



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – February 24, 2023

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on December 16, 2022 at the Samuel M. Ferraro Center for Economic Development, 6311 Inducon Corporate Drive, Sanborn, New York 14132.

- 1-2. Welcome Remarks/Roll: The meeting was called to order at 9:07 a.m. by Chairman Updegrove.

Board of Directors:

Richard Updegrove – Chairman
Brian Smith – Vice Chairman (Via Webex)
Michael Casale – Board Member
Rob DePaolo – Board Member
Kevin Forma – Board Member
Lynn Johnson – Board Member (Via Webex)
Christopher Voccio – Board Member

Officers:

Andrea Klyczek – Executive Director
Amy Fisk – Treasurer - Absent

Staff:

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

3. Approval of Minutes:
A motion to approve minutes from the December 16, 2022 NORLIC meeting as submitted by Jacqueline Minicucci was made by Mr. Casale, seconded by Mr. DePaolo. Ayes 7, Noes 0. Carried.
4. Financial Report: Mrs. Minicucci reviewed expenses and provided the board with current financial statements. No concerns noted.

Action Items:

5. Tax Foreclosure Legal Services: Ms. Klyczek informed the board that she contacted the law firm Harris Beach regarding the possibility of entering into an agreement to represent NORLIC for the acquisition and disposition of tax delinquent contaminated properties. Ms. Klyczek stated that the firm has experience in this regard and has previously assisted NORLIC. An engagement letter was provided to board members for review. The proposed fee is \$400 per hour and will be utilized on an as needed basis. A motion to enter into an agreement with Harris Beach, PLLC was made by Mr. Updegrove and seconded by Mr. DePaolo. Ayes 7, Noes 0. Carried.

6. Foreclosure of Tax Delinquent Properties: Table

7 & 8. 530 – 18th Street & 231 – 70th Street, Niagara Falls: The board was presented with proposals and purchase offers for both properties. After review and discussion, board members stated that Blue Eagle/Creation Properties, LLC appeared to have the resources to complete the projects as presented. A motion to approve the sale of 530 – 18th Street and 231 – 70th Street, Niagara Falls to Blue Eagle/Creation properties with the standard development enforcement mortgage was made by Mr. Voccio and seconded by Mr. Forma. Ayes 7, Noes 0. Carried.

- Chairman Updegrave requested Mr. Chavez reach out to the applicants that were not selected to develop a rapport for future projects. Board members also requested Mr. Chavez obtain the current AMI rates for future reference.

Due to technical difficulties, board member Lynn Johnson and staff member Jack Welch left the meeting at 9:56 a.m.

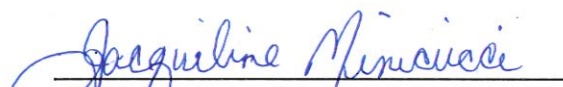
Project Manager Update:

- Mr. Chavez informed the board that he continues to review the properties list provided by the City of Niagara Falls to identify clusters for possible redevelopment. Mr. Forma stated that his office is currently in the process of developing a comprehensive real-time property list containing the status of each property owned by the municipality.
- HCR Phase II Grant – Mr. Chavez stated that the Phase II grant application is in process. Properties for acquisition, demolition and stabilization need to be identified. A maximum of 2 million dollars can be awarded with a 5% administration fee included. Site control will be needed for each property included in the application. Mr. Chavez will work with the municipalities & Orleans County to identify priorities. The application deadline is March 13, 2023.
- The CDGB Funding application was submitted to the City of Niagara Falls. The proposal included the stabilization of 1129 Niagara Avenue and the two adjacent properties.
- Mr. Chavez informed the board that HOME is presenting a Landlord training on April 11, 2023 and Belmont Housing will be conducting the First Time Homebuyers certification program, date TBD. Mr. Chavez is also coordinating with University of Buffalo to present a Property Rehabilitation certification class, date TBD.

Adjournment:

A motion to adjourn the meeting at 10:18 a.m. was made by Mr. Voccio, seconded by Mr. DePaolo. Ayes 6, Noes 0. Carried.

Respectfully Submitted,


Jacquiline Minicucci, Recording Secretary