



NIAGARA-ORLEANS REGIONAL
LAND IMPROVEMENT CORP.

ANNUAL REPORT 2024

NORLIC ANNUAL REPORT 2024

NIAGARA ORLEANS REGIONAL LAND IMPROVEMENT CORPORATION

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SANBORN, NY 14132

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Table of Contents

Executive Summary	2
Board of Directors, Officers & Corporation Staff	3
Corporation, Mission Statement and List of Measurements	4
2024 Operations and Accomplishments	5-11
Grants Overview	7-8
Advocacy and Community Engagement	13-14
Real Property: Owned, Monitored, Disposed	15-16
Financial Activity	17
Certification	18

Executive Summary

The Niagara Orleans Regional Land Improvement Corporation (NORLIC) continued to make significant strides in 2024, advancing its mission to revitalize distressed properties, improve neighborhoods, and strengthen communities. With a focus on strategic property acquisition, stabilization, demolition, and community engagement, NORLIC has leveraged local partnerships and state funding to drive impactful change.

Key highlights of 2024 include the administration of over \$1.5 million in grant funding through the New York State Office of Homes and Community Renewal Land Bank Initiative, leading to transformative projects in partner municipalities. From stabilizing homes, to facilitating commercial redevelopment, to cost-efficient demolitions that saved communities significant resources, NORLIC has demonstrated the effectiveness of a proactive land bank model.

In addition to property-specific initiatives, NORLIC has expanded its advocacy efforts, securing continued funding and strengthening its presence within the New York State Land Bank Association. The organization has also deepened its collaborations with community stakeholders, ensuring that revitalization efforts align with broader regional development goals.

As NORLIC looks ahead to 2025, the focus remains on maximizing the impact of existing funds, identifying new funding sources, and refining strategic interventions to foster long-term neighborhood renewal. This report outlines NORLIC's achievements, challenges, and future priorities, underscoring its commitment to creating sustainable, thriving communities.

Board of Directors, Officers, & Staff

Board of Directors & Officers

Richard Updegrove (Niagara County Manager), Chairman

Christopher Voccio, (Niagara County Legislator), Vice-Chairman

Michael Casale (Commissioner of Economic Development, Niagara County), Secretary

Kevin Forma (Planning Director, City of Niagara Falls), Director

Robert DePaolo (Chief Building Inspector), Director

Lynne Johnson (Chairman of Orleans County Legislature), Director

Heather Peck (Community Development Director, City of Lockport), Director

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 members, and 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 to administer in 2024. 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.

- Improve neighborhood conditions through targeted interventions to address vacant, abandoned, and distressed (VAD) properties.
- Reduce the number of tax delinquent and environmentally challenged properties within Niagara and Orleans Counties.
- Return tax delinquent parcels to the tax rolls.
- Market and sell properties to qualified and responsible buyers who will benefit the respective community
- Transfer tax liens from the County to NORLIC

2024 Operations and Accomplishments

During the 2024 fiscal year (January 1, 2024 to December 31, 2024), NORLIC made significant progress in transforming distressed properties into viable community assets. Through a combination of property acquisition, stabilization, demolition, environmental testing, and the facilitation of commercial and industrial site reuse, NORLIC has played a pivotal role in revitalizing neighborhoods and communities. By working closely with our municipal partners, we have ensured that each project aligns with broader redevelopment strategies, maximizing impact and fostering long-term sustainability.

One of NORLIC's greatest successes in 2024 was the administration of two critical grants through the New York State Office of Homes and Community Renewal Land Bank Initiative. The Phase I grant of \$150,000 and the much larger Phase II grant of \$1,408,050 were instrumental in expanding our ability to address VAD properties. This funding, part of a larger \$110 million investment in land banks statewide, has empowered us to stabilize neighborhoods and implement targeted interventions that significantly enhance community well-being.

