



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – November 22, 2024

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on November 22, 2024 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 9:06 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 (Absent)
Lynn Johnson – Board Member (Absent)
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 October 25, 2024 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. Voccio, seconded by Mr. DePaolo. Ayes 4, 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. 78 Bridge Street, North Tonawanda – Re-Issue Demo RFP:
Mr. Chavez informed the board that the contractor originally approved to perform the demolition was unable to provide the services, therefore, a new RFP needs to be issued. This will delay the project approximately 30 days. A motion to re-issue the RFP was made by Chairman Updegrove and seconded by Mr. DePaolo. Ayes 4, Noes 0. Carried

Project Manager Update: M. Chavez

1. HCR Grant Funding: Current funding is committed and projects are in process to expend the balance of the grant. Mr. Chavez is working with the grant writer to submit an application for another round of funding to continue with acquisition, predevelopment, and property stabilizations.
2. Main Street, Niagara Falls: Mr. Chavez gave an overview of the project status stating that the City of Niagara Falls is moving forward with property acquisition and NORLIC staff is working closely with the municipality, Niagara University and its partners. Predevelopment expenses have been approved by HCR to include engineering and environmental. Staff has created a website showcasing the properties and a press conference and tour is being scheduled for prospective developers.
3. 2010 Main Street, Niagara Falls: Mr. Chavez stated that Niagara University is interested in utilizing both 2010 and 2018 Main Street for student housing. Rodriguez Group is currently developing an engineering plan to stabilize 2010 Main Street and is working closely with the State Historic Preservation Office (SHPO) to preserve the historic significance of the building.

Attorney Business:

Ms. Alexander gave the board an overview of the property transfer process between the City of Niagara Falls, the Urban Renewal Agency and NORLIC for the Main Street Properties which provides the least amount of risk to NORLIC.

Other Business:

Ms. Minicucci provided the board and staff with a copy of the 2025 Meeting Schedule and will follow up with calendar invites.

New Business: No report.

Adjournment:

A motion to adjourn the meeting at 10:40 a.m. was made by Mr. Updegrove, seconded by Mr. Voccio. Ayes 4, Noes 0. Carried.

Respectfully Submitted,


Jacquiline Minicucci, Recording Secretary