
NORLIC ANNUAL REPORT 2022



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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

Kevin Forma, Director

Robert DePaolo, Director

Chris Voccio, 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

Project Manager - Matthew Chavez

Treasurer – Amy Fisk

Recording Secretary – Jaqueline Minicucci

NORLIC staff previously consisted of Niagara County Employees until the NORLIC Board hired a Project Manager in February 2022. NORLIC continues to reimburse 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

2022 Operations and Accomplishments

During the 2022 fiscal year (January 1, 2022 to December 31, 2022), NORLIC finished a number of projects including residential rehabilitation, demolition, environmental testing, as well as facilitating the reuse of industrial sites. NORLIC also hired a Project Manager which greatly expanded the capacity of the organization.

NORLIC's Project Manager reviewed all municipal comprehensive plans to identify the unique ways NORLIC could engage each community. After review of the plans, the Project Manager reviewed in-rem lists to highlight the properties that fit best into the larger redevelopment plans and went through the necessary steps in working with the municipalities to obtain approval for acquisition and disposition.

In 2022 NORLIC also engaged in a new endeavor to include educational classes that will bring awareness to the land bank and will also promote home ownership and good property stewardship among our residents. NORLIC hosted: *How to be a Good Tenant*; *How to be a Good Landlord*, and *First Time Homebuyer* events. NORLIC promoted the events through social media and partnered with Niagara County Social Services to ensure recipients of rental assistance were made aware of the events.

NORLIC also prepared a comprehensive strategy that will guide our activities in 2023 and beyond. This strategy includes preparation of several grant funding applications and the ARPA funding provided by Niagara County. NORLIC staff took measures to ensure all funding could maximize private investment and work alongside other publicly funded projects for the greatest possible community impact. These grants will be outline in further detail in the grants section of this report.

171 Niagara, Lockport

NORLIC received a tax delinquent residential property located in the City of Lockport, from the County of Niagara. The property was acquired by the County for a public works project that never materialized and was being considered for demolition. The City of Lockport asked the land bank to sell the property for redevelopment. NORLIC listed the property for sale in May of 2019 and sold the property the following month. The purchaser of the property took longer to remodel it than they had expected but this was largely due to COVID, delays in supplies, and the rising costs of materials. Ultimately, the purchaser finished the project and NORLIC released the lien in early 2022. The purchaser was a family that now uses the home as their primary residence and has brought vibrancy back to the neighborhood.

2022 Operations and Accomplishments



3425 Hyde Park Blvd, Town of Niagara

3425 Hyde Park Boulevard is a tax delinquent industrial site that has sat dormant for several years. Due to the potential liability relating to the cleanup of any possible environmental contamination, Niagara County did move towards commencing a foreclosure action. The former industrial site was once used to manufacture electronic heating elements and electronic components and hosts a 105,000 square foot brick facility on a seven acre lot. The former Kanthal Global facility ceased its operations in 2020 and since then the site has been vandalized and signs of deterioration are apparent. In an effort to understand whether or not the building could be redeveloped or if it was in need of demolition, it was determined that a site assessment must be conducted. NORLIC, in partnership with the Brownfield Development Corporation, issued an RFP to find a company that could provide us with a comprehensive overview of the property, the estimated redevelopment

2022 Operations and Accomplishments

costs, environmental concerns, and market value. Labella Associates was hired to perform this work and a report was provided to NORLIC in December 2022.

NORLIC staff have been marketing the tax lien to developers and commercial brokers. The property has been posted on our website and promoted on newsletters. With limited access to the property, marketing efforts have been difficult, therefore its staff recommendation that NORLIC move forward with foreclosure. It is believed that the property could potentially be redeveloped and clear ownership will enable NORLIC to freely sell the property to a proper developer.



3425 Hyde Park Boulevard, Niagara Falls NY



Grants, Advocacy, & Community Engagement

New York State Homes and Community Renewal

NORLIC was awarded a \$150,000 grant from New York State Homes and Community Renewal through their phase I grant application process. The grant awards were based on administrative need and are intended to cover administrative and operational expenses. This grant amount will continue to be awarded to NORLIC for the following two years.

NORLIC also prepared for the submission of the phase II grant through New York State's Office of Community Renewal with an application for \$1,564,500. This application included a wide-ranging plan for efforts in each of the NORLIC communities. These plans were carefully aligned with existing community plans and upcoming development efforts to ensure we supported upcoming development and leveraged private investment.

American Rescue Plan Act- Niagara County

Niagara County provided NORLIC with \$1,000,000 in January 2022. This funding will be used to further the work of the land bank and the redevelopment of tax delinquent properties. NORLIC staff has actively worked to eliminate the "black hole" properties that continue to cost the County. The Niagara County's Brownfield Program Manager has conducted environmental tests on numerous sites to make recommendations to NORLIC for property transfers. NORLIC has also engaged in the demolition of residential properties, cleaned up and stabilization of homes for resale, and began an educational series to promote homeownership and responsible land stewardship.

Community Development Block Grant Funds

The City of Niagara Falls issued an RFP for the administration of their CDBG funds. NORLIC responded to this RFP with a development plan for a grouping of properties located on Niagara Avenue. 1129 Niagara is a historically relevant home and preservation would be preferred, however the state of disrepair is so severe that public funds would need to be invested before any private developer could step in. NORLIC proposes to acquire the properties adjacent to this home and stabilize them. Following stabilization there would be basic rehabilitation that would set the table for private development. NORLIC is working to identify other community minded organizations to work with in this neighborhood.

