

OFFICE OF THE MAYOR
Telephone: (716) 286-4310

November 8, 2019

The City Council
Niagara Falls, New York

RE: Lease of vacant real estate to Cayuga Youth Athletic Association, Inc. ("CYAA")

Council Members:

During the City Council meeting on October 17, 2018, the City Council approved a request from the Niagara Falls Community Development Director to enter into a lease with CYAA so that it could construct new baseball diamonds and other improvements to enhance its little league program while also allowing the City to recover this real estate if a "higher and better use" presented itself. Attached is a copy of that City Council approval.

Following much discussion with CYAA and taking into consideration the fact that CYAA plans to invest considerable sums of money to improve this real estate, City personnel involved in these discussions have agreed in principle with the CYAA that in order to allow CYAA time to recoup its investment, the City would not exercise its right to recover this real estate during the first fifteen (15) years of the term of the Agreement. The total term of the Agreement is for thirty (30) years with four (4) five (5) year extension periods. Attached hereto is a copy of a draft Lease Agreement without Exhibits.

Will the Council so approve and authorize the Mayor to execute the Lease Agreement provided the same is in form and content acceptable to the Corporation Counsel?

Respectfully submitted,

PAUL A. DYSTER
Mayor

Kennedy _____ Scott _____ Tompkins _____ Voccio _____ Touma _____