

SPECIAL MEETING OF THE COMMON COUNCIL
JUNE 8, 2023
9:00 AM

PRESENT: Mayor Sandra Magiera
Council Members: John Hill, Kylee Johnson,
Michael Reed, Janet Koch
City Clerk: Tracy Chamberlain
Grant Writer/Youth Bureau Director: Sandra Brundage
Barton & Loguidice Staff: Ken Knutsen, Nicole Cleary
Fire Chief: Tom Sturdevant
ABSENT: Council Member Barry Smith

The meeting was called to order at 9:40 AM.

The purpose of the meeting was to discuss the City owned State Park Avenue parcels with Barton & Loguidice (B&L). Mayor Magiera would like to know what can be done to develop the property. She noted there has been interest for various development options. Mr. Knutsen noted the property would need to be shovel ready for most developers to show interest.

Attached are the meeting notes as prepared by B&L.

Council Member Koch stated she would like to post the property For Sale. It was noted that an appraisal should be done for a sale amount.

It was decided to pursue a meeting with the Seneca Nation of Indians regarding the access from the Casino property and their development interest. Also, to pursue a meeting with the NYS Office of Parks, Recreation and Historic Preservation regarding connection to the Allegany State Park.

B&L will look into previous studies, utilities easements and the State Park Avenue reconstruction specification.

At this time Clerk Chamberlain, Grant Writer Brundage, Mr. Knutsen and Ms. Cleary left the meeting.

Moved by Reed and seconded by Johnson:

RESOLVED: That the Mayor and Council enter into executive session for the purpose of discussing personnel matters relating to a particular person under the provisions of the State's Open Meetings Law.

Adopted Ayes: Hill, Johnson, Reed, Koch
Nays: None

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Moved by Johnson and seconded by Koch:

RESOLVED: That the Mayor and Council reconvene after approximately one hour and twenty minutes in executive session.

Adopted Ayes: Hill, Johnson, Reed, Koch
Nays: None

No action was taken.

Fire Chief Sturdevant was asked to attend the meeting.

Moved by Johnson and seconded by Reed:

RESOLVED: That the Mayor and Council enter into executive session for the purpose of discussing personnel matters relating to a particular person under the provisions of the State's Open Meetings Law.

Adopted Ayes: Hill, Johnson, Reed, Koch
Nays: None

Moved by Johnson and seconded by Reed:

RESOLVED: That the Mayor and Council reconvene after approximately five minutes in executive session.

Adopted Ayes: Hill, Johnson, Reed, Koch
Nays: None

It was asked that the City Clerk advertise the following positions:

- Account Clerk/Typist at \$21 per hour, 35 hours weekly for the Assessor's Office
- Accountant between \$52,000 & \$58,000 annually, for the Comptroller's Office
- Assessor between \$55,000 - \$65,000 annually

Moved by Koch and seconded by Johnson:

RESOLVED: That we hereby adjourn – 1:07 PM.
Carried.



Tracy Chamberlain, City Clerk

DATED: June 16, 2023



June 8, 2023
9:30 AM – 11:00 AM

City of Salamanca
State Park Avenue Property Site Profile and Development Feasibility Assessment
File: 2775.001.001

Kick-off Meeting
City Hall Conference Room

Attendees:

Jack Hill	Alderman Ward 1	HJudv5@aol.com
Mike Reed	Alderman Ward 4	Reedmn@icloud.com
Sandy Magiera	Mayor	smagiera@salmun.com
Kylee Johnson	Alderman Ward 2	kjohnson@salmun.com
Janet L Koch	Alderman Ward 5	jkoch@salmun.com
Ken Knutsen	B&L	kknutsen@bartonandloguidice.com
Nicole Cleary	B&L	ncleary@bartonandloguidice.com

Notes:

The City is interested in what they can do here. The 9 parcels were purchased in 2009. Can the land be developed?

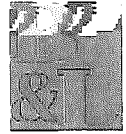
What are the options? Selling, leasing, subdividing are all on the table. Anything to increase tax base for the City.

Uses that have been previously discussed to date are:

- Hotel/resort/waterpark
- Strip mall
- Laser golf
- Campground
- Trails for motorized use (4-wheelers, dirt bikes)

Property is currently zoned as Agriculture Conservation within the City boundary – are there any limitations with that classification? Will need to rezone it depending on development. The Town of Salamanca does not have zoning.

The southernmost parcel is owned by the City of Salamanca but is within the Town limits. Parcel will need to be annexed into the City limits if development moves forward so that the City will receive the taxes.



