
NORLIC ANNUAL REPORT 2020



ANNUAL REPORT 2020
NIAGARA ORLEANS REGIONAL LAND IMPROVEMENT CORPORATION
6311 INDUCON CORPORATE DRIVE
SANBORN, NY 14132
www.niagaraorleanslandbank.com

Table of Contents

Board of Directors, Officers & Corporation Staff	2
Corporation, Mission Statement and List of Measurements	3
2020 Operations and Accomplishments	4-5
Grants	6
Real Property Owned or Disposed by Corporation in 2020	7
Financial Activity	8
Certification	9

Board of Directors, Officers, & Staff

Board of Directors & Officers

Richard Updegrove, Chairman

Brian Smith, Vice-Chairman

Thomas DeSantis, Secretary

Michael Casale, Director

Robert DePaolo, Director

Kyle Andrews, Director

Lynne Johnson, Director

Per NORLIC's by-laws and rules and procedures, the directors of the corporation consist of the individuals holding the following positions:

Niagara County Manager

Commissioner of Economic Development, Niagara County

Niagara County Treasurer

Orleans County Executive

Mayor, City of Niagara Falls, or appointee

Mayor, City of North Tonawanda, or appointee

Mayor, City of Lockport, or appointee

NORLIC Staff

Executive Director – Andrea Klyczek

Treasurer – Amy Fisk

Recording Secretary – Jaqueline Minicucci

NORLIC staff are employees of Niagara County. NORLIC reimbursed the County \$8,918 for the administrative work performed by the recording secretary.

NORLIC Corporation, Mission Statement and List of Measurements

This report has been prepared in compliance with the Public Authorities Reform Act of 2009. The Niagara Orleans Regional Land Improvement Corporation (NORLIC) is a non-profit entity authorized under New York State's Land Bank Act (Article 16 of the Not-for-Profit Corporation Law), which passed in 2011. NORLIC was formed in November 2017, it is not a county agency but operates in close affiliation with Niagara and Orleans County, as well as, the cities of Niagara Falls, Lockport and North Tonawanda governments via a memorandum of understanding.

Funding for NORLIC is shared by the members and through the proceeds from the sale of properties. NORLIC also applied for grant funding from the New York State Attorney General's Office, administered by Enterprise Community Partners. NORLIC's fiscal year follows the calendar year, running from January 1st to December 31st of each year.

The **mission** of the Niagara Orleans Regional Land Improvement Corporation (NORLIC) is a municipal partnership that works with communities to acquire vacant and abandoned properties. NORLIC's efforts will return abandoned properties to productive use, creating a better community for future generations.

To accomplish this mission NORLIC has **measurable performance goals** which guide the board and are followed by staff.

- Reduce the number of tax delinquent and environmentally challenged properties within Niagara and Orleans County
- Return tax delinquent parcels to the tax rolls
- Market and sell tax-delinquent properties to qualified and responsible buyers
- Transfer tax liens from the County to NORLIC

2020 Operations and Accomplishments

During the 2020 fiscal year (January 1, 2020 to December 31, 2020), NORLIC undertook a variety of projects including residential rehabilitation, demolitions, environmental testing, as well as facilitating the reuse of industrial sites.

NORLIC monitored the rehabilitation of five residential properties and dedicated grant funding to one residential property and one mixed use property. NORLIC also dedicated grant funding for 24 demolitions, two of which were directly managed by NORLIC staff.

NORLIC entered into an agreement with the New York State Department of Environmental Conservation (NYDEC) to address tax delinquent properties with environmental concerns. The agreement holds NORLIC and its members harmless from any liability relating to potential contamination on site. NORLIC directed grant funds to conduct a phase II testing and facilitated the transfer of several environmentally concerning industrial parcels.