NORLIC's impact in 2024 is evident through several major projects:

- **Niagara Falls:** We successfully acquired a strategic commercial property to support local economic development and launched stabilization efforts for six residential homes, ensuring they are preserved for future homeowners. Additionally, NORLIC will demolish a severely deteriorated house deemed beyond repair, making way for new development.
- **North Tonawanda:** NORLIC achieved a landmark cost-saving demolition project by removing a city-owned, formerly county-owned fire training facility. While initial estimates for the demolition exceeded \$500,000, NORLIC completed the project for approximately \$25,000—saving the city nearly \$475,000 and redirecting those resources toward other community priorities.
- **Lockport:** NORLIC addressed a longstanding problem property by demolishing a single-family home at 6 Ashley Place. This structure, which had suffered extensive fire damage and remained exposed for over six years, was finally removed, greatly improving neighborhood safety and aesthetics. Lockport also benefitted from the technical assistance from the national organization working on distressed properties, the Center for Community Progress, who spent 50 hours studying Lockport. The resulting study, funded by General Motors, gives specific guidance to Lockport on addressing VAD properties.
- **Niagara County (Town of Niagara):** A neglected property in the Belden Center neighborhood was demolished, with NORLIC forging a strong partnership with the local Block Club to proactively identify and address problem properties in this vital community.

As we look to 2025, NORLIC remains committed to identifying new projects that will optimize our funding and create lasting benefits for our communities. The LBI Phase II funding must be fully expended by September 2025, and we are actively pursuing additional funding opportunities to extend our impact even further.

Moving forward, NORLIC’s strategies will be guided by a commitment to maximizing private investment, collaborating with publicly funded initiatives, and ensuring that every dollar spent contributes to long-term neighborhood stability and economic growth. By continuing to execute well-planned interventions and leveraging strategic partnerships, NORLIC will sustain its momentum in transforming distressed properties into thriving community assets.



Acquisition of 2010 Main Street and Main Street Initiative

In 2024, NORLIC made a pivotal investment in the future of Niagara Falls with the acquisition of 2010 Main Street, a three-story row building purchased off the private market for \$40,000 using Land Bank Initiative resources. This strategic acquisition marks a key step in a larger place-based strategy aimed at reactivating the historic Main Street corridor—long neglected, but filled with potential.

Located in the emerging “Mid-City” district, 2010 Main Street sits at the heart of a geography now primed for coordinated revitalization. The building will be thoroughly studied, and a comprehensive redevelopment strategy will be created to position it as a catalytic site. Rodriguez Construction Group is supporting this effort by assembling necessary

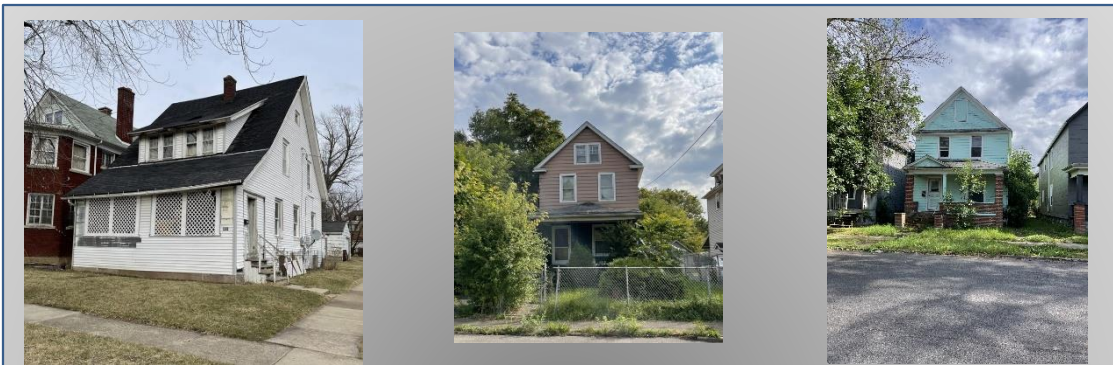
compliance materials and preparing the site for future investment.

