



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – February 28, 2025

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on February 28, 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 9:08 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 (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 January 24, 2025 NORLIC meeting as submitted by Jacqueline Minicucci was made by Mr. Voccio, seconded by Mr. Casale. Ayes 5, 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. 612 Tronolone Avenue, Niagara Falls:  
Mr. Chavez informed the board that after a property inspection by Rodriguez Group, it was determined that the fire damage in the rear of the building made it structurally unsound, therefore the property was best suited for demolition than stabilization. Mr. Chavez will contact the adjacent neighbors to gauge their level of interest in possibly taking ownership of the vacant lot after demolition is complete. HCR grant funding was previously approved for stabilization and will need revision. A motion to approve the

demolition once HCR has approved the change was made by Mr. Updegrove and seconded by Mr. Forma. Ayes 5, Noes 0. Carried.

6. 5465 Upper Mountain Road, Lockport:  
Chairman Updegrove requested that this item be withdrawn due to the submission of an incomplete property report.
  
7. Junkyards – Town of Niagara:  
Ms. Klyczek informed the board that several attempts were made to obtain a status report from the developer. There was no response to a letter issued with a deadline of February, 27, 2025. A motion to rescind the prior agreement due to non-compliance was made by Chairman Updegrove and seconded by Mr. DePaolo. Ayes 5, Noes 0. Carried.

The board requested that Ms. Alexander issue a formal letter and staff contact the second bidder to gauge level of interest and provide a more comprehensive plan for use.

Kanthal Global:

Ms. Klyczek informed the board that the developer has met all requirements and is moving forward with the foreclosure process.

**Project Manager Update: M. Chavez**

1. Niagara Falls Stabilizations: Stabilizations are in process and near completion. Once finalized, the properties will be marketed for sale.
2. Main Street, Niagara Falls: An RFP has been issued to complete environmental Phase I and asbestos reviews with a due date of March 15, 2025. The board requested Ms. Schifferli prepare a bid summary and email the board for an online vote so the process can continue to move forward. Mr. Chavez stated that there is a walking tour scheduled for April 8, 2025. Mr. Forma and Mr. Chavez are working with Community Preservation Corporation to possibly obtain additional funding resources to help further development.
3. Griswold Street Water Tower, Village of Middleport: The environmental review has been completed and the demolition work can begin. Mr. Chavez will update the Niagara County Sheriff's Department.
4. HCR Funding: Mr. Chavez stated that all of the HCR Funding has been allocated but in order to apply for the next round of financing, 75% must be spent which has not been accomplished to date. Work is progressing and funds are being disbursed. Once the level is achieved, Mr. Chavez will apply for additional funds.

**Attorney Business:** Ms. Alexander reviewed the following -

1. The Kanthal Global foreclosure has commenced.
2. Ms. Alexander has received and will file the deeds for the Niagara Falls stabilization properties.
3. North Tonawanda is completing their tax foreclosure process and properties will be reviewed for possible landbank involvement.

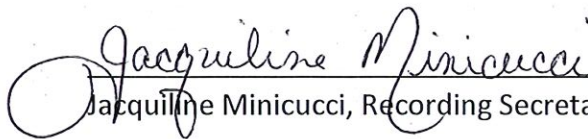
Other Business: No report.

New Business: No report.

Adjournment:

A motion to adjourn the meeting at 9:44 a.m. was made by Chairman Updegrave, seconded by Mr. Voccio. Ayes 5, Noes 0. Carried.

Respectfully Submitted,

  
Jacqueline Minicucci, Recording Secretary

