



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – July 25, 2025

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on July 25, 2025 at the Orleans County Administration Building, 14016 Route 31, Albion, New York 14411.

You Tube Livestream: <http://www.niagaraorleanslandbank.com/boardmeetings.html>

- 1-2. Welcome Remarks/Roll: The meeting was called to order at 9:00 a.m. by Chairman Updegrove.

#### **Board of Directors:**

Richard Updegrove – Chairman  
Christopher Voccio – Vice Chairman  
Rob DePaolo – Board Member  
Kevin Forma – Board Member (via Phone)  
Lynn Johnson – Board Member (via Webex)  
Vicki Smith – Board Member  
Board Member - Secretary – (Vacant)

#### **Officers:**

Andrea Klyczek – Executive Director  
Amy Schifferli – Treasurer

#### **Staff:**

Katherine Alexander – Attorney  
Matthew Chavez - Project Manager  
Jacquiline Minicucci – Recording Secretary

3. Approval of Minutes:  
A motion to approve minutes from the May 30, 2025 NORLIC meeting as submitted by Jacqueline Minicucci was made by Vice Chairman Voccio, seconded by Mr. DePaolo. Ayes 6, Noes 0. Carried.
4. Financial Report: Ms. Minicucci reviewed expenses and provided the board with current financial and grant statements. No concerns noted.

#### **Action Items:**

5. 1711 Main Street, Niagara Falls (Rapids Theatre):  
Mr. Chavez informed the board that NORLIC is working with Millennium Group to prepare a grant application based on information obtained in a redevelopment plan report prepared by Rodriguez Group. The report indicated that full redevelopment would cost approximately \$5.3 million. Plans are currently in draft form. To lend assistance to the redevelopment, NORLIC will be applying for \$1.3-\$2.3 million depending on what the final plan indicates. Mr. Chavez requested the board approve the submission of the grant application. A motion to approve submission of the grant application was made by Chairman Updegrove and seconded by Vice Chairman Voccio. Ayes 6, Noes 0. Carried.

6. 2015 Main Street, Niagara Falls:

Mr. Chavez stated that the property is currently privately owned. Once obtained, it would be combined with 2008 and 2011 Main Street to create a prime site for new building construction. The asking price is \$9,000 and will be funded by the HCR Phase II Grant. A motion to acquire 2015 Main Street was made by Chairman Updegrave and seconded by Mr. DePaolo. Ayes 6, Noes 0. Carried.

7. 1129 Niagara Avenue, Niagara Falls:

Ms. Alexander informed the board that there was a request by the adjacent property owner at 1131 Niagara Avenue to install a driveway that would require a 10 foot easement. The Board asked if the driveway would be shared with 1129 Niagara Avenue. Concerns were noted over losing control of the property, liability issues, and asked if the owner would be willing to purchase the land needed to complete the project. Ms. Alexander stated that she will contact the property owner to discuss the boards concerns in an effort to resolve the matter. No Action was taken at this time.

8. 211 Niagara St., Lockport:

Mr. Chavez stated that the property is privately owned and has significant fire damage. There has not been any effort to repair the structure and it is a candidate for demolition. The parcel is located adjacent to the Niagara County Historical Society which is interested in obtaining the property. Mr. Chavez proposed asking the owner to donate the property and NORLIC would cover any legal fees. Acquisition and demolition expenses would be covered by the HCR Phase II Grant. The board requested that Mr. Chavez contact the property owner and try to negotiate a deal for the acquisition and inform the board at the next meeting. No Action was taken at this time.

**Project Manager Update: M. Chavez**

- Lowry Middle School, North Tonawanda: Mr. Chavez stated that NORLIC is lending assistance with the facilitation of securing the building.
- Main Street, Niagara Falls: Mr. Chavez informed the board that NORLIC continues to work with the City of Niagara Falls, Niagara Falls URA and all partners to assist in the stabilization and redevelopment of the Main Street properties.

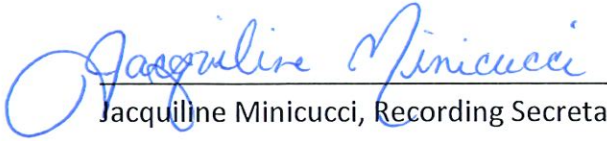
**Other Business:** No Items.

**Attorney Business:** No report.

**Adjournment:**

A motion to adjourn the meeting at 9:29 a.m. was made by Chairman Updegrave, seconded by Vice Chairman Voccio. Ayes 6, Noes 0. Carried.

Respectfully Submitted,

  
Jacqueline Minicucci, Recording Secretary