929 Ferry, Niagara Falls

NORLIC received a tax delinquent residential property from the City of Niagara Falls and discovered that the property was inhabited by the previous owner. The occupants, who had resided in the property for over 40 years, seemed unaware of the situation and in need of support. Assuming that the occupants were not in a position to resolve matters, NORLIC staff made contact with their family outside of the area. A plan for rehabilitation and repayment of taxes was agreed upon. This project remains in process and is on schedule to be completed within the first two quarters of 2021.

City of Niagara Falls

Niagara Falls prepared 24 properties for demolition, and directed \$700,000 towards this effort. NORLIC dedicated \$200,000 to assist; subsidizing approximately 9 demolitions.



2020 Operations and Accomplishments



321 Oliver, City of North Tonawanda

In an effort to bring retail back to Oliver Street, NORLIC partnered with the owners of The Vegan Grocery Store, located at 342 Oliver Street. The Vegan Grocery Store has been a successful addition to the neighborhood and was in need of additional space for expansion. The store owners acquired 321 Oliver for the expanded grocery store and 342 Oliver will become a coffee shop. Above the new grocery store will be three residential units available for rent. This project will provide the residents of the Oliver St. neighborhood with an opportunity to obtain healthy food and a place for social gathering.



Grants

Enterprise Community Partners

In December 2019 NORLIC was awarded a \$500,000 grant from Enterprise Community Partners and subsequently NORLIC worked with municipalities to identify qualified projects. Efforts to identify projects were delayed due to COVID-19, but eventually staff was able find projects that were in line with NORLIC's core mission and also complimented municipal master plans.

The North Tonawanda 2018 Community Needs Assessment, commissioned through the City's development corporation, calls for increased retail and quality housing on Oliver Street. The City of North Tonawanda has prioritized this corridor and the land bank sought work that would help further this mission. NORLIC staff toured several properties in the area and concluded the best plan of action was to cluster activity to gain momentum. NORLIC participated with the expansion of The Vegan Grocery Store because of its proximity to other activity and successful track record. The store also helped close the gap for needs that aren't currently provided in the community. Successful retail will signal future investment, and access to healthy and safe establishments will entice more people to live in the community.

The WNY region formed a real estate task force which hired a national consultant to evaluate and provide feedback analysis for industrial sites across the eight counties of WNY. Regionally, we sit at a below 2% vacancy rate and its likely Niagara County falls below the region. In order for Niagara County to continue to attract investment there has to be a focus directed towards the identification of potential sites. As such, this has been deemed a priority and, *identification, cleanup, and reuse*, has been the accepted approach. Therefore, NORLIC directed grant monies to the environmental testing of tax delinquent, potential industrial sites. NORLIC also facilitated the transfer of a 19 acre industrial site for environmental restoration and is currently working to transfer another property for similar disposition.

Community Development in the City of Niagara Falls called for the cleanup of the streets and neighborhoods throughout the City. The office allocated funding to these measures and viewed the land bank as a natural partner in accomplishing these steps. The focus was placed on dilapidated homes sitting in otherwise thriving neighborhoods and properties located in the South End District. The South End District has an active community stakeholders group, of which NORLIC is a member. The various members promote homeownership and lend aid towards beautification efforts. NORLIC funded demolitions throughout the South End and the rehabilitation of an owner occupied property in the district.

