

October 31, 2016

A special meeting of the Town Board of the Town of Aurora took place on Monday, October 31, 2016, at 4:00 p.m. in the Town Hall Auditorium, 300 Gleed Avenue, East Aurora, New York.

Members Present:	Susan A. Friess	Councilwoman
	Charles D. Snyder	Councilman
	Jolene M. Jeffe	Councilwoman
	James J. Bach	Supervisor
Absent/Excused:	Jeffrey T. Harris	Councilman
Also Present:	Ronald Bennett	Town Attorney

Supervisor Bach opened the special meeting at 4:00 p.m. with the Pledge of Allegiance to the Flag.

The Town Board and Town Attorney met to discuss and consider the Lease Agreement between the Town and Southside Commerce Center, LLC, 701 Seneca Street, Suite 200, Buffalo, NY 14210, that will be in place when the Southside Municipal Center building at 300 Gleed Avenue, E. Aurora, is sold. The anticipated closing date is November 1, 2016. The Town offices will remain at 300 Gleed Avenue until such time that the former East Aurora Fire Hall on Oakwood Avenue is remodeled for use as the Town Hall.

The Board also discussed and considered the License Agreement between Southside Commerce Center, LLC and the Town, whereby the Town will be able to use up to 75 parking spaces at 300 Gleed in conjunction with use of the Town's recreation fields and Southside Commerce Center, LLC will be able to store snow on a portion of the Town's parcel.

Additionally, the Board discussed and considered amendments to the purchase/sale agreement (sales contract) for the sale of the Southside Municipal Center to Southside Commerce Center, LLC. They discussed the purchase price being increased to address the increased amount of the NYPA loan. Also addressed were the Common Area Maintenance (CAM) and utility charges to the Town.

Mr. Jim Cornell, representing Southside Commerce Center, LLC, joined the meeting with the Board to clarify some of the terms of the lease, contract, and license agreement. At this time, Mr. Bennett excused himself from the meeting.

CAM and utility charges will be paid by the Town for the initial three years of the lease for 6,000sf of leased (office) space. CAM charges will be paid by the Town for 1,000sf of warehouse space for years two and three of the lease, with no utility charges for the warehouse space for the initial three years of the lease.

Councilwoman Friess moved to adopt the following Resolution for the Sale of Real Property; seconded by Supervisor Bach:

WHEREAS, the Town of Aurora ("Town") and the Southside Commerce Center, LLC ("Southside") have entered a Contract for the purchase by Southside for the Town for property located at 300 Gleed Avenue in the Village of East Aurora, and

WHEREAS, the Contract requires various documents of sale including the Bill of Sale, License Agreement and Lease Agreement.

NOW, THEREFORE, BE IT

RESOLVED, the Town Board approves the documents of the Bill of Sale, License Agreement, License Agreement and amended Sales Contract (Purchase/Sale Agreement) and authorizes the Supervisor to sign the documents required to close the sale; and be it further

RESOLVED, the Town Clerk or assignee is requested to forward a

Action #335
Documents for
sale of 300
Gleed and lease
for town offices
approved.

certified copy of this Resolution to Southside Commerce Center, LLC;
and be it further

RESOLVED, this Resolution shall take effect immediately.

Upon a vote being taken: ayes – four noes – none

DULY ADOPTED, this 31st day of October 2016

* * * * *

Councilwoman Jeffe moved to adjourn at 6:05 p.m.; seconded by
Councilwoman Friess.

Upon a vote being taken: ayes – four noes – none Motion carried.

Action #336
Meeting
adjourned.

Martha L. Librock
Town Clerk