

PLEDGE OF ALLEGIANCE

**Also Present: Mayor Austin J. Tylec
City Attorney Edward Zebulske III**

Sonia Douza 123 Miller Street-Question for the Mayor on his appointment to the Historic Preservation Committee, are they qualified for the position.

CARRIED.

CARRIED.

07-07-2026

I.3 Mayor

April 30, 2026

Honorable Members of the Common Council
City of North Tonawanda
216 Payne Avenue
North Tonawanda, NY 14120

Dear Honorable Members of the Common Council,

As you are aware, the current operator of Lumberjack's approached the city seeking to transfer the existing concessionaire agreement to a new operator. Given ongoing concerns regarding the limited financial return to the City under this agreement, we do not believe it is in the best interest of the City or its taxpayers to allow that transfer.

Instead, attached for your review is a buyout of the agreement for \$350,000 allowing the City to regain full oversight and control of the marina and adjacent concession property, a public asset representing an investment of approximately \$3 million.

Given the current terms, the City generates about \$45,000 annually while remaining responsible for maintenance of the marina and site. This structure results in the city absorbing costs while realizing minimal return on what was a \$3 million capital investment over a decade ago. The agreement, executed in 2012, includes extensions that could carry through 2042 and provides no legal exit for the City, without the concessionaire's consent.

Continued operation under the existing agreement represents a far greater long-term cost. With full municipal control, the site has the capacity to generate over \$150,000 annually.

Attached for your review is the proposed buyout agreement between the City of North Tonawanda and the concessionaire. This agreement provides a clean and final resolution and positions the city to manage this asset in a way that better services our taxpayers moving forward.

I strongly recommend approval.

Respectfully,
Austin J. Tylec
Mayor

MOVED by Alderman Lavey SECONDED by Alderman Schulmeister
That the Common Council hereby approves the attached buyout agreement between the City of North Tonawanda and Lumberjack's Marina for a sale price of \$350,000.

Ayes: Alderman Schulmeister, Roe, Lavey, Murphy, Richards (5)

Nays: None (0)

CARRIED.

II.1 Attorney

June 22, 2026

Hon. Mayor and Common Council
City Hall, 216 Payne Avenue
North Tonawanda, NY 14120

Re: Sale of 33/34 Weatherbest Slip

Dear Honorable Body:

We have been informed that lessee David Miller has concluded the sale of the above reference boathouse, and is requesting that the lease of the property be transferred to the purchaser, Donald V. Greene, 244 12th Avenue, North Tonawanda, NY 14120.

Attached is a copy of the ad placed in the Niagara Gazette on June 17, 2026, regarding the sale, a copy of which is required before the approval of the transfer by the Common Council. The buyer is aware of the \$950 transfer fee and the need to provide a Certificate of Insurance covering the leased premises with the City of North Tonawanda named as an additional insured.

Should your Honorable Body concur, please pass a resolution to permit the requested transfer, subject to any further review by the City Attorney.

Very truly yours,
Edward A. Zebulske, III
City Attorney

MOVED by Alderman Lavey **SECONDED** by Alderman Murphy
That the Common Council hereby approves the lease transfer regarding the boat house property located on Weatherbest Lot 33/34, from David Miller to Donald V. Green, 244 12th Avenue North Tonawanda, for a transfer fee of \$950.00.
Ayes: Alderman Schulmeister, Roe, Lavey, Murphy, Richards (5)
Nays: None (0)
CARRIED.

II.2 Attorney

June 2, 2026

**Hon. Mayor and Common Council
City Hall, 216 Payne Avenue
North Tonawanda, NY 14120**

**Re: Proposed Agreement between City of North Tonawanda and
Canal Fest of the Tonawandas, Inc. for Canal Fest 2026**

Dear Honorable Body:

Attached for your review, is a proposed Agreement between the City of North Tonawanda and the Canal Fest of the Tonawandas, Inc. to facilitate Canal Fest 2026, which is to be held July 19, 2026, through July 26, 2026.

Should your Honorable Body concur, please pass a resolution to allow the Mayor to execute the Agreement, subject to any further review by the City Attorney.

