
NORLIC ANNUAL REPORT 2021



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NIAGARA ORLEANS REGIONAL LAND IMPROVEMENT CORPORATION

6311 INDUCON CORPORATE DRIVE

SANBORN, NY 14132

www.niagaraorleanslandbank.com

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Board of Directors, Officers, & Staff

Board of Directors & Officers

Richard Updegrove, Chairman

Brian Smith, Vice-Chairman

Michael Casale, Secretary

Eric Cooper, 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 \$10,000 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 and is governed 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 and was provided \$1 million from Niagara County's American Rescue Plan Act (ARPA) funds. 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

2021 Operations and Accomplishments

During the 2021 fiscal year (January 1, 2021 to December 31, 2021), NORLIC finished a number of projects including residential rehabilitation, demolitions, environmental testing, as well as facilitating the reuse of industrial sites.

NORLIC monitored the rehabilitation of three residential properties and dedicated grant funding to a residential rehabilitation, a mix-use property, and 24 demolitions. NORLIC’s agreement with New York State Department of Environmental Conservation (NYSDEC), which holds NORLIC and its members harmless from any liability relating to potential contamination, enabled the land bank to address tax delinquent properties with environmental concerns. Through these efforts 8 properties, representing nearly \$300,000 in back taxes, are back on the tax rolls and one property is in the process of cleanup and redevelopment.

929 Ferry Avenue, 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, were unaware of the situation and in need of support. Affirming the occupants were not in a position to resolve matters, NORLIC staff contacted family outside of the area to create a plan for redevelopment. A plan to address safety concerns, code violations and exterior deterioration was developed. The cost of repairs and the repayment of outstanding taxes was established and the project completed in 2021.



3505 Hyde Park Blvd, Town of Niagara

Niagara County had not foreclosed on 3505 Hyde Park Boulevard, a former industrial site, during the previous 20 years of tax delinquency due to liability concerns relating to contamination. In 2020, NORLIC staff worked to identify an experienced developer that could cleanup and redevelop the property. Once a developer had been identified, Niagara County moved to transfer the \$1.1 million tax lien to NORLIC, which in turn sold the lien to the developer. This transfer was conditioned upon a cleanup and redevelopment timeline. In November 2021 the developer was awarded the property through tax lien foreclosure and has begun taking steps for redevelopment.



342 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, previously located at 321 Oliver Street. The Vegan Grocery Store was in need of additional space, acquired 342 Oliver for their expansion. They then worked with family members to turn their former storefront into a coffee and bake shop. Above the expanded grocery store were 2 residential units in need of significant repair. NORLIC allocated grant funds to help restore the apartments, which provided much-needed quality housing opportunities in the neighborhood. Overall, this project provides the neighborhood with a place to purchase healthy food, a new social gathering place, and quality housing.

The Vegan Grocery Store.



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, however staff did was able to find projects that were in step with NORLIC's core mission, complimented municipal master plans, and complied with Enterprise Community Partners.

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 the success previously shown by the owners. The store also helped close the gap for food needs not currently provided within a close proximity of 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 it is likely that Niagara County falls below the regional vacancy rate. 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, site development has become a priority and *identification, cleanup, and reuse* has become our approach. Therefore, NORLIC directed grant monies to the environmental testing of tax delinquent, potential industrial sites. NORLIC also facilitated the transfer of an 18-acre industrial site for environmental restoration and redevelopment.

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. A 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 2021

PROPERTY STATUS SPREADSHEET

Rectangular Ship

Address	Municipality	Type of Property	Activity	Acquisition Date	Method	Acquisition Cost	Disposition Date	Disposition Proceeds	Total Development Cost	Total Ent. Funds	Full Market Value
2021 Projects:											
929 Ferry Avenue	Niagara Falls	R	Acquisition-Rehab- Sale	12/31/2019	Direct sale Municipality	\$1.00	7/8/2021	\$50,000.00	\$62,320.00	\$62,320.00	\$16,197.18
120 West Bank	Albion	R	Demolition	1/21/2020	Direct sale Municipality	\$1.00	8/15/2021	\$0.00	\$22,630.00	\$22,630.00	\$7,400.00
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
Ongoing Projects:											
511 Ninth St.	Niagara Falls	R	Acquisition - Sale	4/26/2019	Direct sale 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 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 Municipality	\$1.00	7/24/2019	\$5,200.00	\$45,600.00	\$0.00	\$76,301.37
162 Vandervoort	North Tonawanda	R	Acquisition - Sale	12/31/2020	Direct sale Municipality	\$1.00	12/31/2020	\$18,000.00	\$91,500.00	\$1,500.00	\$43,478.26
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
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

Financial Activity

Table1. Statement of Activities for 2021 Fiscal Year (January 1, 2021 – December 31, 2021)

Revenues:	Amount
Contributions	\$61,303
Property Sales	\$68,523
Total Revenue	\$129,826
Net Assets Released from Donor Restrictions	\$124,225
<i>Total Revenue and Support</i>	<i>\$254,051</i>
Expenses:	Amount
Program Expenses	\$326,854
Management and General Expenses- Insurance	\$1,408
<i>Total Expenses</i>	<i>\$328,262</i>
<i>Change in Net Assets Without Donor Restrictions</i>	<i>(\$74,211)</i>
Change in Net Assets With Donor Restrictions:	Amount
Change in Net Assets with Donor Restrictions	(\$110,592)
<i>Change in Net Assets</i>	<i>(\$184,803)</i>
Net Assets at the Beginning of the Year	\$332,460
Net Assets at Year End	\$147,657

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, 2021. There were no material changes to the corporation's internal control structure in FY 2021.

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

Andrea L Klyczek, Executive Director / Date

Amy Fisk

Amy E. Fisk, Treasurer / Date