined in the audit. Each URA Member had received a copy of the audit and independent report for their review.
There being no questions, a motion to approve the NFURA Financial Statements as of December 31, 2015, together with the Independent Auditor’s Report as presented by Bonadio and Company, was made by Council Member Grandinetti, second made by Mr. Robins. (statements included in official minutes).

**Polled Vote:**
- In Favor: 8
- Opposed: 0
- Approved

**ABO Reports:**

Mr. Zucco spoke about the filing of the following reports with the State Authority Budget Office (ABO): Annual Report, Investment Report, Procurement Report, Budget Report, and Certified Financial Audit Report. He stated the ABO regulates all public authorities and these reports were filed in the end of March in conformity with the deadline for filing. The ABO is a Division of the State Comptroller’s Office, and the Agency is required to file these reports on an annual basis. The ABO reviews these reports and if they ask for any changes the item will come back to the Board with a proposal for an amendment. He stated that once accepted by the ABO, the reports will be posted on the ABO’s website and there are currently hard copies in the URA office at 1022 Main Street available for review. Mr. Zucco asked the Board to approve the reports as filed in March.

There being no questions, motion to approve the URA Annual Report, Investment Report, Procurement Report, Budget Report and Certified Financial Audit Report, as had been filed with the ABO in March was made by Council Member Grandinetti, second made by Mr. Robins.

**Polled Vote:**
- In Favor: 8
- Opposed: 0
- Approved

**2016 Performance Measurement:**

Each Board Member received a copy of the Authority Performance Measurements and Performance Goals required by the ABO.

Mr. Zucco talked about the Performance Measurements and Performance Goals of the Agency. He stated that we don’t establish specific goals for the URA as the Agency stands ready to carry out Urban Renewal Projects as are authorized and referred to it by the Niagara Falls City Council, giving the 3626 Highland Avenue transaction as an example. He noted that the URA doesn’t have any loan or grant programs, etc., that we are operating so we really don’t have performance goals.
Motion to approve the ABO Authority Performance Measurements and List of Performance Goals as presented to Members was made by Council Member Grandinetti, second made by Mr. Robins.

Polled Vote:
In Favor: 8
Opposed: 0
Approved

**Sandstone Springs, LLC – Presentation:**

Mr. Vilardo introduced Mr. John Bordynuik, operating partner of Sandstone Springs, LLC. His resume was distributed to the Agency. He stated that the company currently owns 111-24th Street. Mr. Vilardo stated that two items will be addressed, Mr. Bordynuik will do a presentation reviewing his business operations and proposed expansion of his business, and then the Agency will be asked to approve moving forward with the sale of a vacant URA parcel located 109-24th Street in connection with that proposal.

Mr. Bordynuick talked about the three facilities that Sandstone operates in Canada, Niagara Falls and Buffalo stating that one of the company’s biggest challenges was the three separate sites. He talked about the 3625 Highland Avenue space and the advantages that space has for a technology park for future expansion and consolidation of services of Sandstone Springs. He talked about the current contract his company has with DuPont to recycle corian countertops back into their chemical components and repurpose other industrial components. He gave a thorough presentation of their process and talked about their financial viability with the contracts they have in place and their business model. He reviewed the history of the company and talked about the purchase of 111-24th and the investments made in that property. Mr. Bordynuik stated that the company will still keep the 24th Street site as a small pilot site and that facility would not close. He stated that the company is self-financing so when they set up a process it has to be viable. They have never used government funds or public funds for their operations. He said they have already invested $850,000 in cash, not financing, into the operations. He said the company has no debt and no mortgages outstanding. He said the issue is the three separate facilities and he reviewed the processes at those three facilities and the need to consolidate those operations, which they are proposing to do at 3625 Highland Avenue. He talked about the operations being DEC certified.

Mr. Bordynuik talked about the economic impact of bringing their operations to Highland Avenue from Canada. He provided the Board with the list of jobs that would be necessary to fill and potential salaries for those positions. The jobs were high paying positions. He said they anticipate the operations would need approximately 40 to 50 people, most requiring highly skilled labor. He said with DuPont closing down they hoped to tap into some of that qualified labor force. Mr. Vilardo stated that for some of the lower skilled positions Mr. Bordynuik was receptive to hiring qualified individuals from the local census tracks to increase employment in the area around the facility. He said the company feels it’s advantageous to have local people working at the facility.
Mr. Bordynuik gave several examples of why they need to move quickly on this project including permitting and cost saving issues and the need to hire qualified applicants as quickly as possible. He hoped the City could commit to an aggressive schedule to getting the project moving.

Mr. Robins had to leave the meeting at 5:40 p.m., but stated that he was very encouraged by what he heard concerning the Sandstone project.

Mr. Vilardo talked about the $1.5 million in grants and funds that will go into rehabbing the industrial area at 3625 Highland to get it site ready for redevelopment. As Mr. Bordynuik would like the space immediately, Mr. Vilardo stated that what we are proposing to do is lease Sandstone the space in the interim until we fulfill our grant obligations at the site and then we can begin negotiating a sale of the property to Sandstone. In the sale agreement we want to make sure that there will be hiring of locals. Mr. Vilardo stated that we need to act quickly on this so the project does not end up outside the City. Future special meetings of the URA will have to be called to move this project forward.

Mr. DeSantis spoke about the Highland Avenue property. He said that this company is exactly what had hoped for and envisioned for the site. He said that Mr. Bordynuik would like the site faster than we can get it ready to sell. He talked about that leasing the property to Mr. Bordynuik and on a parallel tract getting the site to the point where we have satisfied our grantors and then it can be sold to the Sandstone Springs.

Sale of 109 – 24th Street Notice:

Mr. Zucco stated that the first item of action concerning Sandstone Springs is to sell the company the property located at 109 – 24th Street for $1,500. Mr. Zucco stated that this property is located in the old Allen Mackenna URA area. He said that we will notify HUD of the sale property and we will probably be able to keeps the proceeds because it is a closed out project. He went through the steps that are necessary to sell a piece of URA property, he said that the company has filled out the sponsorship paperwork for consideration of sale. Mr. Zucco distributed a timeline of the process necessary to sell the property. The first step is to publish a notice of intent to sell.

Mr. Zucco stated that disposition process also applies to leases for 3625 Highland Avenue. 3625 Highland Avenue was never a part of the URA boundary area but we still have to go through the State disposition process to move forward with a negotiated lease or sale price. He stated that we are talking about a price of $2.50 per sq. ft. Most likely the lease will have immediate access for storage but until we get more of the rehab work done it can’t be occupied. We will do the environmental assessments, clean up whatever issues there may be, etc. Mr. Zucco said the amount of money that we have to put into environmental issues will determine what is left over for other property improvements, such as paving, further building improvements, etc.
Mr. DeSantis stated that what is found on the environmental assessments will drive the agenda for all other improvements on the property. He stated that we are not contemplating any major surprises, but we do have to go through that process.

Mr. Zucco stated that we may be looking at a three year or less lease. He noted that this is a very exciting project.

Mr. Zucco asked for approval from the URA Board to publish the Notice of Sale for 109 – 24th Street to start the sale process.

Motion to approve the publication of URA Notice of Sale for 109 – 24th Street was made by Council Member Touma, second made by Council Member Grandinetti.

| Polled Vote: | In Favor: 7 | Opposed: 0 | Approved |

**Old Business:**
There was no old business to come before the Agency.

**New Business:**
There was no new business to come before the Agency.

There being no further business, a motion for adjournment was made by Council Member Grandinetti, second my Council Member Scott. Unanimously approved. Meeting was adjourned at 5:55 p.m.