



Niagara Orleans Land Improvement Corporation (NORLIC)

Property Submission Form

NORLIC Board of Directors,

In recognition of the growing problem of distressed, vacant, abandoned and tax-delinquent properties, New York State passed the Land Bank Act, as Article 16 of the New York State Not-for-Profit Corporation Law, which authorizes any Foreclosing Governmental Unit (FGU) to create a land bank to strategically acquire, improve, assemble, and sell these properties.

Under this law, Niagara Orleans Regional Land Improvement Corp. (NORLIC) was formed in October of 2017 via an intermunicipal agreement among five FGUs: Niagara County, Orleans County, City of Niagara Falls, City of Lockport, City of North Tonawanda.

NORLIC seeks to work collaboratively with the cities, towns, and villages, to address the growing problem of distressed, vacant, abandoned, and tax-delinquent properties.

NIAGARA FALLS recognizes NORLIC as a partner in the fight against blight and distress within our
(Municipality)

community and thereby, with submission of this letter, formally requests NORLIC to consider the assumption of:

417 FERRY AVE
(Property Address)

159.29.-2-12
SBL #

Should NORLIC accept title to the above mentioned property NIAGARA FALLS would
acknowledge the conditions as listed below: (Municipality)

Reimbursement to NORLIC for costs associated with transfer of property; pro rata share of insurance coverage, and any/all other costs associated with the maintenance, upkeep and disposal of the property.

IF NORLIC is unable to dispose of the above property after a period of one year from the date of acquisition, NORLIC retains the option to transfer the property back to the host municipality.

Accompanying this letter is a completed Acquisition Application.

[Signature]
Signature

10/3/2018
Date



Property Report:

Property Contact Information:

Contact Name: Andrea Klyczek

Contact Phone Number: 278-8761

Contact Email Address: andrea.klyczek@niagara-county.ca

Property Information:

Property Address: 417 Ferry Ave

Property SBL#: 159.29-2-12

Approximate Year Built: 1928

Approximate Square Footage: _____

Number of Bedroom 2

Number of Bath 1

Property Development Summary:

Please describe below the preferred redevelopment plan and include any noteworthy results the municipality would like NORLIC to take into consideration, i.e. owner occupancy, desired tenant, etc. (Please use additional pages if necessary)

THE CITY OF NIAGARA FALLS' PREFERENCE IS
TO INCREASE HOME OWNERSHIP AND NEIGHBORHOOD
STABILITY. SHOULD NORLIC NOT BE SUCCESSFUL
IN SECURING A PROPOSAL FOR A PRIMARY
RESIDENT, THE CITY ASKS NORLIC TO ACCEPT
THE BEST PROPOSAL, ONE THAT WOULD
FOCUS ON MARKET - RATE RENTAL PAYMENTS.

1. Grounds

Grading:

Grading Slope: Flat, Minor, Moderate, Steep, Very Steep

Grading Conditions _____ Comments: _____

Driveway/Sidewalk & Walkways:

Driveway/Sidewalk material: Gravel, Concrete, Asphalt

Driveway/Sidewalk Conditions _____ Comments: _____

Vegetation:

Vegetation Conditions _____ Comments: _____

Retaining Wall:

Retaining Wall Material: Concrete, Wood NA

Retaining Wall Conditions _____ Comments: _____

Other Conditions _____ Comments: _____

Note: Inspect electrical service conditions while outside.

2. Exterior

Entrance Conditions:

Front Entrance Type: Covered, Uncovered, Patio, Porch, Deck

Front Entrance Conditions _____ Comments: Poor

Rear Entrance Type: Covered/Uncovered/Patio, Porch, Deck

Rear Entrance Conditions _____ Comments: _____

Exterior Walls/Trim:

Structure Type: Wood Frame/Brick/Masonry, Log

Exterior Wall Covering: Wood, Vinyl, Metal, Brick, Stone, Stucco, Veneer, EIFS

Exterior Wall Conditions _____ Comments: Poor Shingles

Trim material: Wood, Vinyl, Brick

Trim Conditions _____ Comments: _____

Eave/Soffit/Fascia:

Conditions _____ Comments: Good

Windows/Exterior Doors:

Window Material: Aluminum Wood, Vinyl

Window Type: Sliding, Casement, Double Hung, Single Hung, Louver

Window Conditions _____ Comments: 2 aluminum

Door Conditions _____ Comments Poor

Exterior Water Spickets:

Faucet Conditions _____ Comments: N/A

3. Roofing

Roof Covering:

