



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – September 27, 2024

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on September 27, 2024 at Samuel M. Ferraro Center For Economic Development, Sanborn, New York.

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

- 1-2. Welcome Remarks/Roll: The meeting was called to order at 9:04 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 @ 9:20)  
Lynn Johnson – Board Member (Absent)  
Heather Peck – Board Member (Absent)

#### **Officers:**

Andrea Klyczek – Executive Director  
Amy Schifferli – Treasurer

#### **Staff:**

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

3. Approval of Minutes:  
A motion to approve minutes from the June 28, 2024 NORLIC meeting as submitted by Jacqueline Minicucci was made by Mr. Casale, seconded by Mr. DePaolo. Ayes 4, Noes 0. Carried.
4. Financial Report: Mrs. Minicucci reviewed expenses and provided the board with current financial and grant statements. No concerns noted.

#### **Action Items:**

5. 78 Bridge Street, North Tonawanda – Demolition:  
Mr. Chavez informed the board that the City of North Tonawanda has requested assistance with demolition of the former fire training facility located at 78 Bridge Street. Due to site contamination, the demolition will consist of the removal of an existing concrete structure with minimal ground disturbance. Protective measures will be utilized for existing conditions. The municipality is engaging developers for reuse of the property. Demolition bids will be presented to the board for approval. A motion to approve the demolition of 78 Bridge Street and issue an RFP for contractors was made by Mr. Voccio and seconded by Mr. DePaolo. Ayes 5, Noes 0. Carried.

6. Niagara Falls Properties – Access Agreement:

Mr. Chavez provided an overview of the proposed properties for stabilization. Existing water meters have been removed, environmental reviews are complete, and Rodriguez Group has obtained stabilization estimates from contractors. Transfer of the properties from Niagara Falls to NORLIC is in process but there is no firm deadline on closing. Rodriguez Group has raised concerns regarding further delaying the start of stabilization noting that weather conditions could hinder project completions. Ms. Alexander has prepared an access agreement to include stabilization so work can begin while the property transfer is in process. A motion to approve the access agreement with the City of Niagara Falls was made by Mr. Voccio and seconded by Mr. Casale. 5 Ayes, 0 Noes. Carried.

**Project Manager Update: M. Chavez**

- 1.) 612 Tronolone Pl, Niagara Falls: The City of Niagara Falls proposed stabilization of the property but after review of the current conditions, the building is a candidate for demolition. HCR grant funds can be utilized. Bids will be obtained for review.
- 2.) 2010 & 2018 Main Street, Niagara Falls: The buildings are in a historic district requiring review by SHPO. NORLIC has the opportunity to partner Preservation Studios regarding preserving the building architecture and ensuring that future development will have access to historic tax incentives.

**Attorney Business: K. Alexander**

- 1.) 6 Ashley Pl, Lockport: Ms. Alexander stated that the deed is ready for filing to transfer the property and should be completed shortly.
- 2.) Niagara Falls Properties Transfer: Ms. Alexander informed the board that she continues to work with the City of Niagara Falls regarding completing the transfer of the properties. In the interim, the access agreement will allow stabilization work to proceed.

**Other Business:** No Report

**New Business:** No report.

**Adjournment:**

A motion to adjourn the meeting at 9:34 a.m. was made by Chairman Updegrave, seconded by Mr. Voccio. Ayes 5, Noes 0. Carried.

Respectfully Submitted,

  
Jacqueline Minicucci, Recording Secretary