



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – August 26, 2022

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 10 a.m. on August 26, 2022 at the Samuel M. Ferraro Center for Economic Development, 6311 Inducon Corporate Drive, Sanborn, NY.

Board of Directors:

Richard Updegrove – Chairman
Michael Casale – Board Member
Rob DePaolo – Board Member
Lynne M. Johnson – Board Member (Via Webex)
Robert Restaino – Board Member
Christopher Voccio – Board Member

Absent:

Brian Smith – Vice Chairman

Officers:

Andrea Klyczek – Executive Director
Amy Fisk – Treasurer

Staff:

Katherine Alexander – Attorney
Matthew Chavez - Project Manager
Jacquiline Minicucci – Recording Secretary

- 1-2. **Welcome Remarks/Roll:** The meeting was called to order at 10:06 a.m. by Chairman Updegrove.
3. **Approval of Minutes:**
- A motion to approve the minutes from the June 24, 2022 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. Casale, seconded by Mr. DePaolo. Ayes 6, Noes 0. Motion Passed.
4. **Financial Report:** Mrs. Minicucci provided the board members with expense reports and checking account balance information.

Action Items:

5. **724 Church Street – Orleans County:** Ms. Johnson informed the board that the building is officially condemned and the board was provided a copy of the letter dated July 7, 2022. The board discussed the possibility of coordinating with Orleans County DPW to provide debris removal services. Ms. Johnson confirmed Orleans County's participation in the process if needed. The board requested Ms. Klyczek issue an RFP for demolition quotes to include just demo and demo with debris removal to be presented at the next meeting. A plan of action was discussed for the property post demolition including contacting adjacent neighbors for possible purchase of the parcel. A motion to accept 724 Church Street into the landbank was made by Chairman Updegrove and seconded by Mr. DePaolo. Ayes 6, Noes 0. Carried.

6. Niagara Falls Properties: Chairman Updegrove discussed the property reports stating that a more comprehensive review, including obtaining an interior inspection is needed prior to the landbank accepting the properties. Mr. Chavez stated that interior walk thru's have been completed at 538-8th Street and 552-5th Street. He is working with the city to obtain access to 2901 Grand Ave., 231-70th St., 530-18th Street and will provide an update at the next board meeting.

2901 Grand Avenue, Niagara Falls: Matt Chavez provided the board with an overview of the property condition and report provided by the City of Niagara Falls. The roof and overall condition are good. Mr. Voccio stated that he is familiar with the property noting it is a good candidate for rehab within a stable neighborhood. A motion to accept 2901 Grand Avenue into the landbank was made by Chairman Updegrove and seconded by Mr. Casale. Ayes 6, Noes 0. Carried.

Mayor Restaino asked for clarification regarding the City of Niagara Falls' responsibility for properties turned over to NORLIC. Ms. Klyczek stated that NORLIC will cover the cost of insurance and debris removal if necessary. The municipality will be responsible for general outdoor maintenance such as grass cutting. Ms. Alexander will update the current property submission forms to reflect the most up to date policies. Ms. Klyczek and Mayor Restaino discussed the ability to enter properties prior to transfer of ownership, to allow for work to be completed such as debris removal. Mayor Restaino agreed to allow NORLIC entry with issuance of an access agreement.

7. 231 – 70th Street, Niagara Falls: Mr. Chavez stated that the building is a single-family, 3-bedroom, 1-bath home located in LaSalle. The property report provided states that the roof, gutters, porch, and chimney are in poor condition. The detached garage may be best suited for demolition. There are two electrical meters, therefore the home may have been converted to a two-family. The interior has not been inspected. Mr. Chavez noted that it is the only vacant building on the street and surrounding home values are good. A motion to accept 231-70th Street into the landbank was made by Mr. Voccio and seconded by Chairman Updegrove. Ayes 6, Noes 0. Carried.
8. 530 – 18th Street, Niagara Falls: Mr. Chavez stated that the building is a single-family, 1,300 sq.ft, 3-bedroom, 1.5 bathroom home. The property report stated there are cosmetic issues such as paint and exterior wood rot. Mr. Chavez conducted a site visit and noted the foundation cracks do not appear to be severe. An interior inspection has not been completed. Mr. Restaino noted that the property is part of the Short-Term Rental Overlay District. A motion to accept 530-18th Street into the landbank was made by Mr. Voccio and seconded by Mr. DePaolo. Ayes 6, Noes 0. Carried.