Real Property Owned, Monitored, or Disposed in 2020

PROPERTY STATUS SPREADSHEET

Address	Municipality	Type of Property	Activity	Acquisition Date	Method	Acquisition Cost	Disposition Date	Disposition Proceeds	Total Development	Total Ent. Funds	Full Market Value
Grant Funded Projects:											
162 Vandervoort	North Tonawanda	R	Acquisition - Sale	12/7/2021	Direct sale from Municipality	\$1.00	TBD	\$18,000.00	\$91,500.00	\$1,500.00	\$43,478.26
929 Ferry Avenue	Niagara Falls	R	Acquisition-Rehab- Sale	12/31/2019	Direct sale from Municipality	\$1.00	TBD	TBD	\$62,320.00	\$62,320.00	\$16,197.18
120 West Bank	Albion	R	Demolition	1/21/2020	Direct sale from Municipality	\$1.00	TBD	\$0.00	\$22,630.00	\$22,630.00	\$7,400.00
48 Prentice Street	Lockport	R	Demolition	11/22/2019	Direct sale from Municipality	\$1.00	\$43,864.00	\$1,000.00	\$22,630.00	\$22,630.00	\$58,630.14
342 Oliver Street	North Tonawanda	C/R	Rehab	N/A	Coordination w/ Property Owner	N/A	N/A	N/A	\$104,943.96	\$60,000.00	\$89,855.07
4287 Witmer Rd.	Niagara	I	Phase II	N/A	TIO	N/A	N/A	N/A	\$13,000.00	\$13,000.00	\$484,897.96
Non- Grant Funded Projects:											
FMC	Middleport	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	\$1.00	TBD	\$2,500.00	TBD	\$0.00	N/A - Multiple Parcels
3505 Hyde Park	Niagara Falls	I	Tax Lien Transfer	11/18/2020	Transfer of Tax Lien	\$1.00	11/18/2020	\$2,500.00	TBD	\$0.00	\$808,163.27
601 Moore St.	Albion	R	Acquisition - Sale	6/28/2019	Direct sale from Municipality	\$1.00	10/11/2019	\$15,000.00	\$65,100.00	\$0.00	\$78,854.00
511 Ninth St.	Niagara Falls	R	Acquisition - Sale	4/26/2019	Direct sale from Municipality	\$1.00	8/2/2019	\$10,000.00	\$75,400.00	\$0.00	\$3,943.66
417 Ferry Avenue	Niagara Falls	R	Acquisition - Sale	4/26/2019	Direct sale from Municipality	\$1.00	12/10/2019	\$8,900.00	\$39,100.00	\$0.00	\$14,084.51
171 Niagara	Lockport	R	Acquisition - Sale	3/14/2019	Direct sale from Municipality	\$1.00	7/24/2019	\$5,200.00	\$45,600.00	\$0.00	\$76,301.37
544 E. State Street	Albion	R	Vacant Lot for Resale	2/19/2020	Direct sale from Municipality	\$1.00	11/20/2020	TBD	\$0.00	\$0.00	\$4,700.00
440- 10th Street	Niagara Falls	R	Return	12/30/2019	Direct sale from Municipality	\$1.00	11/12/2020	\$0.00	\$0.00	\$0.00	\$43,366.20
462- 10th Street	Niagara Falls	R	Return	12/30/2019	Direct sale from Municipality	\$1.00	11/12/2020	\$0.00	\$0.00	\$0.00	\$17,942.25

Financial Activity

Table1. Statement of Activities for 2020 Fiscal Year (January 1, 2020 – December 31, 2020)

Expenses	Amount
Program Expenses	\$163,972
Management and General Expenses- Insurance	\$4,411
<i>Total Expenses</i>	<i>\$168,383</i>
Revenues	Amount
Contributions	\$241,039
Property Sales	\$1,000
Total Revenue	\$242,039
Net Assets Released from Donor Restrictions	\$31,600
<i>Total Revenue and Support</i>	<i>\$273,639</i>
Net Assets at Year End	\$355,336

Certification

This statement certifies that NORLIC followed a process that assessed and documented the adequacy of its internal control structure and policies for the year ending in December 31, 2020. There were no material changes to the corporation's internal control structure in FY 2020.

Based upon the Executive Officers' knowledge,

- (i) the information presented in this report is accurate, correct, and does not contain any untrue statement of material fact;
- (ii) does not omit any material fact which, if omitted, would cause the financial statements to be misleading in light of the circumstances under which the statements are made; and,
- (iii) fairly presents in all material respects the financial condition and results of operations of the Corporation as of, and for, the periods presented in the financial statements.

Andrea Klyczek

Amy Fisk

Andrea L Klyczek, Executive Director / Date

Amy E. Fisk, Treasurer / Date