



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – May 31, 2024

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on May 31, 2024 at Samuel M. Ferraro Center For Economic Development, Sanborn, New York.

- 1-2. Welcome Remarks/Roll: The meeting was called to order at 9:05 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 (Via Webex)  
Lynn Johnson – Board Member (Via Webex)  
Heather Peck – Board Member (Via Webex)

#### **Officers:**

Andrea Klyczek – Executive Director  
Amy Schifferli – Treasurer (Absent)

#### **Staff:**

Katherine Alexander – Attorney  
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 April 26, 2024 NORLIC meeting as submitted by Jacqueline Minicucci was made by Mr. DePaolo, seconded by Mr. Voccio. 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. Property Acceptance – 244 Payne Avenue, North Tonawanda:  
Demolition is recommended. Former Multi-Family residence. Adjacent to North Tonawanda City Hall. Proposed reuse as a law enforcement facility. Contingent upon municipality taking title to the property. A motion to table acceptance of the property until further information is received regarding title was made by Mr. Updegrove and seconded by Mr. Voccio. Ayes 7, Noes 0, Carried.
6. Resolution – Refund ARPA Funds to Niagara County:  
A motion to refund unallocated ARPA Funding back to Niagara County was made by Mr. Updegrove and seconded by Mr. Voccio. Ayes 7, Noes 0, Carried.

7. Resolution – Transfer of Tax Liens, Junkyard Parcels: The board discussed both proposals received. A motion to transfer the tax liens to Antonio Pasquantino with contingencies to be determined by the landbank attorney was made by Mr. Updegrove and seconded by Mr. Casale. Ayes 7, Noes 0. Carried.

**Project Manager Update: M. Chavez**

- 1.) 3032 Birch Avenue, Niagara Falls: Demolition is complete, the parcel has been graded and seeded. The property is scheduled to be auctioned. Matt will contact the adjacent neighbor and provide an auction date for possible acquisition.
- 2.) 2010 Main Street, Niagara Falls: Rodriguez Group is in the process of obtaining quotes for stabilization. Quotes received were reviewed and LiRo Engineers was chosen to complete the Phase I assessment.
- 3.) 78 Bridge Street, North Tonawanda: Demolition of existing tower structure is proposed. Testing will be conducted for site contaminants.
- 4.) Stabilization of 7 Niagara Falls Properties: Rodriguez Group is in the process of soliciting bids for building stabilizations.
- 5.) 6 Ashley Pl., Lockport: Demolition is complete. Property still needs to be seeded. Adjacent property owner is interested in purchasing the parcel when complete. Board discussed selling the property. Purchase price should cover all closing costs incurred.
- 6.) Proposed Lockport Demo: Mr. Chavez stated that the landbank has been contacted by an estate attorney and Jason Dool, Lockport Building Inspector, to demolish a building that is privately owned. There are two residences on one parcel. Ms. Peck noted that the new owner does not have the resources to demolish the building. The building condition is a concern for the municipality. Chairman Updegrove stated that the City of Lockport Building Department should work closely with the estate legal counsel to formulate a plan. Due to ownership and access concerns, the landbank cannot assist at this time.
- 7.) Additional HCR Funding – Mr. Chavez informed the board that there is a new phase of funding that will become available. At this time, NORLIC does not meet the requirements to apply. Requirements state that 100% of current funds must be committed and at least 75% expensed. Mr. Chavez requested that the board make their respective municipalities aware that there is remaining project funding available.
- 8.) Ms. Johnson stated that Orleans County is having their in-rem auction in July.

**Attorney Update: K. Alexander**

The board discussed the status of the Tyler vs. Hennepin decision stating that property appraisals appear to be the best process in determining if there will be excess proceeds.

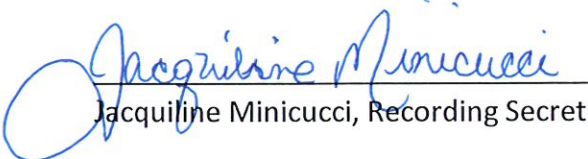
**Other Business**: Ms. Minicucci stated that a revision of the Open Meetings Law further defines requirements for board meetings regarding public livestreaming. Staff will coordinate with the landbanks webhost to ensure all requirements are being met.

**New Business**: No report.

**Adjournment:**

A motion to adjourn the meeting at 10:01 a.m. was made by Mr. Updegrave, seconded by Mr. Voccio. Ayes 7, Noes 0. Carried.

Respectfully Submitted,

  
Jacquiline Minicucci, Recording Secretary