This acquisition aligns with a broader wave of public and institutional momentum: the City of Niagara Falls’ Urban Renewal Agency has recently acquired more than 38 properties in the surrounding area; Niagara University maintains a strong presence at 822 Cleveland Avenue; and Empire State Development has committed \$10 million to the district through the Downtown

Revitalization Initiative. With state, local, and county agencies aligned, this corridor is poised to become a hub of innovation, investment, and inclusive growth.

For NORLIC, the investment in 2010 Main Street is about more than preserving a structure—it is about repairing the narrative of Main Street itself. Through focused acquisition and planning, NORLIC is building the foundation for long-term, equitable revitalization.





Housing Stabilization Throughout Niagara Falls



STABILIZATION OF HOUSING STOCK IN NIAGARA FALLS

Alongside its commercial reinvestment strategy, NORLIC continues to lead efforts to stabilize and restore the residential fabric of Niagara Falls. In 2024, multiple tax-foreclosed residential properties were received and targeted for stabilization, using over \$500,000 in Land Bank Initiative resources.

These homes, many of which were at risk of demolition, are now being given a second life. Stabilization includes the installation of new roofs, energy-efficient windows, landscaping, and critical exterior and structural repairs. Each intervention is tailored to prepare the homes for responsible transfer to owner-occupants—individuals and families committed to living in and caring for these properties.

The rehabilitation timeline spans approximately 8 to 10 months per home. Once stabilized, the properties are listed for sale, with potential buyers vetted based on financial readiness and technical capacity to complete interior improvements. The goal is to transform blighted properties into homes, and in doing so, to strengthen neighborhoods from within.

This program reflects a new paradigm for revitalization: one that combines targeted state investment with a mission-driven approach to affordability and stewardship. Rather than

defaulting to demolition, NORLIC is restoring housing stock and creating accessible pathways to homeownership—helping families build equity while healing the urban landscape.

STRATEGIC PLANNING AND PARTNERSHIP WITH NIAGARA UNIVERSITY

In 2024, NORLIC participated as a key partner in a comprehensive neighborhood study led by Niagara University and funded by the Local Initiatives Support Corporation (LISC). The focus of the study was the Mid-City neighborhood—a central area where NORLIC has concentrated its revitalization efforts.

Drawing on years of on-the-ground experience and deep neighborhood knowledge, NORLIC contributed critical insights to shape the direction and recommendations of the study. These included data on property conditions, redevelopment challenges, and emerging opportunities tied to recent public and private investments.

The resulting report and interactive mapping tool offer a detailed and actionable framework for reinvestment. Recommendations include targeted redevelopment strategies, potential funding sources, and proposed uses for underutilized or vacant buildings throughout the district. The tool is designed to support coordinated decision-making among local stakeholders and to catalyze additional investment by aligning community priorities with tangible next steps.

This collaboration reinforces NORLIC’s commitment to planning-led revitalization and underscores the importance of academic and nonprofit partnerships in advancing community-driven outcomes. By grounding neighborhood redevelopment in data, lived experience, and shared vision, the study positions Mid-City for thoughtful, inclusive transformation—an approach that reflects NORLIC’s broader mission to ensure that long-neglected areas are not just restored, but reimagined for long-term prosperity.

TRANSFORMING DISTRESS THROUGH STRATEGIC TAX LIEN TRANSFERS



Since its inception, NORLIC has prioritized the transformation of long-neglected, tax-delinquent, and environmentally challenged properties that have weighed heavily on communities across Niagara County. Through a strategic agreement with the New York State Department of Environmental Conservation (DEC) and Niagara County, NORLIC is empowered

to accept tax liens and transfer them to qualified end users prepared to undertake meaningful redevelopment.

Each end user is required to enter into a Development Enforcement Mortgage, ensuring that redevelopment plans are not just proposed, but implemented with accountability and transparency. This approach has enabled NORLIC to serve as a trusted intermediary, guiding complex transactions that unlock the potential of some of the region's most problematic properties.

Kanthal Global Building – 3425 Hyde Park Blvd.

