

OFFICIAL RECORD

Lockport, New York
April 17, 2015

The special meeting was called to order by Chairman Ross at 3:49 p.m.

Clerk Tamburlin called the roll. All Legislators were present with the exception of Legislators Hill, Lance, McNall, Syracuse and Virtuoso.

RESOLUTIONS:

Resolution No. CW-005-15

From: Committee of the Whole

Dated: April 17, 2015

**NIAGARA COUNTY LEGISLATURE AUTHORIZATION TO COMPLETE
PURCHASE OF CERTAIN PROPERTIES IN THE CITY OF LOCKPORT**

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 Niagara County Legislature recognized the potential for substantial long-term savings by purchasing the two leased properties when they, along with 50 Main Street, Lockport, were listed for sale at public auction, and

WHEREAS, the Niagara County Legislature authorized a bid of \$3,600,000.00 for said properties at a Special Meeting on March 19, 2015, by the unanimous passage of Resolution CW-004-15, and

WHEREAS, the bid has been accepted by the seller and deposit monies previously remitted by Niagara County, and the county is in receipt of a preliminary closing statement, now therefore be it

RESOLVED, that the Niagara County Legislature hereby approves of the purchase of 111 Main Street, 20-40 East Avenue, and 50 Main Street, Lockport, New York and authorizes the Chairman of Legislature to execute any and all documents necessary to facilitate said purchase, and be it further

RESOLVED, the Niagara County Legislature hereby commits \$3,386,479.73 to the completion of this purchase, for a total commitment of \$3,874,823.85 which is inclusive of purchase price, buyer's premium, prorations and purchaser's closing costs, and be it further

RESOLVED, that following budget modification be effectuated to satisfy the 2015 funding support:

INCREASE APPROPRIATED FUND BALANCE:

A 40599.00	Appropriated Fund Balance	\$ 2,936,479.73
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DECREASE APPROPRIATIONS:

A.15.1620.000 74200.01	Rents/Leases	\$ 450,000.00
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INCREASE APPROPRIATIONS:

A.15.1620.000 72200.00 Buildings \$ 3,386,479.73
and be it further

RESOLVED, that the Niagara County Treasurer is authorized to complete the payment to sellers escrow agent upon approval of this resolution and final direction from the County Attorney, and be it further

RESOLVED, that the Niagara County Legislature hereby further commits any additional necessary funds for closing costs of the county or as may be adjusted in a final closing statement as approved by the County Manager and County Attorney's Office.

Moved by Updegrove, seconded by Andres.

Adopted. 9 Ayes, 0 Noes, 6 Absent – Hill, Lance, McNall, Nemi, Syracuse & Virtuoso

Resolution No. CW-007-15

From: Committee of the Whole

Dated: April 17, 2015

**NIAGARA COUNTY LEGISLATURE AUTHORIZATION TO ENTER INTO
NEGOTIATIONS WITH CITY OF LOCKPORT AND LOCKPORT CITY SCHOOL DISTRICT
ON IMPACT OF COUNTY PURCHASE OF 111 MAIN STREET, 20-40 EAST AVENUE
AND 50 MAIN STREET, LOCKPORT, NEW YORK**

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 lease are scheduled to continue through April 30, 2018, and

WHEREAS, the Niagara County Legislature recognized the potential for substantial long-term savings by purchasing the two leased properties when they, along with 50 Main Street, Lockport, were listed for sale at public auction, and

WHEREAS, the Niagara County Legislature authorized a bid of \$3,600,000.00 for said properties at a Special Meeting on March 19, 2015, by the unanimous passage of Resolution CW-004-15, and

WHEREAS, the Niagara County Legislature, in its assessment of long term savings, also considered the impact on the real property taxing authorities, and

WHEREAS, prior to the auction, the Niagara County Legislature reached out to New York State Power Authority concerning utilizing low cost power to lessen the budget impact on the School District, and

WHEREAS, prior to the auction, the Niagara County Legislature reached out to the City of Lockport concerning services they could provide to alleviate a parking problem that has existed for 12 years, and in lieu the County could reimburse the City for these services, and

WHEREAS, both of these preemptively considered measures were investigated to find ways to minimize the budget impact on the taxing jurisdiction; if the Niagara County Legislature ended up purchasing the properties, as they have, and

WHEREAS, the bid has been accepted by the seller and deposit monies previously remitted by Niagara County, and

WHEREAS, the Niagara County Legislature having approved the purchase of 111 Main Street, 20-40 East Avenue, and 50 Main Street, Lockport, New York, and having authorized the Chairman of the Legislature to execute any and all documents necessary to facilitate said purchase, and

WHEREAS, Niagara County Legislature seeks to lessen any negative budget impact on the taxing authorities, and

RESOLVED, that the Niagara County Legislature authorizes the entering into negotiations with the City of Lockport for services including additional parking for its building purchased at 20-40 East Avenue and 111 Main Street, be it further

RESOLVED, that the Niagara County Legislature authorize the entering into negotiations with Lockport City School District for the use of an allocation of low cost power, and be it further

RESOLVED, that final agreements are subject to approval of the Niagara County Legislature.


Moved by Updegrove, seconded by Andres.

Adopted. 9 Ayes, 0 Noes, 6 Absent – Hill, Lance, McNall, Nemi, Syracuse & Virtuoso

County Attorney Claude Joerg thanked Assistant County Attorney Thomas Burgasser for all of his work on this building purchase project.

Moved by Updegrove, seconded by Steed that the Board adjourn.

The Chairman declared the Board adjourned at 3:56 p.m., subject to the call of the Clerk.


Mary Jo Tamburlin, Clerk