
NORLIC ANNUAL REPORT 2023



ANNUAL REPORT 2023

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

Christopher Voccio, Vice-Chairman

Michael Casale, Secretary

Kevin Forma, Director

Robert DePaolo, Director

Lynne Johnson, Director

Heather Peck, Director

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

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 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 formed through an inter-municipal agreement between 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 has been awarded grant funding from the New York State Office of Homes and Community Renewal Land Bank Initiative in the amount of \$1,558,050. 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

2023 Operations and Accomplishments

During the 2023 fiscal year (January 1, 2023 to December 31, 2023), NORLIC finished a number of projects including residential rehabilitation, demolition, environmental testing, as well as facilitating the reuse of industrial sites. NORLIC also secured grants that will allow our operations to continue and expand.

NORLIC engaged with each of our partner communities to identify priority projects, and constantly reviewed properties that fit best into larger redevelopment plans. NORLIC then went through the necessary steps, working with the municipalities, to obtain approval for acquisition and disposition.

In 2023 NORLIC was awarded \$1,408,050 through the NYS Land Bank Initiative, administered by the Office of Homes and Community Renewal. With this funding, NORLIC has been able to plan for numerous acquisitions, stabilizations, demolitions, and environmental testing. In the City of Niagara Falls, 7 homes will be stabilized. In the Cities of North Tonawanda and Lockport, strategic demolitions will be performed. In Niagara County, specifically the Town of Niagara, a problem property will be demolished in the Belden Center neighborhood. In 2024, NORLIC will continue to work with all municipal partners to identify more projects to expend this funding. The funds are to be spent by the end of 2024.

NORLIC has also implemented strategies that will guide our activities in 2024 and beyond. The Tyler v. Hennepin Supreme Court decision affected the pool of available foreclosure properties, but through strategic acquisition and disposition of properties, as well as through diligent grant applications, NORLIC will continue to be able to carry out its mission. 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.

231 70th Street & 530 18th Street, Niagara Falls

NORLIC received two tax foreclosed residential properties located in the City of Niagara Falls, one in the Downtown neighborhood, and one in Lasalle. The properties were listed and potential buyers were vetted based on their financial and organizational capacity to complete what amounted to full rehabilitations of these homes. Numerous offers were received, and the developer *Creation Properties* was chosen for both properties in March 2023. Work commenced shortly thereafter, and the redevelopment of these properties took approximately 8-10 months. *Creation Properties* then listed the rehabilitated properties for sale, and is in the process of closing with intended owner-occupants for both homes, fulfilling the key goal of homeownership for the City of Niagara Falls. These properties represent new investments from developers who may have not considered the Niagara Falls community, and have achieved the goal of addressing distressed properties to improve neighborhoods.

2023 Operations and Accomplishments



Before & After: 530 18th St., Niagara Falls, NY



3425 Hyde Park Blvd, Town of Niagara

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 site is a tax delinquent industrial site that has sat dormant for several years, and due to the potential liability relating to the cleanup of environmental contaminants, Niagara County did not move towards commencing a foreclosure action. Since 2020, when all operations were ceased at site, the building has been repeatedly vandalized and signs of significant deterioration are apparent. In an effort to determine if redevelopment was an option, a site assessment was commissioned by NORLIC. It was determined by LaBella Associates that the property could be redeveloped for future industrial use. NORLIC continued to promote the site through their website and attracted a developer who specializes in the reuse of older industrial buildings.

2023 Operations and Accomplishments

The proposed developer presented his redevelopment plan to the NORLIC Board of Directors in December 2023, following the presentation the NORLIC Board voted to transfer of the tax lien to the developer so he may pursue foreclosure action. The tax lien transfer will include claw back provisions to ensure the development moves forward and keeps within the given timeline.



3425 Hyde Park Boulevard, Niagara Falls NY



Grants, Advocacy, & Community Engagement

New York State Homes and Community Renewal

NORLIC renewed a \$150,000 grant from New York State Homes and Community Renewal through their Land Bank Initiative phase I. The grant covers administrative and operational expenses. This grant amount will continue to be awarded to NORLIC on October 1, 2024.