Parcel to the west is adjacent to Seneca Nation owned property. The City would need an agreement with the Nation for driveway access from the west.

The City had a State Park Avenue Reconstruction project with bid level drawings but the project was not constructed. The Mayor indicated design drawings could be furnished to B&L for this project.

The hillside has previously been logged and could use it again. Consideration of logging based on selective clearing for future development.

Items to consider:

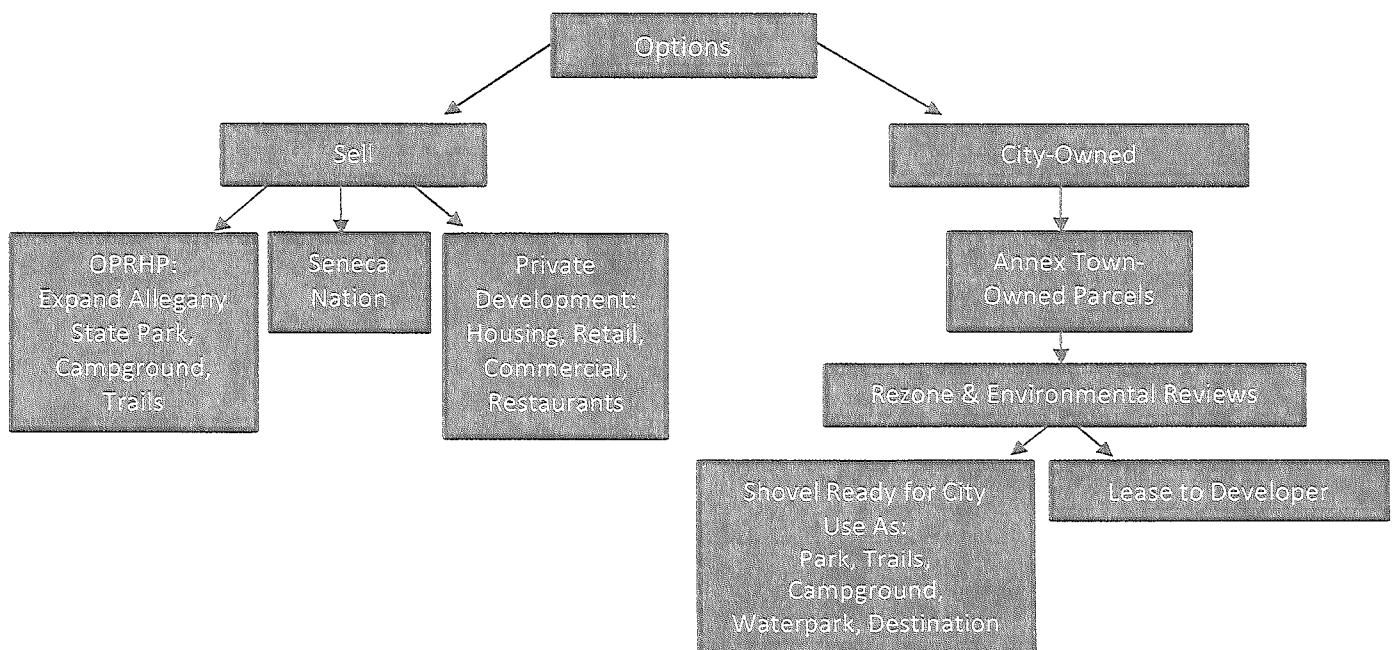
- Retail stores are trending negatively.
- Lack of staffing.
- Poor housing within City limits – Section 8 and poor upkeep by landlords.

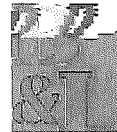
Additional programming discussed:

- Affordable housing
- Trail linkages
- Restaurants
- Retail
- Expand State Park – consider selling a portion of the parcels for Allegany State Park.

Possible items in the works by Seneca Nation:

- Ski slopes
- Lacrosse hall of fame





Next Steps/Action Items:

1. Reach out to the Seneca Nation, OPRHP, Iroquois Gas and Niagara Lockport & Ontario Power to discuss easements, options, teaming opportunities.
2. City to provide to B&L: State Park Avenue Reconstruction Plans, Phase 1 Environmental Study (if done), and 1997~ Comprehensive Plan.
3. City to perform water pressure test and provide results to B&L (fire flow tests received by B&L on 6/13/23; see map clip below for current elevation limits of ~1505' with 40 PSI static water pressure; fire flow very limited at Hydrant 151).
4. Review grant application options – comprehensive plan update, safe streets?