NORLIC facilitated the transfer of a \$1.4 million tax lien on 3425 Hyde Park Boulevard to a developer committed to converting the long-vacant industrial site into a multi-tenant manufacturing and assembly facility. The building, which had sat idle for years and become a magnet for vandalism and blight, is now the focus of a \$2.1 million redevelopment plan. Foreclosure proceedings have been initiated, and site planning is underway. This project represents a significant step toward reactivating a key corridor for light industrial use.

Junkyard Parcels Portfolio

In 2024, NORLIC received a portfolio of nine junkyard parcels from Niagara County, collectively burdened by \$1.7 million in unpaid taxes. Following a competitive evaluation process, a preferred developer was selected to acquire and redevelop the full portfolio. While the original developer did not proceed within the designated timeframe, NORLIC has resumed marketing efforts, ensuring that these sites remain positioned for productive reuse. The initiative remains a key opportunity to address legacy blight and reposition large underutilized parcels for economic development.

3505 Hyde Park Blvd.

A \$1.1 million tax lien on this 62,000 square foot industrial facility was transferred to a private developer who has since completed foreclosure, taken ownership, and returned the property to the tax rolls. Located on a 15-acre site and boasting 51-foot ceilings, the facility is ideally suited for manufacturing or warehousing operations, with room for expansion.

In collaboration with the local municipality, the developer has applied for an \$890,000 RESTORE NY grant from Empire State Development to support a \$1.78 million redevelopment effort. Planned improvements include demolition of unsafe structures, debris removal, and the construction of an internal roadway to increase site accessibility and attract future industrial users.

5222 Junction Road

This 16-acre property, previously encumbered by \$600,000 in unpaid taxes and environmental concerns, had long remained in limbo. Due to contamination risks, Niagara County had refrained

from initiating foreclosure. NORLIC successfully marketed and transferred the lien to a developer who has applied to enroll the site in the New York State Brownfield Cleanup Program. The estimated remediation cost is \$3 million, with the ultimate goal of supporting a transformative \$95 million development project. This effort represents a model for how public, nonprofit, and private sector collaboration can unlock the redevelopment potential of environmentally burdened land.

Grants Overview

NORLIC continues to secure and steward public funds that advance its mission of property revitalization, neighborhood stabilization, and long-term community reinvestment. These funds—ranging from state operating grants to local and federal capital support—serve as a critical foundation for NORLIC’s work, enabling the organization to operate effectively while deploying targeted interventions across its service area.

New York State Homes and Community Renewal

Through the New York State Land Bank Initiative, administered by NYS Homes and Community Renewal (HCR), NORLIC renewed a \$150,000 operational grant in 2024. Now in the second year of a three-year cycle, this funding supports core administrative functions, ensuring the organization has the staffing and infrastructure necessary to manage a growing portfolio of complex projects.

In addition, NORLIC has been administering a \$1.4 million implementation grant awarded through Phase II of the Land Bank Initiative. These funds are allocated across key categories—including property acquisition, stabilization, demolition, and pre-development studies—allowing NORLIC to make strategic decisions based on local plans and future development priorities. All projects selected through this grant align with broader community goals and are designed to support catalytic redevelopment while leveraging future private investment.

Community Development Block Grant – 1129 Niagara Avenue

In partnership with the City of Niagara Falls, NORLIC received \$434,041 in Community Development Block Grant (CDBG) funds to address a highly distressed residential property at 1129 Niagara Avenue. The home’s condition has rendered it uninhabitable, requiring substantial public investment to prepare it for productive reuse. Given the building’s location and structure, an institutional or community-serving use is preferred. NORLIC is actively engaging local nonprofit and service organizations to identify a mission-aligned end user capable of delivering needed neighborhood services from the site. This project illustrates NORLIC’s ability to convert liabilities into community assets through strategic use of public resources.

Congressional Directed Spending – Application in Progress

Looking ahead, NORLIC staff are preparing to submit a request for \$500,000–\$600,000 in Congressionally Directed Spending through New York’s federal delegation. If awarded, this funding will be used to establish a dedicated fund for stabilization and demolition of high-priority properties across NORLIC’s service area. The intent is to address sites that contribute to neighborhood distress while complementing existing planning and development initiatives.

