



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – January 24, 2025

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on January 24, 2025 at Samuel M. Ferraro Center For Economic Development, Sanborn, New York.

You Tube Livestream: <http://www.niagaraorleanslandbank.com/boardmeetings.html>

- 1-2. Welcome Remarks/Roll: The meeting was called to order at 9:02 a.m. by Chairman Updegrove.

Board of Directors:

Richard Updegrove – Chairman
Christopher Voccio – Vice Chairman
Michael Casale – Board Member
Rob DePaolo – Board Member
Kevin Forma – Board Member
Lynn Johnson – Board Member (Via Webex)
City of Lockport – Board Member (Vacant)

Officers:

Andrea Klyczek – Executive Director
Amy Schifferli – Treasurer

Staff:

Katherine Alexander – Attorney
Matthew Chavez - Project Manager
Jacquiline Minicucci – Recording Secretary
Jack Welch – Orleans County (Absent)

3. Approval of Minutes:
A motion to approve minutes from the November 22, 2024 NORLIC meeting as submitted by Jacqueline Minicucci was made by Mr. Voccio, seconded by Mr. DePaolo. Ayes 6, Noes 0. Carried.
4. Financial Report: Mrs. Minicucci reviewed expenses and provided the board with current financial and grant statements. Mr. Chavez reviewed the Phase II Project Commitment Log. No concerns noted.

Action Items:

5. Griswold Street Water Tower – Village of Middleport:
Mr. Chavez informed the board that the Niagara County Sheriff's Department has requested that the existing water tower structure be removed to allow for the construction of a communications tower at the location. The environmental review is in process. The project will be funded by the HCR Phase II grant. The board had no concerns. A motion to approve the demolition was made by Mr. Updegrove and seconded by Mr. Voccio. Ayes 6, Noes 0. Carried

Project Manager Update: M. Chavez

1. 78 Bridge St., North Tonawanda: The demolition project has been completed.
2. Lockport: Mr. Chavez received a request from the City of Lockport to demolish a home on Niagara Street that is unsafe due to a fire. He is currently working with the Treasurer's office to obtain further information.
3. Main Street Developers Tour: Mr. Chavez stated that the Main Street tour was well attended and we are receiving positive feedback from the event. The next step is to provide individual property tours as requested and accept development proposals.
4. 2010 Main Street, Niagara Falls: Concerns were noted that the Niagara Falls National Heritage Area has painted murals on some of the Main Street properties. Mr. Chavez had conversations with the agency requesting that no further murals be painted. Mr. Forma stated that the paintings are on plywood and can be removed easily if the agency would like them returned.
5. Main Street Funding: Mr. Chavez informed the board that the current HCR Phase II grant is being utilized to fund some predevelopment expenses. The environmental compliance reports are currently being completed, then stabilization capital expenses can be incurred. Mr. Forma noted that the Niagara Falls Urban Renewal Agency has additional funding that will be utilized to further the project.
6. Main Street Property Access: The full environmental reviews are currently on hold until the URA has obtained property ownership and access agreements are in place. Once completed, Amy Schifferli will issue an RFP to obtain an environmental firm to complete Phase I's on all the properties. Testing results will be posted on the website for review by prospective developers.
7. 1129 Niagara Avenue: Rodriguez Group is currently completing a scope of work for the property. Proposed reuse for the building is an institutional facility.

Attorney Business: Ms. Alexander reviewed the following -

1. The City of Niagara Falls has passed a resolution to waive the taxes and fees for the residential properties that are undergoing stabilization work. The next step is to transfer ownership to the landbank.
2. A letter is being drafted to the City of Niagara Falls regarding our tax exempt status for all further transactions with the municipality.
3. Ms. Alexander stated that the City of North Tonawanda tax foreclosure and the Niagara County settlement conferences are moving along in the process.
4. 3425 Hyde Park Blvd, Niagara Falls – Ms. Alexander has had contact with the developer's attorney in response to the correspondence sent regarding lack of progress. The environmental review is in process and the contract has been signed. An LLC has been created and the developer has hired an attorney to commence the foreclosure process. The board requested that language be added to the contract to ensure that all benchmarks and parameters are met going forward in a specified period of time or till the contract expires. If no proof of foreclosure is provided in the timeframe specified, the board can entertain other developer offers at the February board meeting.

Other Business:

Chairman Updegrove informed the board that the Niagara County Shaw building in Lockport is no longer being utilized and the Niagara County Legislature has suggested that the landbank possibly assist in the development of the property. There has been no formal request by the County but Chairman Updegrove wanted to inform the board of the ongoing dialogue.

New Business: No report.

Adjournment:

A motion to adjourn the meeting at 10:03 a.m. was made by Mr. DePaolo, seconded by Mr. Forma. Ayes 6, Noes 0. Carried.

Respectfully Submitted,


Jacqueline Minicucci, Recording Secretary