If you have any questions, please do not hesitate to contact me.

Very truly yours,
Edward A. Zebulske, III
City Attorney

MOVED by Alderman Lavey **SECONDED** by Alderman Roe
That the Common Council hereby approves the attached agreement between the City of North Tonawanda and the Canal Fest of the Tonawandas, Inc. to facilitate Canal Fest 2026, which is to be held July 19, 2026, through July 26, 2026, and directs the Mayor to said agreement.
Ayes: Alderman Schulmeister, Roe, Lavey, Murphy, Richards (5)
Nays: None (0)
CARRIED.

VII. Accountant

July 2, 2026

Honorable Austin J. Tylec, Mayor
and Common Council
City Hall, 216 Payne Avenue
North Tonawanda NY 14120

Dear Honorable Body:

In accordance with Article V, Division 1, Section 5.002 and 5.003 of the City Charter, an Abstract Sheet, comprised of a Warrant of Claims, has been submitted by this office for your review and approval.

Accordingly, please authorize for payment the current Warrant of Claims for Common Council audit, dated July 7th, 2026, and further authorize the Mayor and City Clerk-Treasurer to respectively sign and countersign said Warrant.

Warm regards,
Jeffrey R. Zellner
City Accountant

MOVED by Alderman Lavey SECONDED by Alderman Roe
That the Common Council hereby authorizes for payment the current Abstract of Claims for Common Council Audit dated July 7th, 2026, and further authorizes the Mayor and City Clerk-Treasurer to respectively sign and countersign said Warrant:

01	General Fund	\$537,510.91
02	Water Fund	\$ 34,529.62
04	Sewer Fund	\$ 99,795.76
06	Capital Project Fund	\$646,611.66
07	Trust & Agency Fund	<u>\$ 15,757.81</u>
00	Final Total	\$1,334,205.76

Ayes: Alderman Schulmeister, Roe, Lavey, Murphy, Richards (5)
Nays: None (0)
CARRIED.

XXV. Monthly Reports

.1 Police Department .2 Clerk-Treasurer

MOVED by Alderman Lavey SECONDED by Alderman Roe
That the Common Council hereby receives and files the aforementioned Monthly Reports.
Ayes: Alderman Schulmeister, Roe, Lavey, Murphy, Richards (5)
Nays: None (0)
CARRIED.

XXXII.1 Community Development

June 4, 2026

Honorable Mayor and Common Council
216 Payne Avenue
North Tonawanda, NY 14120

Re: 2026 New York Main Street Program

As you are aware, Lumber City Development Corporation (LCDC) has been actively working on a variety of community and economic development projects including downtown and Oliver Street redevelopment.

LCDC is seeking approval from the City of North Tonawanda Common Council to submit an application to the New York State Homes and Community Renewal for a New York Main Street Target Area Program, through the 2026 Consolidated Funding Application (CFA) process.

The New York Main Street Program provides resources for property owners to invest in projects that provide economic development and housing opportunities in mixed-use commercial districts and downtowns. The primary goal of the program is to stimulate reinvestment and leverage additional funds to establish revitalization efforts.

LCDC plans to apply for up to \$500,000 in NYMS funds for an Oliver Street Target Area program, which would extend from East Oliver to Schenck Streets as well as up to \$15,000 for streetscape enhancements. Building renovation funds can provide up to \$50,000 per building and require a 25% owner match. Projects that provide direct assistance to residential units may be awarded an additional \$25,000 per assisted residential unit, up to a per-building maximum of \$100,000.

This program will allow for mixed-use and commercial property owners to make critical façade enhancements to their buildings to improve the overall aesthetic of the corridor, help fill vacant storefronts, and meet LCDC's goals for Oliver Street revitalization.

The City of North Tonawanda would not be the applicant for these funds, and all funds and project activities would be administered and managed by LCDC, however, the NYMS program requires an endorsement by the municipality to apply for grant funding.

At this time, I respectfully request this Honorable Body consider approving the attached resolution endorsing LCDC's application to the 2026 New York Main Street Program.