NORLIC was awarded \$1,408,050 through the HCR Land Bank Initiative Phase II. This award is broken up into several categories that will allow NORLIC to acquire, stabilize, demolish, and study target properties. These properties were selected to align with existing community plans and upcoming development efforts and to ensure the NORLIC 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 was used, in part, to fund the demolition of the formerly dilapidated bank located at 8685 Main St., Barker NY. This tax delinquent property has been in a state of disrepair for several years and was a safety hazard to its neighboring properties. NORLIC was able to use part of the funds received from Niagara County to remove the structure and resurface the ground area. The main business corridor in the Town is now a much more visually appealing area for residents.

Community Development Block Grant Funds

The City of Niagara Falls awarded NORLIC \$434,041 for a project on Niagara Avenue. The home at 1129 Niagara Ave. is historically relevant, and preservation would be preferred, however the state of disrepair is so severe that public funds need to be invested before a private developer will step in. NORLIC's project involves acquiring the adjacent properties to 1129 Niagara (1125 and 1131 Niagara Ave.) and stabilizing them. NORLIC worked with the City of Niagara Falls on code enforcement efforts and police efforts to address the crime and distress associated these structures. As a result, a bad actor was given notice to improve his properties, and an illegal boarding house was closed down. NORLIC is also working to identify community minded organizations to work with in this neighborhood.

Grants, Advocacy, & Community Engagement

Congressionally Directed Spending

NORLIC staff plans to reapply for a \$400,000-\$500,000 grant through U.S. Senator Gillibrand's 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. The NYSLBA is presently working with all land banks and their host municipalities to respond to the impacts of the Tyler v. Hennepin decision on Land Bank operation. This effort includes lobbying for specific legislation that will protect the interests of Land Banks.

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 with and/or partnered with Housing Opportunities Made Equal, Niagara University, Niagara Area Habitat for Humanity, Heart, Love, and Soul, Home Headquarters, Pinnacle Community Services, Local Initiative Support Corporation, University at Buffalo Regional Institute, and others. We have also engaged the community through studies that will provide new data and analysis of our host communities. Two specific studies involve Niagara University's study of the Mid-City neighborhood, and the Center for Community Progress' GM funded study of distress in Lockport. Other local networking events have allowed us to meet community members and spread the word of our mission.