These targeted investments would strengthen the foundation for long-term neighborhood revitalization and align with ongoing efforts to attract new capital and improve housing stability.

Advocacy & Community Engagement

Leadership Within the New York State Land Bank Association

NORLIC remains an active and engaged member of the New York State Land Bank Association (NYSLBA), the statewide advocacy body that champions legislation, funding, and regulatory policies supporting the work of land banks across New York. This collective platform has been critical in advancing reforms that directly impact land banking effectiveness, especially in legacy cities like Niagara Falls and Lockport.

Through this statewide affiliation, NORLIC has continued to emerge as a thought leader in the field. In 2024, Project Manager Matt Chavez and Treasurer Amy Shifferli were invited to present at the national *Reclaiming Vacant Properties* conference, one of the most influential gatherings in the field of land reuse and equitable redevelopment. Their presentation focused on NORLIC's distinctive approach to revitalization—one rooted in strong community partnerships, bold property acquisition strategies, and commitment to narrative repair in long-disinvested neighborhoods. The session was well received and served to further elevate NORLIC as a national model within the land bank network.

NORLIC's participation in NYSLBA not only strengthens its own strategic capacity, but contributes to a statewide movement focused on equitable land use, environmental justice, and neighborhood renewal.

Deepening Community Engagement and Collaborative Partnerships

Community engagement is at the core of NORLIC's mission. In 2024, the organization deepened its ties with a wide range of nonprofits, service providers, academic institutions, and neighborhood stakeholders—fostering collaborative relationships that help guide and enrich its work.

NORLIC held ongoing engagement with partners such as Niagara University, Housing Opportunities Made Equal (HOME), Niagara Area Habitat for Humanity, Heart, Love & Soul, Home Headquarters, Pinnacle Community Services, Jewish Family Services, and the Local Initiatives Support Corporation (LISC), among others. These collaborations serve not only to support NORLIC's redevelopment goals, but also to ensure that projects align with broader social equity and housing stability objectives across the region.

In addition to direct partnerships, NORLIC contributed to and supported community-driven research and data analysis efforts aimed at understanding neighborhood needs and mapping a path forward. Two notable studies were completed in 2024: a neighborhood study of Niagara Falls' Mid-City district led by Niagara University and supported by LISC, and a distress analysis of the City of Lockport conducted by the Center for Community Progress, funded by General Motors.

These studies provided vital insights into property conditions, vacancy trends, and redevelopment opportunities, informing NORLIC's strategy and enabling data-backed investment decisions.

Through this combination of listening, learning, and collaboration, NORLIC continues to build trust, strengthen social infrastructure, and ensure that its redevelopment efforts reflect the lived experience and aspirations of the communities it serves.