Thank you for your consideration.

Kindest regards,
 Laura Wilson
 Dir. Community Development

MOVED by Alderman Richards SECONDED by Alderman Roe
That the Common Council at a regular session meeting, held at City Hall, 216 Payne Avenue, North Tonawanda, New York at 6:30 PM on July 7th, 2026, approved a Resolution approving and endorsing Lumber City Development Corporation in its application to NYS Homes and Community Renewal for funding under the New York Main Street Program and it reads as follows:

WHEREAS, the Lumber City Development Corporation desires to apply for up to \$500,000 in financial assistance through the 2026 Consolidated Funding Application (CFA) under the New York Main Street Program; and

WHEREAS, the application proposes funding to assist property owners to complete building renovations to commercial and mixed-use buildings on Oliver Street between East Oliver Street and Schenck Street; and

WHEREAS, the proposed funding will contribute to ongoing community revitalization efforts; and

WHEREAS, the grant application requires that the applicant obtain the approval and endorsement of the governing body of the municipality in which the project will be located.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of North Tonawanda approves and endorses the 2026 Oliver Street New York Main Street Program for assistance prepared and to be submitted by Lumber City Development Corporation.

Ayes: Alderman Schulmeister, Roe, Lavey, Murphy, Richards

Nays: None

CARRIED.

(5)

(0)

XXXII.2 Community Development

June 24, 2026

Honorable Mayor and Common Council
City of North Tonawanda
216 Payne Avenue
North Tonawanda, NY 14120

Re: Resolution Authorizing Application to the 2026 NYS Department of State Local Waterfront Revitalization Program – Island Street Overlook Project

Dear Council Members:

I respectfully request that the Common Council consider the attached resolution authorizing the City of North Tonawanda to submit an application to the 2026 New York State Department of State Local Waterfront Revitalization Program (LWRP) for funding to support the design and construction of the Island Street Overlook.

The city recently completed an update to its Local Waterfront Revitalization Program and has identified implementation projects that advance waterfront access, environmental stewardship, resiliency, and public recreation. The proposed Island Street Overlook project is a priority initiative that will enhance public access to the Niagara River, provide opportunities for residents and visitors to experience the waterfront, and support the community’s long-term waterfront revitalization goals.

The total estimated project cost, as prepared by C&S Engineers, is \$173,743. The city is seeking grant funding in the amount of \$147,682 through the Department of State’s LWRP program. As required by the grant guidelines, the city will provide a 15 percent local cash match in the amount of \$26,061.

The attached resolution authorizes the Mayor to submit the grant application, commits the City’s required matching funds, and authorizes the execution of all financial and administrative activities associated with the grant application and administration should funding be awarded.

Your consideration and approval of this resolution are respectfully requested.

Sincerely,
Laura Wilson
Dir. Community Development

MOVED by Alderman Lavey **SECONDED** by Alderman Roe
That the Common Council at a regular session meeting, held at City Hall, 216 Payne Avenue, North Tonawanda, New York at 6:30 PM on July 7th, 2026, approved a Resolution to submit an application to the 2026 New York State Department of State Local Waterfront Revitalization Program (LWRP) for funding to support the design and construction of the Island Street Overlook and it reads as follows:

WHEREAS, the City of North Tonawanda recently completed an update to its Local Waterfront Revitalization Plan (LWRP); and

WHEREAS, the City of North Tonawanda recognizes the importance of implementing the City of North Tonawanda Local Waterfront Revitalization Program to promote waterfront access, protect natural resources, and ensure the health, safety and well-being of its residents; and

WHEREAS, the New York State Department of State offers grant funding through the 2026 New York State Department of State Local Waterfront Revitalization Program to assist municipalities in implementing LWRP projects; and

WHEREAS, the City of North Tonawanda intends to apply for an LWRP implementation grant to support the design and construction of the Island Street Overlook; and

WHEREAS, the total project cost provided by C&S Engineers is \$176,743; and

WHEREAS, a grant in the amount of \$147,682 to support the costs associated with the Island Street Overlook; and

WHEREAS, the grant program requires a 15% local match, equating to \$26,061 in cash, to be committed by the City of North Tonawanda; and

WHEREAS, the City of North Tonawanda is committed to allocating the necessary \$26,061 in cash to meet the matching fund requirement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of North Tonawanda as follows;

RESOLVED, The Mayor is hereby authorized to prepare and submit an application for grant funding in the amount of \$147,682 to the 2026 New York State Department of State Local Waterfront Revitalization Program for design and construction of the Island Street Overlook.