9. 538 – 8th Street, Niagara Falls: Mr. Chavez stated that the building is a single-family, 1,120 sq.ft, 3-bedroom, 1 bathroom home. Mr. Chavez informed the board that he was granted access and has done a general interior inspection. There are signs of unlawful occupancy. Mr. Chavez noted some water damage issues in the upper rear of the building. The porch is in disrepair and interior debris removal will be necessary. This property is also in the Short-Term Rental Overlay District. A motion to accept 538-8th Street into the landbank was made by Mr. Voccio and seconded by Mr. Updegrave. Ayes 6, Noes 0. Carried.

10. 552 – 5th Street, Niagara Falls: Mr. Chavez stated that the building is a multi-family, 2,192 sq.ft, 2 bedroom, 2 bathroom per unit. The porch, gutter and roof are in need of repair. The property needs extensive landscaping. The interior will require debris removal. The property is in the Short-Term Rental Overlay District. A motion to accept 552 – 5th Street into the landbank was made by Mr. Voccio and seconded by Mr. Updegrave. Ayes 6, Noes 0. Carried.

Actions prior to next board meeting:

- a.) Mr. Chavez will work with the City of Niagara Falls to gain entry into 2901 Grand, 231 70th St., and 530 18th Street to perform a general interior inspection.
- b.) Ms. Alexander will contact Niagara Falls Legal Department to initiate the transfer process and obtain access agreements to allow for debris removal and marketing efforts.

Project Updates:

11. Amy Fisk presented the board with the following items:
 - Junkyards – TIO's have been obtained for 10 junkyards. Ms. Fisk stated that the parcels lack power capacity, therefore, have a low property value. She is currently working on a plan of action to dispose of the properties.
 - Haseley Drive – A TIO is in place and an RFP was issued for radiological testing firms in New York State but there were no responses. DEC provided a list of firms outside of New York State. Ms. Fisk has reissued the RFP. Testing results will guide the marketing strategy. Chairman Updegrave asked if testing expenses can be attached as a lien to the property owner and Ms. Alexander stated that the cost can be added to the tax bill if necessary. The board discussed the possibility of taking possession of the property which would require a judgement and legislative resolution. Ms. Alexander will investigate any possible risks for the County in the chain of title.
 - Kanthal Global – Ms. Fisk issued a structural assessment and environmental review RFP. The property is a state super fund site that has been fully remediated but some environmental issues remain under the existing building. A marketing strategy will be completed once the reports are received.
 - 4287 Witmer Road – Ms. Fisk stated that the tax delinquent property is located at the entrance to the Witmer Industrial Park and a TIO has been issued. Significant contamination exists at the site. An RFP was issued to developers but no response was received.

New Business:

- Ms. Klyczek discussed the possibility of utilizing multiple Niagara County realtors to dispose of properties. The board had no concerns.
- First Time Homebuyers Workshop – Mr. Chavez informed the board that NORLIC will be hosting a two-day workshop presented by Belmont Housing on September 22, 2022 and September 29, 2022 from 5:30-8:30 pm. Certification will be issued to attendees.
- HCR Grant Application – Mr. Chavez stated that staff has been working on a \$150,000 grant request to cover operations and non-capital expenses. The application is due September 14, 2022.

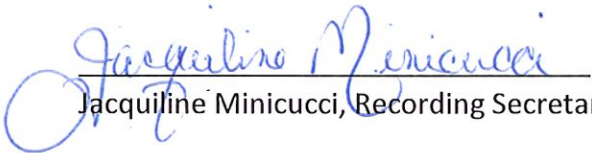
Attorney Business: None

Other Business: None

Adjournment:

A motion to adjourn the meeting at 11:11 a.m. was made by Chairman Updegrove, seconded by Mr. Voccio. Ayes 6, Noes 0. Motion Passed.

Respectfully Submitted,


Jacqueline Minicucci, Recording Secretary