Real Property Owned, Monitored, or Disposed 2024

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
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
162 Vandervoort	North Tonawanda	R	Acquisition - Sale	12/31/2020 (bought back from previous buyer)	Direct sale from Municipality	\$1.00	12/31/2020	\$16,000.00	\$91,500.00	\$1,500.00	\$43,476.26
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
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	\$1,923.40	\$75,662	\$102,300.00
1805 Weston Ave	Niagara Falls	R	stabilization	N/A	Direct transfer from Municipality	\$1.00	N/A	N/A	\$1,058.74	\$65,431	\$54,000.00
1535 Pierce Ave	Niagara Falls	R	stabilization	N/A	Direct transfer from Municipality	\$1.00	N/A	N/A	74447.27	\$68,421	\$72,000.00
2401 Whitney Ave	Niagara Falls	R	stabilization	N/A	Direct transfer from Municipality	\$1.00	N/A	N/A	104218.63	\$73,314	\$87,400.00
8 Ashley Pl	Lockport	R	demolition	N/A	N/A	N/A	N/A	N/A	\$23,650.84	\$23,650.84	\$98,000.00
17 Works Pl	Lockport	R	RA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$125,000.00
3032 Birch Ave	Town of Niagara	R	demolition	N/A	N/A	N/A	N/A	N/A	\$18,650.72	\$18,650.72	\$60,002.00
925 Grove Ave	Niagara Falls	R	stabilization	N/A	Direct transfer from Municipality	\$1.00	N/A	N/A	79808	\$74,487	\$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	\$7,649	\$7,649	\$131,000.00
78 Bridge St	North Tonawanda	I	demolition	N/A	N/A	N/A	N/A	N/A	\$27,560	\$27,560	N/A
2010 Main St.	Niagara Falls	C	acquisition	N/A	Purchase	\$40,000	N/A	N/A	\$41,019	\$41,019	\$40,000.00
1129 Niagara Ave	Niagara Falls	R	Acquisition Transfer	10/6/2022	Direct transfer from Municipality	n/a	n/a	n/a	n/a	n/a	\$96,000.00
1509 Main St.	Niagara Falls	C	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$850.00	\$56,190.22	\$360,000.00
1628 Main St.	Niagara Falls	C	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$398.00	\$50,000.00	\$320,000.00
1632 Main St.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$16,600.00
1636 Main St.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$15,800.00
1708 Main St.	Niagara Falls	C	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$1,500.00	\$100,000.00	\$96,000.00
1802 Main St.	Niagara Falls	M	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$550.00	\$25,000.00	\$60,000.00
1810 Main St.	Niagara Falls	M	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$200.00	\$25,000.00	\$20,000.00
1812 Main St.	Niagara Falls	M	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$800.00	\$25,000.00	\$20,000.00
1902 Main St.	Niagara Falls	M	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$777.00	\$25,000.00	\$160,000.00
1908 Main St.	Niagara Falls	C	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$200.00	\$25,000.00	\$116,400.00
2002 Main St.	Niagara Falls	C	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$1,100.00	\$25,000.00	\$40,000.00
2018 Main St.	Niagara Falls	M	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$200.00	\$100,000.00	\$74,200.00
2001 Main St.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$43,800.00
2011 Main St.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$6,600.00
2019 Main St.	Niagara Falls	C	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$400.00	\$25,000.00	\$47,200.00
2025 Main St.	Niagara Falls	M	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$200.00	\$25,000.00	\$160,000.00
2109 Main St.	Niagara Falls	M	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$25,000.00	\$145,400.00
2111 Main St.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$7,200.00
2113 Main St.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$10,000.00
2217 Main St.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$6,400.00
2637 Main St.	Niagara Falls	C	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$600.00	\$10,000.00	\$100,000.00
917 Niagara Ave.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$1,400.00
915 Niagara Ave.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$400.00
802 Lincoln Pl.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$2,000.00
808 Lincoln Pl.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$2,000.00
825 Lincoln Pl.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$3,200.00
830 Lincoln Pl.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$2,400.00
813 Cleveland Ave.	Niagara Falls	R	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$400.00	\$10,000.00	\$55,200.00
819 Cleveland Ave.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$4,600.00
1105 Cleveland Ave.	Niagara Falls	R	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$15,000.00	\$50,600.00
1600 Cleveland Ave.	Niagara Falls	R	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$15,000.00	\$8,000.00
811 Division Ave.	Niagara Falls	R	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$400.00	\$15,000.00	\$38,000.00
717 Division Ave.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$9,600.00
723 Division Ave.	Niagara Falls	R	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$200.00	\$15,000.00	\$60,000.00
803 Division Ave.	Niagara Falls	R	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$400.00	\$15,000.00	\$66,800.00
1643 1/2 8th St.	Niagara Falls	GARAGE	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	N/A	\$5,000.00	\$4,000.00
1010 South Ave.	Niagara Falls	M	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$400.00	\$15,000.00	\$50,000.00
1915 10th St.	Niagara Falls	VL	Seizure, Study, Stabilize	N/A	Direct transfer from Municipality	N/A	N/A	N/A	\$0.00	\$5,000.00	\$4,400.00
Griswold Street Water Tower	Middleport	I	Demolition	N/A	N/A	N/A	N/A	N/A	\$0.00	\$6,875.00	\$11,100.00
4225 Hyde Park Blvd.	Town of Niagara	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	N/A	N/A	N/A	\$0.00	\$0.00	\$310,000.00
Hyde Park Blvd. (SBL 130.15-5-20)	Town of Niagara	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	N/A	N/A	N/A	\$0.00	\$0.00	\$7,900.00
James Avenue (SBL 130.15-5-21)	Town of Niagara	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	N/A	N/A	N/A	\$0.00	\$0.00	\$15,600.00
4311 Hyde Park Blvd.	Town of Niagara	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	N/A	N/A	N/A	\$0.00	\$0.00	\$170,000.00
Delaware Avenue (SBL 130.15-5-14)	Town of Niagara	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	N/A	N/A	N/A	\$0.00	\$0.00	\$6,900.00
4401 Hyde Park Blvd.	Town of Niagara	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	N/A	N/A	N/A	\$0.00	\$0.00	\$130,000.00
4425 Hyde Park Blvd	Town of Niagara	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	N/A	N/A	N/A	\$0.00	\$0.00	\$15,600.00
Pennsylvania Avenue (SBL 130.15-5-9)	Town of Niagara	I	Tax Lien Transfer	N/A	Transfer of Tax Lien	N/A	N/A	N/A	\$0.00	\$0.00	\$16,000.00
3425 Hyde Park			Tax Lien Transfer	N/A	Transfer of Tax Lien	N/A	N/A	N/A	\$0.00	\$0.00	\$1,700,000.00
Completed Projects:											
Address	Municipality	Type of Property	Activity	Acquisition Date	Method	Acquisition Cost	Disposition Date	Disposition Proceeds	Total Development Cost	Total Grant Funds	Full Market Value