RESOLVED, The City of North Tonawanda commits to providing \$26,061 in cash as the required 15% local match for the grant.

RESOLVED, The Mayor is authorized to execute all financial and administrative processes relating to the grant application and subsequent grant administration if awarded.

Ayes: Alderman Schulmeister, Roe, Lavey, Murphy, Richards (5)
Nays: None (0)
CARRIED.

COMMUNICATIONS FROM OTHERS

A.
Rachael DeDomenico

June 15, 2026

North Tonawanda Common Council
216 Payne Avenue
North Tonawanda, NY 14120

Re: Closure of Webster Street for Arts and Eats of Webster street festival

Common Council:

Requesting permission to close Webster Street between Sweeney and Goundry and Sweeney Street between Webster and Main August 15th and August 16th. For Arts and Eat on Webster: a vibrant street festival celebrating downtown NT. The event will feature food, live music and dance, and shopping. The festival hours are 11am to 5pm each day, however if we can close the street at 8:30am on Saturday August 15th to begin set up.

Sincerely,
Rachael DeDomenico

MOVED by Alderman Roe

SECONDED by Alderman Schulmeister

That the Common Council hereby grants permission to close Webster Street between Sweeney and Goundry and Sweeney Street between Webster and Main August 15th and August 16th, for the Arts and east on Webster festival from 11am to 5pm each day, Council directs the Police and DPW to provide assistance with said event.

Ayes: Alderman Schulmeister, Roe, Lavey, Murphy, Richards

(5)

Nays: None

(0)

CARRIED.

AUDIENCE PARTICIPATION

Sue Wilke 329 Miller Street-Thanked the City for voting for extending the Moratorium on AI Data center on Erie Avenue.

Peter Chenier 1666 Eddy Drive-Would like to thank the Fire Department for saving his life on June 20th, at the Fireman's parade. He thanked everyone that was there to help him.

Terry Sanders 792 Meadow Drive-She had called the day before the young man got hit by a car while riding his scooter home from school, to ask if there could be more Crossing Guards in the area of Nash & Meadow and in front of the Middle & High School. She is concerned about her daughter walking next year to the Middle School.

Sharon Demers 1070 Remington Drive-Read a message from Deb Gondak there will be a meeting at the Carnegie Art Center on Goundry Street on July 15 from 6:30pm-8pm. You are all invited. Informational meeting on Data Centers.

Sonia Douza 123 Miller Street-Questions on the Zoning Board of Appeals meetings and disagreed with the decision that was made at the 6/15/26 meeting. Asked who typed up the minutes for the meetings and said they weren't complete and the meetings should be recorded.

Halli Glina 1385 Sweeney-Inquired if anything is being done about the property at 1411 Sweeney. The property looks terrible with all the boats and gas tanks all over it. Can the city please look into addressing this.

Jack Kanack 84 South Meadow-Just wanted an update on the progress on Sweeney Street.

Joe Mittiga 316 Bryant Street-Just wanted to say that he believes that Sweeney Street isn't as bad as everyone keeps saying. He travels down Sweeney all the time.

ADJOURNMENT

MOVED by Alderman Lavey

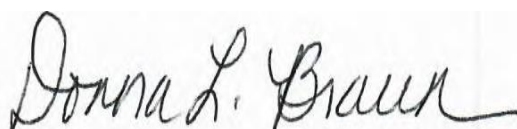
SECONDED by Alderman Roe

That this regular session of the Common Council be and hereby is adjourned.

CARRIED.

Time of Adjournment: 7:35 P.M.

Respectfully submitted,



**Donna L. Braun
City Clerk-Treasurer**