

## OFFICIAL RECORD

Lockport, New York  
March 19, 2015

The special meeting was called to order by Chairman Ross at 11:07 a.m.

Clerk Tamburlin called the Roll. All Legislators were present with the exception of Legislators Andres, Burmaster, Hill and Lance

Chairman Ross asked County Manager Glatz to describe the website and bid process/how bidding works. At this time the bid is at \$1.8 million, the increase increments are set at \$200,000, and the reserve has not been met. Mr. Glatz said that bidding is set to end at 12:37 p.m. but will be extended if bids are made in the final minutes.

County Manager Glatz asked Assistant County Attorney Thomas Burgasser to review the information stated in Mr. Ulrich's letter, dated March 9, 2015. Mr. Burgasser stated that while Mr. Ulrich's stated cleaning/maintenance and supplies figures were fairly accurate to what the county would spend per year, his numbers related to county property tax loss, snow removal, insurance and renovation costs were significantly higher than what the county's projected costs would be. Mr. Burgasser said the overall costs for maintenance, insurance and renovations would be significantly less than what were stated in the March 9<sup>th</sup> letter and that they would be able to discuss this further in executive session.

Legislator Virtuoso asked what is the staffing situation to cover the maintenance of these buildings and Public Works Commissioner Kevin O'Brien said that no new hires would be required.

Legislator Syracuse said he felt that the letter's stated projected yearly tax rate increase of 4% seemed high. County Manager Glatz said that while considering the levels at the county, city and schools he felt it was a conservative number.

Moved by Syracuse, seconded by Godfrey to enter executive session re bid negotiations.

Moved by Bradt, seconded by Steed to adjourn executive session.

Moved by Updegrove, seconded by Virtuoso to allow the County Manager to bid up to \$4.5 million.  
Carried. 11 Ayes, 0 Noes, 4 Absent – Andres, Burmaster, Hill, Lance

Moved by Updegrove, seconded by Nemi to submit a bid of \$3.0 million.  
Carried. 11 Ayes, 0 Noes, 4 Absent – Andres, Burmaster, Hill, Lance

Auction bid increase increments dropped to \$100,000.

A bid was submitted by another party.

Moved by Syracuse, seconded by Virtuoso to submit a bid of \$3.2 million.  
Carried. 11 Ayes, 0 Noes, 4 Absent – Andres, Burmaster, Hill, Lance

A bid was submitted by another party.

Moved by Updegrove, seconded by Grozio to submit a bid of \$3.4 million.  
Carried. 11 Ayes, 0 Noes, 4 Absent – Andres, Burmaster, Hill, Lance

A bid was submitted by another party.

Moved by Godfrey, seconded by Zona to submit a bid of \$3.6 million.  
Carried. 11 Ayes, 0 Noes, 4 Absent – Andres, Burmaster, Hill, Lance

**Resolution No. CW-004-15**

From: Committee of the Whole

Dated: March 19, 2015

**NIAGARA COUNTY LEGISLATURE AUTHORIZATION FOR CONTINUED PARTICIPATION  
IN TITLE AUCTION OF CERTAIN REAL PROPERTIES**

WHEREAS, Niagara County has leased office space at 111 Main Street and 20-40 East Avenue in Lockport, New York 14094 since May 1, 2003 respectively, said leases are scheduled to continue through April 30, 2018, and

WHEREAS, the present owner will be auctioning the two leased properties at 111 Main Street and 20-40 East Avenue, along with 50 Main Street in Lockport, from March 17, 2015, to March 19, 2015, and

WHEREAS, \$3.1 million (three million one hundred thousand dollars) remains to be paid collectively on said leases, and

WHEREAS, the County previously passed Resolution CW-002-15 to bid the aforesaid amount less projected building maintenance costs up to 2.4 million (two million four hundred thousand dollars), and

WHEREAS, that previous resolution directed a special meeting of the Niagara County Legislature on March 19, 2015, at 11:00 a.m. to monitor and refine the Niagara County Legislature authorization to bid as to the title auction for the aforesaid premises, now, therefore, be it

RESOLVED, that the Niagara County Legislature authorizes the County Manager to bid up to \$3,600,000 (Three Million Six Hundred Thousand Dollars) at the Title Auction for the aforesaid properties, on today's date, March 19, 2015 before the end of the auction, and be it further

RESOLVED, that if the County is the winning bidder, the Niagara County Legislature authorizes the County Treasurer to pay a 10% cash deposit, or \$20,000, whichever is greater, from fund balance within 24 (twenty four) hours of auction close, as required.

Moved by Godfrey, seconded by Zona to submit a bid of \$3.6 million.  
Adopted. 11 Ayes, 0 Noes, 4 Absent – Andres, Burmaster, Hill, Lance

Auction bid increase increments dropped to \$50,000.

No more bids submitted. Auction closed.

Moved by Bradt, seconded by Grozio that the Board adjourn.

The Chairman declared the Board adjourned at 12:46 p.m., subject to the call of the Clerk.