Grants, Advocacy, & Community Engagement

Congressionally Directed Spending

NORLIC staff applied for \$300,000 through Senator Schumer, Senator Gillibrand, Congressman Tenney, and Congressman Higgins office to create a demolition fund. These demolitions would be strategically undertaken across our service area to stabilize neighborhoods, and to complement other initiatives taking place.

New York State Land Bank Association

NORLIC has been active member in the NYSLBA, which is an active statewide lobbying association that provides strong advocacy for laws that affect land banking activities and also for dedicated funding. Currently the New York State legislature is contemplating between \$10M and \$50M in funding for land banks. The NYSLBA is actively engaging their respective state representatives for the maximum funding.

Community Engagement

NORLIC has engaged with several community groups, non-profits, and community stakeholders to promote partnerships that would benefit our communities and neighborhoods. To enhance our work, we have met and/or partnered with Housing Opportunities Made Equal, Belmont Housing Resources, Niagara University, Community Preservation Corporation, Niagara Area Habitat for Humanity, Community Missions, Heart, Love, and Soul, Niagara Organizing Alliance for Hope, Home Headquarters, Jewish Family Services, The International Institute of Buffalo, Pinnacle Community Services, Niagara County Community Action Program, and others. We have also engaged the community through speaking engagements with the New York State Association of Counties, Rotary International, Legislator Chris Voccio's "Coffee with Chris" event, and other networking events which have allowed us to meet community members and spread the word of our mission.

Real Property Owned, Monitored, or Disposed 2022

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
2022 Projects:											
929 Ferry Avenue	Niagara Falls	R	Acquisition-Rehab- Sale	12/31/2019	Direct sale from 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 from 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	\$80,000.00	\$89,855.07
Ongoing Projects:											
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
162 Vandervoort	North Tonawanda	R	Acquisition - Sale	12/31/2020 (bought back from previous buyer)	Direct sale from 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
724 Church St.	Medina	R	Acquisition-Transfer	8/26/2022	Direct transfer from Municipality	n/a	n/a	\$1,500.00	\$26,875.00	n/a	\$72,832.00
231 70th St.	Niagara Falls	R	Acquisition-Transfer	10/5/2022	Direct transfer from Municipality	n/a	2/24/2023	\$6,000.00	\$1,200.00	n/a	\$105,000.00
530 18th St.	Niagara Falls	R	Acquisition-Transfer	10/5/2022	Direct transfer from Municipality	n/a	2/24/2023	\$12,000.00	\$2,000.00	n/a	\$77,000.00
2901 Grand Ave.	Niagara Falls	R	Acquisition-Transfer	10/5/2022	Direct transfer from Municipality	n/a	n/a	n/a	\$2,500.00	n/a	\$175,000.00
1331 Willow Ave.	Niagara Falls	R	Acquisition-Transfer	10/5/2022	Direct transfer from Municipality	n/a	n/a	n/a	n/a	n/a	\$63,000.00
1129 Niagara Ave.	Niagara Falls	R	Acquisition-Transfer	10/5/2022	Direct transfer from Municipality	n/a	n/a	n/a	n/a	n/a	\$86,000.00
Completed Projects:											
544 E. State	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
48 Prentice	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
Hasely Drive	Town of Niagara	C/I	Phase II	N/A	N/A	N/A	N/A	N/A	TBD	\$9,988.62	\$25,200.00
250 Miller	North Tonawanda	R	Acquisition - Sale	11/27/2018	Direct sale from Municipality	\$1.00	11/27/2018	\$21,000.00	\$23,000.00	\$0.00	\$21,000.00
429 Roger	North Tonawanda	R	Acquisition-Rehab- Sale	4/26/2019	Donation from Bank	\$1.00	6/25/2019	\$106,500.00	\$10,591 (bank donation)	\$0.00	\$106,500.00
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
FMC Properties	Middleport	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	\$1.00	TBD	\$2,500.00	TBD	\$0.00	N/A - Multiple Parcels
Multiple Address	Niagara Falls	R	demolitions	N/A	N/A	N/A	N/A	N/A	22 demolitions	\$200,000	N/A - Multiple Parcels

Financial Activity

Table1. Statement of Activities for 2022 Fiscal Year (January 1, 2022 – December 31, 2022)

Revenues:	Amount
Contributions	\$134,441
Property Sales	-
Total Revenue	\$134,441
Net Assets Released from Donor Restrictions	\$13,633
<i>Total Revenue and Support</i>	<i>\$148,099</i>
Expenses:	Amount
Program Expenses	-
Management and General Expenses- Insurance	\$1,458
<i>Total Expenses</i>	<i>\$157,849</i>
<i>Change in Net Assets Without Donor Restrictions</i>	<i>(\$9,750)</i>
Change in Net Assets With Donor Restrictions:	Amount
Change in Net Assets with Donor Restrictions	\$896,963
<i>Change in Net Assets</i>	<i>\$873,580</i>
Net Assets at the Beginning of the Year	\$147,657
Net Assets at Year End	\$1,021,237

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

Amy Fisk

Amy E. Fisk, Treasurer