OFFICE OF THE MAYOR
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May 16, 2022

The City Council
Niagara Falls, New York

      RE: *Proposed Purchase of Real Property by City of Niagara Falls*
           774 19th Street, 810 19th Street, 812 19th Street, 814 19th Street,
           818 19th Street, and 820 19th Street
           (Review and Recommendation of Niagara Falls Planning Board)

Council Members:

      As part of the proposed Agreement to terminate the City Market ground lease with Muto Development, it is proposed that the City purchase six (6) properties adjacent to the City Market that are currently owned by Muto. The properties, 774 19th Street, 810 19th Street, 812 19th Street, 814 19th Street, 818 19th Street and 820 19th Street are currently being utilized for additional customer/employee parking at the City Market.

      As required under the City Charter, the proposed purchase was forwarded to the Niagara Falls Planning Board for its review and recommendation. While the Planning Board did approve the proposed purchase, it did so with the condition that the parcels be amalgamated into a single lot/SBL number. As the City plans to advertise the City Market property to potential operators following the termination of the ground lease, this condition has the potential to inhibit the marketability of the property should a potential operator have an interest in keeping these parcels separate. As the City is making a significant investment in the City Market, this Administration believes that approving the purchase with the proposed condition is inappropriate and counter to the City's best interests.

      Accordingly, it is hereby requested that the City Council approve the purchase of this property without any condition. The purchase price for the six (6) parcels is included in the price for the termination of the Muto Ground Lease.

      Will the Council so approve?

              Respectfully submitted,

              ROBERT M. RESTAINO
              Mayor

Bax_____ Myles_____ Tompkins _____ Zajac _____ Spanbauer _____