Real Property Owned, Monitored, or Disposed 2023

PROPERTY STATUS SPREADSHEET

| Address | Municipality | Type of Property | Activity | Acquisition Date | Method | Acquisition Cost | Disposition Date | Disposition Proceeds | Total Development Cost | Total Grant 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 | \$60,000.00 | \$89,855.07 |
| Ongoing Projects: | | | | | | | | | | | |
| 511 Ninth St. | Niagara Falls | R | Acquisition - Sale | 4/28/2019 | Direct sale from Municipality | \$1.00 | 8/2/2019 | \$10,000.00 | \$75,400.00 | \$0.00 | \$3,943.66 |
| 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 Wiltmer 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 |
| 5222 Junction Road | Cambria | I | Tax Lien Transfer | 9/20/2023 | Transfer of Tax Lien | 1 | 2/26/2024 | \$5,000.00 | \$95,000,000.00 | 0 | \$ 202,000.00 |
| 435 13th St | Niagara Falls | R | stabilization | N/A | Direct transfer from Municipality | \$1.00 | N/A | N/A | N/A | \$70,000 | \$102,300.00 |
| 1805 Weston Ave | Niagara Falls | R | stabilization | N/A | Direct transfer from Municipality | \$1.00 | N/A | N/A | N/A | \$70,000 | \$54,000.00 |
| 1535 Pierce Ave | Niagara Falls | R | stabilization | N/A | Direct transfer from Municipality | \$1.00 | N/A | N/A | N/A | \$70,000 | \$72,000.00 |
| 2401 Whitney Ave | Niagara Falls | R | stabilization | N/A | Direct transfer from Municipality | \$1.00 | N/A | N/A | N/A | \$70,000 | \$87,400.00 |
| 6 Ashley Pl | Lockport | R | demolition | N/A | N/A | N/A | N/A | N/A | N/A | \$30,000.00 | \$98,000.00 |
| 17 Works Pl | Lockport | R | N/A | N/A | N/A | N/A | N/A | N/A | N/A | \$30,000.00 | \$125,000.00 |
| 3032 Birch Ave | Town of Niagara | R | demolition | N/A | N/A | N/A | N/A | N/A | N/A | \$30,000.00 | \$60,002.00 |
| 925 Grove Ave | Niagara Falls | R | stabilization | N/A | Direct transfer from Municipality | \$1.00 | N/A | N/A | N/A | \$70,000 | \$82,000.00 |
| 451 12th St | Niagara Falls | R | stabilization | N/A | Direct transfer from Municipality | \$1.00 | N/A | N/A | N/A | \$70,000 | \$124,000.00 |
| 612 Tronolone Pl | Niagara Falls | R | stabilization | N/A | Direct transfer from Municipality | \$1.00 | N/A | N/A | N/A | \$70,000 | \$131,000.00 |
| 78 Bridge St | North Tonawanda | I | demolition | N/A | N/A | N/A | N/A | N/A | N/A | \$30,000 | N/A |
| 2010 Main St. | Niagara Falls | C | acquisition | N/A | Purchase | \$40,000 | N/A | N/A | N/A | \$70,000 | \$40,000.00 |
| 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: | | | | | | | | | | | |
| 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 |
| Hasley 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 |
| 428 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 |
| 929 Ferry Avenue | Niagara Falls | R | Acquisition-Reh | 43830 | Direct sale from Municipality | 1 | 44385 | \$50,000.00 | \$62,320.00 | \$62,320.00 | \$16,197.18 |
| 120 West Bank | Albion | R | Demolition | 43851 | Direct sale from Municipality | 1 | 44423 | 0 | 22630 | 22630 | 7400 |
| 342 Oliver Street | North Tonawanda | C/R | Rehab | N/A | Coordination w/ Property Owner | N/A | N/A | N/A | 104943.96 | 60000 | 89855.07 |
| 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 |
| 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 |
| 1837 Weston Ave | Niagara Falls | R | Assessment/Demo | N/A | Direct transfer from Municipality | N/A | N/A | N/A | \$285.00 | N/A | N/A |
| 1713 Pierce Ave | Niagara Falls | R | Assessment/Demo | N/A | Direct transfer from Municipality | N/A | N/A | N/A | \$285.00 | N/A | N/A |
| 551 Memorial Pkwy | Niagara Falls | R | Assessment/Demo | N/A | Direct transfer from Municipality | N/A | N/A | N/A | \$285.00 | N/A | N/A |

Financial Activity

Table 1. Statement of Activities for 2023 Fiscal Year (January 1, 2023 – December 31, 2023)

| Revenues: | Amount |
|--|--------------------|
| Contributions | \$149,597 |
| Property Sales | \$85,000 |
| Interest | \$4,161 |
| Miscellaneous | \$1,215 |
| Total Revenue | \$239,973 |
| Net Assets Released from Donor Restrictions | \$51,873 |
| <i>Total Revenue and Support</i> | <i>\$291,846</i> |
| Expenses: | Amount |
| Program Expenses-Personal, Legal, Accounting, Advertising, Consulting, Closing Costs, Demolition, Property Repairs | \$205,397 |
| Management and General Expenses- Insurance, Travel, Office Expense | \$14,558 |
| <i>Total Expenses</i> | <i>\$219,955</i> |
| <i>Change in Net Assets Without Donor Restrictions</i> | <i>\$71,891</i> |
| Change in Net Assets With Donor Restrictions: | Amount |
| Contributions | - |
| Net Assets released from donor restrictions | (51,873) |
| <i>Change in Net Assets</i> | <i>\$20,018</i> |
| Net Assets at the Beginning of the Year | \$1,021,237 |
| | |
| Net Assets at Year End | \$1,041,255 |

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, 2023. There were no material changes to the corporation's internal control structure in FY 2023.

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