Completed Projects:											
Address	Municipality	Type of Property	Activity	Acquisition Date	Method	Acquisition Cost	Disposition Date	Disposition Proceeds	Total Development Cost	Total Grant Funds	Full Market Value
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
Hesely Drive	Town of Niagara	Ctl	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
929 Ferry Avenue	Niagara Falls	R	Acquisition-Rehab- Sale	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	\$45,800.00	\$0.00	\$76,301.37
724 Church St.	Medina	R	Acquisition-Transfer	9/26/2022	Direct transfer from Municipality	\$1.00	5/4/2023	\$1,500.00	\$28,875.00	n/a	\$72,832.00
231 79th St.	Niagara Falls	R	Acquisition-Transfer	10/5/2022	Direct transfer from Municipality	\$1.00	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	\$1.00	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	\$1.00	7/12/2023	\$60,000.00	\$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
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

Financial Activity

Table 1. Statement of Activities for 2024 Fiscal Year (January 1, 2024 – December 31, 2024)

Revenues:	Amount
Contributions	\$418,643
Property Sales	\$1,200
Interest	\$5,829
Miscellaneous	0
Total Revenue	\$425,672
Net Assets Released from Donor Restrictions	\$788,536
<i>Total Revenue and Support</i>	<i>\$1,214,208</i>
Expenses:	Amount
Program Expenses-Personal, Legal, Accounting, Advertising, Consulting, Closing Costs, Demolition, Property Repairs	\$211,590
Management and General Expenses- Insurance, Travel, Office Expense	\$791,613
<i>Total Expenses</i>	<i>\$1,003,203</i>
<i>Change in Net Assets Without Donor Restrictions</i>	<i>\$211,005</i>
Change in Net Assets With Donor Restrictions:	Amount
Contributions	-
Net Assets released from donor restrictions	(788,536)
<i>Change in Net Assets</i>	<i>(\$577,531)</i>
Net Assets at the Beginning of the Year	\$1,041,255
Net Assets at Year End	\$463,724

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, 2024. There were no material changes to the corporation's internal control structure in FY 2024.

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