



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – February 23, 2024

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on February 23, 2024 at the Samuel M. Ferraro Center for Economic Development Center, 6311 Inducon Corporate Drive, Sanborn, NY 14132.

- 1-2. Welcome Remarks/Roll: The meeting was called to order at 9:09 a.m. by Chairman Updegrove.

#### **Board of Director Attendance:**

Richard Updegrove – Chairman  
Christopher Voccio – Vice Chairman  
Michael Casale – Board Member  
Rob DePaolo – Board Member  
Kevin Forma – Board Member  
Lynne Johnson – Board Member (Via Webex)  
Heather Peck – Board Member (Via Webex)

#### **Officer Attendance:**

Andrea Klyczek – Executive Director  
Amy Schifferli – Treasurer

#### **Staff Attendance:**

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

3. Approval of Minutes:  
A motion to approve minutes from the January 26, 2023 NORLIC meeting as submitted by Jacqueline Minicucci was made by Mr. Voccio, seconded by Mr. Casale. Ayes 7, Noes 0. Carried.
4. Financial Report: Mrs. Minicucci reviewed expenses and provided the board with current financial statements. Chairman Updegrove requested the board be provided a breakdown of HCR grant financials monthly.

#### **Action Items:**

5. 6 Ashley Place – Demolition Contract Award – The board was provided with a summary of bids received. Mr. Chavez informed the board that each firm handles air monitoring differently. Firms base the length of monitoring on their confidence to get it completed. After review, the board had no concerns awarding the contract to the lowest bidder. A motion to award the demolition contract to Regional Environmental Demolition was made by Mr. Updegrove and seconded by Mr. Voccio. Ayes 7, Noes 0. Carried.

6. Restore NY – Application Approval (2010 & 2018 Main Street, Niagara Falls) – Ms. Klyczek informed the board that NOLRIC should acquire 2010 due to its strategic location. The property is located next to 2018, which the City has expressed concern for. The City has researched cost estimates for the demolition of 2018. Ms. Klyczek believes that a RESTORE NY application could be submitted for both properties to offset the cost of strategic demolition. If the Restore NY grant is not awarded, HCR Phase II funds may be utilized. Mr. DePaolo noted concerns regarding the demolition due to shared wall instability. Mr. Forma stated that the City of Niagara Falls has demolition funding that can be utilized if needed for stabilization. Ms. Alexander noted that she is working with the seller of 2010 Main Street to complete the sale contract.
7. Transfer of Tax Liens - Junkyards – Ms. Klyczek provided the board with a map and overview of the properties stating that reuse is limited due to their scattered location and small acreage. The Town of Niagara supervisor is aware of the proposed development at the site(s) and supportive of their reuse. The board reviewed the two proposals that were received. After discussion, board members noted that additional information is required regarding funding commitments and a more detailed proposal before they can make an informed decision. There were also concerns noted regarding Town of Niagara owned properties that intersect through the parcels and may hinder full development. Ms. Klyczek will contact the bidders for further information. A motion to table the transfer of the tax lien until further information is received was made by Mr. Voccio and seconded by Mr. Updegrave. Ayes 7, Noes 0. Carried.
8. Resolution Discharge Mortgage – 530 18<sup>th</sup> Street – Ms. Alexander stated that the project is complete and a Certificate of Occupancy has been issued by the municipality. A motion to authorize the signature and filing of the mortgage discharge was made by Mr. Casale and seconded by Mr. Voccio. Ayes 7, Noes 0. Carried.
9. Resolution Discharge Mortgage – 231 70<sup>th</sup> Street – Ms. Alexander stated that the project is complete but the final inspection and Certificate of Occupancy from the municipality are still pending. The developer is requesting to close on the property prior to the next scheduled board meeting. A motion to authorize the signature and filing of the mortgage discharge upon receipt of the final inspection and Certificate of Occupancy was made by Mr. Updegrave and seconded by Mr. Forma. Ayes 7, Noes 0. Carried.

**Project Manager Update Provided by M. Chavez:**

- a.) 435 – 13<sup>th</sup> Street, 1805 Weston, 2401 Whitney Ave & 1535 Pierce Ave, 451 12<sup>th</sup> St & 612 Tronolone – Environmental testing is complete. Reports will be sent to HCR. Projects can move forward once the construction management contract for Rodriguez Group is in place.
- b.) 925 Grove Avenue – Environmental review complete. Current plan is to stabilize the property. The adjacent homeowner has expressed interest in a possible purchase.
- c.) 1129 Niagara Avenue – The adjacent property located at 1131 Niagara is currently undergoing repairs. Mr. Forma stated that due to heating equipment repair, the condemnation order has been lifted.

- d.) NYS Landbank Association Request – Mr. Chavez informed the board that as part of the NYS budget process, the NYS Association of Landbanks is requesting letters of support for further funding for landbanks to avoid a gap year. Chairman Updegrove recommended moving forward with obtaining letters as needed.

Chairman Updegrove discussed information he obtained relevant to the Tyler vs Hennepin excess proceeds case stating that landbanks need to develop a plan to move forward. Different models are being proposed which may involve an appraisal method to obtain fair value and recommends that the Landbank Association be contacted to see how they are moving forward procedurally.

**Attorney Business:**

Ms. Alexander stated that all the items needing discussion have been reviewed.

**Other Business:**

- Ms. Peck thanked the board for their support regarding the demolition of 6 Ashley Place. The condemnation letter has been received, Ms. Alexander is working closely with the attorney, and HTFC is in the process of approving the funding.
- Mr. Forma informed the board that the new acting Corporation Counsel for the City of Niagara Falls is Tom DeBoy and the new legal secretary is Amber Hill.
- Mr. Forma stated that the City of Niagara Falls has completed its property auction with some new restrictions this year such as bidder limits and a requirement that adjacent properties be merged.

**Adjournment:**

A motion to adjourn the meeting at 10:15 a.m. was made by Mr. Voccio, seconded by Mr. Updegrove. Ayes 7, Noes 0. Carried.

Respectfully Submitted,

  
Jacquiline Minicucci, Recording Secretary

