



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – June 23, 2023

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on June 23, 2023 at the Samuel M. Ferraro Center For Economic Development, 6311 Inducon Corporate Dr., Sanborn New York

- 1-2. Welcome Remarks/Roll: The meeting was called to order at 9:10 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
Lynn Johnson – Board Member (Via Webex)

Officer Attendance:

Andrea Klyczek – Executive Director
Amy Fisk – Treasurer

Staff Attendance:

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

Guests:

Heather Peck, GLDC Lockport

3. Approval of Minutes:
A motion to approve minutes from the March 24, 2023 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. Casale, seconded by Mr. DePaolo. Ayes 6, Noes 0. Carried.
4. Financial Report: Mrs. Minicucci reviewed expenses and provided the board with current financial statements. No concerns noted.

General Business:

5. Board of Directors Vacancy: Chairman Updegrove welcomed Heather Peck of the Greater Lockport Development Center who was appointed by the City of Lockport Mayor to replace board member Brian Smith.

Action Items:

6. 101 Fredericka St., North Tonawanda: Mr. DePaolo informed the board the property is a non-conforming vacant single-family dwelling located in M-2 zoning, General Industrial zone. There is an adjacent manufacturer that has expressed interest in the property. Ms. Klyczek stated that the landbank will market the property through the website and accept redevelopment proposals for board review. A motion to accept the property into the landbank was made by Mr. Updegrave and seconded by Mr. DePaolo. Ayes 7, Noes, 0. Carried.
7. NORLIC Financial Institution: Ms. Klyczek informed the board that NORLIC has received an offer from Five Star Bank that will generate interest on our checking accounts and requested the board consider switching financial institutions. A motion to approve changing NORLIC's financial institution to Five Star Bank was made by Mr. Updegrave and seconded by Mr. Voccio. 7 Ayes, 0 Noes. Carried.

Project Manager Update:

8. - 6 Ashley Place, Lockport – Mr. Chavez stated that the building incurred a fire in 2017 and is currently condemned. The structure is a candidate for demolition and NORLIC has received a Property Submission letter from the Mayor of Lockport and is currently awaiting the completed property report for board review.
- Landbank Funding Update –
 - a.) HCR Phase II: The \$1.4 million funding application is completed and the HTFC Environmental review plan is awaiting approval. Once approved, project planning can begin.
 - b.) Congressional Spending: Mr. Chavez stated that Senator Gillibrand has included our request for \$300,000 in her spending plan that is now awaiting approval in the Senate Appropriations Committee.
 - c.) CDGB Funding: The plan to acquire and stabilize three properties located on Niagara Avenue in Niagara Falls is currently awaiting approval by the City of Niagara Falls Council. Mr. Forma will keep the board updated on the status.
 - d.) HOME Funds: Mr. Chavez informed the board that after further review, NORLIC does not meet the guidelines to become a Community Housing Development Organization (CHODO), therefore, NORLIC will be applying for the funding as a not-for-profit agency.
- Tyler vs. Hennepin County – Mr. Chavez updated the board on the Supreme Court ruling status and the moratorium approval. Board members discussed the impacts to NORLIC's ability to acquire in-rem properties in the future. Once more information is available, NORLIC will develop a process for moving forward with property acquisition and foreclosure.

New Business: No Items to Report.

Attorney Update:

Ms. Alexander was absent from the meeting but provided the board with an update presented by Ms. Klyczek as follows:

- The property closing for the sale of 530 – 18th Street and 231 – 70th Street in Niagara Falls is complete.
- The property closing for 2901 Grand Ave. in Niagara Falls is in process.
- The demolition of 8685 Main Street, Barker can begin once Chairman Wydysh signs off on the access agreement.
- Ms. Alexander provided an overview of the Supreme Court case stating that the moratorium on in-rem foreclosures will be in place for one year pending the governor's approval.

Other Business: No Items to Report.

Adjournment:

A motion to adjourn the meeting at 10:07 a.m. was made by Mr. Casale, seconded by Mr. DePaolo. Ayes 7, Noes 0. Carried.

Respectfully Submitted,



Jacqueline Minicucci, Recording Secretary

