

**CITY OF LOCKPORT**  
**CORPORATION PROCEEDINGS**

Lockport Municipal Building

Special Meeting  
Official Record

July 22, 2020  
5:00 P.M.

A Special Meeting was called by Mayor Michelle M. Roman relative to the stipulated settlement of the Lockport Professional Park tax assessment.

Mayor Michelle M. Roman called the meeting to order.

**ROLL CALL**

The following Common Council members answered the roll call:

Aldermen Abbott, Devine, Kantor, Oates, Schratz and Van De Mark.

**072220.1**

By Alderman Devine:

Resolved, that the Rules and Orders of the Common Council be and the same are hereby waived for this meeting.

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

**072220.2**

By Alderman Kantor:

WHEREAS, Lockport Professional Park ("Petitioner") is the owner of a block of parcels of property located in the City of Lockport which is known as the Lockport Professional Park, and

WHEREAS, the Petitioner has filed a tax assessment proceeding seeking a reduction in the combined assessment of the parcels, plus a tax refund with interest for the 2015-2021 tax years, and

WHEREAS, the Lockport Professional Park has a significant and increasing number of vacancies, is in Court Ordered Receivership, has been the subject to Foreclosure Proceedings, and is in disrepair, and

WHEREAS, the net income of the property is insufficient to support the current assessment; and

WHEREAS, a settlement has been proposed which will resolve all pending tax assessment proceedings through the 2021 tax year; and

WHEREAS, the City Assessor believes the assessment reduction is reasonable based upon the property income, vacancies, and current leases, and

WHEREAS, the tax assessment for 2015-2016, 2016-2017 and 2017-2018 for the premises shall be set at \$6,300,000; and

WHEREAS, the tax assessment for 2018-2019 for the premises shall be set at \$5,306,000; and

WHEREAS, the tax assessment for 2019-2020 for the premises shall be set at \$5,200,000; and

WHEREAS, the tax assessment for 2020-2021 for the premises shall be set at \$1,192,000; and

WHEREAS, the Petitioner is entitled to receive a tax refund from the City of Lockport for the 2015-2016, 2016-2017, and 2017-2018 tax years and said refunds shall be paid by two payments, one in January 2021 and one in January 2022; and

WHEREAS, the Petitioner is entitled to statutory interest for each year that a tax refund is owed, however, that statutory interest is capped at a total of \$9,000 and shall be divided pro rata by the three taxing authorities; and

WHEREAS, the proposed settlement will save the City significant appraisal and legal costs and additional financial exposure if the case were to proceed to trial, and

WHEREAS, the City of Lockport's legal counsel recommends the approval of the proposed settlement, and

WHEREAS, the Lockport School District and County of Niagara have approved the proposed settlement; now, therefore, be it

Resolved, that the proposed settlement reducing the combined assessment for the Lockport Professional Park in the City of Lockport as herein described and delineated in the Consent Order for tax years 2015 through 2021, including the tax refunds and statutory interest is hereby approved by the Lockport Common Council.

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

**072220.3**

### **ADJOURNMENT**

At \_\_\_\_\_ P.M. Alderman Devine moved the Common Council be adjourned until 5:30 P.M., Wednesday, August 5, 2020.

Seconded by Alderman \_\_\_\_\_ and adopted. Ayes \_\_\_\_\_.

PAUL K. OATES  
City Clerk