



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – September 26, 2025

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on September 26, 2025 at the Samuel M. Ferraro Center For Economic Development, Sanborn, New York 14132.

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

- 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
Rob DePaolo – Board Member
Kevin Forma – Board Member (via Webex)
Lynn Johnson – Board Member (Ex)
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 July 25, 2025 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. DePaolo, seconded by Vice Chairman Voccio. Ayes 5, 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:

- 5-8. PROPERTY ACCEPTANCE: Ms. Klyczek informed the board that NORLIC will not be holding the properties. The purpose of the property acceptance is so the Niagara Falls Urban Renewal Agency can utilize NORLIC's procedure of placing a development enforcement mortgage upon transfer. The properties will be transferred from the Niagara Falls Urban Renewal Agency through NORLIC to the developers. Ms. Klyczek stated that the Main Street Redevelopment Committee has thoroughly vetted all the applications for sale and chosen responsible developers.

Ms. Alexander noted that the NFURA and NORLIC legal counsels will develop a plan of action if the developer does not complete the project and the property must be rescinded.

A motion to accept 1509 Main Street, 1708 Main Street, 2109 Main Street and 717/723 Division Avenue contingent on the board being provided further documentation including developers proposals, parcel numbers and purchaser information was made by Vice Chairman Voccio, and seconded by Chairman Updegrove. 5 Ayes, 0 Noes. Carried.

Project Manager Update: M. Chavez

- 211 Niagara Street, Lockport: Mr. Chavez stated NORLIC had contacted the owner to ask if there would be interest in donating the property as it has sustained substantial fire damage and is a candidate for demolition. The property owner had requested a sale price of \$50,000. The board noted that the sale price was not reasonable and requested Mr. Chavez contact the owner to decline the offer. Chairman Updegrove stated that the City of Lockport should proceed with issuing the proper building code violations if they have not already done so.
- 17 Works Place, Lockport: Mr. Chavez will continue to work with the City of Lockport to get the demolition work plan in place.
- 713/715 Oliver Street, North Tonawanda: Mr. Chavez stated that a wetlands determination is pending. If there is no response in 90 days, NORLIC can proceed.
- Lowry Middle School, Payne Ave. North Tonawanda: The property owner has started to secure the building.
- 6 Niagara Falls Properties: The six properties that NORLIC stabilized with HCR Phase II grant funding will be placed on the market for sale. 716 Realty has been working closely with NORLIC and will be utilizing the landbanks property application process to assist in finding responsible developers.

Other Business:

Ms. Schifferli and Ms. Alexander discussed the new NYS law stating that municipalities are no longer liable for contamination at properties they involuntarily acquire through foreclosure provided they didn't cause or contribute to the contamination.

Attorney Business:

- 1129 Niagara Avenue, Niagara Falls: Ms. Alexander stated that when she contacted the adjacent property owner regarding the driveway installation issue, he stated that the project was already completed.
- 2015 Main Street, Niagara Falls: Ms. Alexander informed the board that the acquisition documentation was complete and she will be filing the property closing.

Adjournment:

A motion to adjourn the meeting at 9:49 a.m. was made by Chairman Updegrove, seconded by Vice Chairman Voccio. Ayes 5, Noes 0. Carried.

Respectfully Submitted,


Jacqueline Minicucci, Recording Secretary