Method of Inspection: Walked on, Viewed from ladder, Not fully visible

Roof Style: Hip, Gable, Mansard, Shed, Gambrel

Roof Covering Material: Composition shingle Metal, Clay, Wood Shingles/Shakes

Number of Layers: One, Two, Three, Four or more, Undetermined NA

Roof Condition _____ Comments: _____

Flashing Conditions _____ Comments: Poor

Condition of Roof Penetrations _____ Comments: NA

Gutter and Downspout Conditions _____ Comments: Poor

Chimney:

Chimney Material: Brick, Block, Concrete, Stone

Chimney Conditions _____ Comment: _____

Attic:

Access Location _____

Method of Inspection: Entered Attic, No Access, Viewed from Access Entrance Only

Roof Frame Type: Rafters, Trusses

Roof Frame Condition _____ Comments: _____

Ceiling Frame Type: Joists, Trusses

Ceiling Frame Condition _____ Comments: Good

Attic Ventilation Type: Gable End, Ridge, Soffit, Rotary, Vent

Attic Ventilation Conditions _____ Comments: _____

Insulation Type: Blown in, Rolled Fiberglass, Combination, None Present

Insulation Conditions _____ Comments: NA

Attic Fan Condition _____ Comments: NA

Other Attic Conditions _____ Comments: _____

4. Heating/Air

Heating:

Location of Unit Basement

Heating Type: Forced Air, Gravity, Radiant, Boiler, Floor/Wall, Heat Pump

Energy Source: Natural Gas, Oil, Wood/Coal, Electric

Heating Unit Condition _____ Comments: Poor

Distribution Type: Registers, Gravity, Radiators, Convectors, Baseboard

Distribution Conditions _____ Comments: _____

Ventilation Conditions _____ Comment: NA

Thermostat Condition _____ Comments: NA

Air Conditioning/Cooling:

Cooling System Type: Split System, Evaporative Cooler, Window/Wall Unit, Heat Pump

A/C Unit Power: 120V, 240V NA

Unit Conditions _____ Comments: _____

A/C Line Conditions _____ Comments: _____

Fireplace:

NA

Fireplace Location _____

Fireplace Type: Wood Burning, Natural Gas, Propane, Ventless Gas

Fireplace Conditions _____ Comments: _____

5. Electrical

Service Drop/Weatherhead:

Electrical Service Type/Material: Overhead/Underground, Copper/Aluminum

Number of Conductors: Two, Three, Four

Electrical Service Condition _____ Comments: _____

Grounding Condition _____ Comments: _____

Main Electrical Panel:

Main Disconnect Location: At Main Panel, Outside at Meter, Other Inside

Main Panel Location Basement

Panel Amperage Rating 60, 100, 150, 200, Other _____

Circuit Protection Type: Breakers, Fuses

Main Panel Conditions _____ Comments: _____

Wiring:

Conductor Type: Copper, Aluminum

Wiring Method: Plastic-Sheathed, Cloth-Sheathed, Knob & Tube

Conditions _____ Comments: _____

Electrical subpanel(s): ~~None~~ Good

Subpanel Location(s) Basement

Subpanel Conditions _____ Comments: _____

6. Plumbing

Water Main Line:

Main shutoff Location Basement

Main Line Material: Copper, Galvanized Steel, Plastic/PVC, Lead

Main Line & Valve Condition _____ Comments: Good

Water Supply Lines:

Supply Line Material: Copper, Galvanized, Plastic/PVC, Lead

Supply Line Conditions _____ Comments: Poor

Drain/Waste Lines:

Drain Line Material: Plastic/PVC, Galvanized, Lead, Copper

Drain Line Conditions _____ Comments: NA

Plumbing Vent System:

Plumbing Vent Pipe Material: Plastic/PVC, Copper, Galvanized

Plumbing Vent Conditions _____ Comments: _____

Gas/Oil Fuel Systems:

Main Shutoff Location _____

Fuel Line Material: Black Steel Copper

Fuel Line Conditions _____ Comments _____

Fuel Storage Tank Condition _____ Comments: NA

Water Heater(s):

Water Heater Type: Gas, Electric NA

Water Heater Location NA

Capacity: _____ Gallons

Water Heater Conditions _____ Comments _____

7. Interiors:

Interior Walls/Ceilings/Floors:

Wall Conditions _____ Comments: Plaster and wood

Ceiling Conditions _____ Comments: poor

Floor Conditions _____ Comments: poor

Closet Conditions _____ Comments: poor

Heating Source Conditions _____ Comments: NA

Windows/Doors:

Interior Window Conditions _____ Comments: poor

Interior Door Conditions _____ Comments: poor

Interiors Electrical Conditions:

Electrical Conditions _____ Comments: NA

Lighting Conditions _____ Comments: NA

Ceiling Fan Conditions _____ Comments: NA

Smoke Detectors Present? Yes, No Comments: _____

8. Kitchen

Walls/Ceilings/Floors:

Wall Conditions _____ Comments: Average

Ceiling Conditions _____ Comments: good

Floor Conditions _____ Comments: poor

Closet Conditions _____ Comments: NA

Heating Source Conditions _____ Comments: NA

Windows/Doors:

Kitchen Window Conditions _____ Comments: poor

Kitchen Door Conditions _____ Comments: poor

Kitchen Electrical Conditions:

Electrical Conditions _____ Comments: NA

Lighting Conditions _____ Comments: NA

Ceiling Fan Conditions _____ Comments: NA

Sink/Counter Tops/Cabinets:

Counter Condition _____ Comments: poor

Cabinet Conditions _____ Comments: poor

Sink Plumbing Conditions _____ Comments: poor

Sink Faucet Condition _____ Comments: poor

Garbage Disposal Condition _____ Comments: NA

Appliances:

Stove/Range Type: Electric, Gas, Combo

Stove/Range Conditions _____ Comments: NA

Hood/Fan Condition _____ Comments: poor

Dishwasher Condition _____ Comments: NA

Refrigerator Condition _____ Comments: NA

9. Bath(s):

Walls/Ceilings/Floors:

Wall Conditions _____ Comments: poor

Ceiling Conditions _____ Comments: poor

Floor Conditions _____ Comments: poor

Closet Conditions _____ Comments: poor

Heating Source Conditions _____ Comments: poor

Windows/Doors:

Window Conditions _____ Comments: poor

Door Conditions _____ Comments: poor

Bathroom Electrical Conditions:

Electrical Conditions _____ Comments: NA

Lighting Conditions _____ Comments: NA

Ventilation Fan Conditions _____ Comments: NA

Sink/Plumbing:

Counter/Cabinet Conditions _____ Comments: poor

Sink Drain Conditions _____ Comments: poor

Faucet Conditions _____ Comments: poor

Shower/Tub/Toilet:

Shower Enclosure Condition _____ Comments: poor

Tub Condition _____ Comments: poor

Bath Faucet Condition _____ Comments: poor

Toilet Condition _____ Comments: poor

10. Basement:

Basement Walls/Ceilings/Floors:

Wall Conditions _____ Comments: Good

Ceiling Conditions _____ Comments: Good

Floor Conditions _____ Comments: Good

Closet Conditions _____ Comments: NA

Heating Source Conditions _____ Comments: poor

Windows/Doors:

Window Conditions _____ Comments: poor

Door Conditions _____ Comments: poor

Electrical Conditions:

Electrical Conditions _____ Comments: Good

Sump Pump Conditions _____ Comments: NA

Other Basement Conditions _____ Comments: poor

11. Garage/Laundry:

Garage:

Garage Type: Attached/Detached, Finished/Unfinished

Exterior Siding Condition (if detached) _____ Comments: NA

Roofing Condition (if detached) _____ Comments: NA

Garage Interiors:

Wall Conditions _____ Comments: NA

Ceiling Conditions _____ Comments: NA

Floor Conditions _____ Comments: NA

Window Conditions _____ Comments: NA

Door Conditions _____ Comments: NA

Electrical/Lighting Conditions _____ Comments: _____

Garage Vehicle Door:

Vehicle Door Condition _____ Comments: NA

Automatic Door Opener Condition: _____ Comments: NA

Laundry Room:

Laundry Room Conditions _____ Comments: power

12. Foundation/Crawl Space:

Foundation:

Access Method: Entered Crawl Space, Viewed from Access, No Access

Access Condition _____ Comments: _____

Foundation Type: Crawl Space, Basement, Slab on Grade

Foundation Material: Poured Concrete, Concrete Block, Brick, Stone, Wood

Foundation Conditions _____ Comments: Good

Column Type: Poured Concrete, Concrete Block, Brick, Stone, Wood, Steel

Column Conditions _____ Comments: _____

Ventilation Conditions _____ Comments: poor

Flooring/Structure:

Flooring Support Type: Joists, Trusses

Flooring Support Conditions _____ Comments: _____

Crawl Space Insulation/Vapor Barrier:

Insulation Conditions _____ Comments: NA

Vapor Barrier Conditions _____ Comments: NA

Other Crawl Space Conditions: NA