



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – February 28, 2020

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on February 28, 2020 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

T. Desantis – Board Member

Rob DePaolo – Board Member

#### **Absent:**

Brian Smith – Vice Chairman

Lynne M. Johnson- Board Member

K. Andrews - Board Member

#### **Officers:**

Andrea Klyczek – President

Amy Fisk – Treasurer

Jacquiline Minicucci – Recording Secretary

#### **Others in Attendance:**

Tom Burgasser - Attorney

John Ottaviano – Attorney

Chris Smith – Ex. Director, Grigg Lewis Foundation

- 1-2. **Welcome Remarks/Roll:** The meeting was called to order at 9:08 a.m. Chairman Updegrove introduced Ms. Smith of the Grigg Lewis Foundation. Ms. Smith informed the Board that the foundation is looking to assist with housing opportunities and NORLIC could possibly be a partner in that endeavor. The purpose of her visit is to gain knowledge of the operations.
3. **Approval of Minutes:**
  - A motion to approve the minutes from the December 20, 2019 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. Casale, seconded by Mr. DePaolo. Ayes, 4. Noes, 0. Motion Passed.

#### **Action Items:**

4. **4287 Witmer Road:** Ms. Fisk reviewed proposals received to complete a Phase II ESA assessment on the property. Key factors included radiological testing and marketing action plans. A motion to accept the proposal submitted by Ecology & Environment Engineering with the requirement that pricing for possible additional sampling be included was made by Mr. Desantis and seconded by Mr. DePaolo. Ayes 4, Noes, 0. Motion Passed.

5. **48 Prentice:** Ms. Klyczek informed the board that a purchase offer of \$1,000 was made by adjacent land owner, Elizabeth Chapman. A motion to accept the offer was made by Mr. DeSantis and seconded by Mr. DePaolo. Ayes 4, Noes, 0. Motion Passed.

**New Business:**

6. **Property Updates** – A. Klyczek
- 48 Prentice, Lockport & 120 W. Bank, Albion – Demolitions complete.
  - 544 E. State Street, Albion – Marketed for sale.
  - 8685 Main Street, Barker – C & S Engineering recommended demolition. Ms. Klyczek is contacting the current owner.
  - 440 Tenth St. & 462 Tenth St., Niagara Falls – Belmont Housing is assessing the properties and preparing job scopes.
  - 929 Ferry Avenue – Property is still occupied after tax foreclosure. Total taxes owed \$9,139. The board requested Ms. Klyczek present an offer of \$10,000 to the prior owner to reclaim the property. If offer accepted, NORLIC will reimburse Niagara Falls \$890 paid to the County.
  - 162 Vandervoort – Ms. Klyczek & J. Ottaviano will meet with the owner to possibly assist in acquiring funding for renovations.
  - New Properties – Niagara Falls presented 6 properties for review and Ms. Klyczek is assessing potential Oliver St. properties in North Tonawanda.
7. **Treasurer's Report** - Ms. Fisk reviewed expenses that have been incurred since the December meeting as well as the current balance sheet. Ms. Minicucci informed the board that the 2019 NORLIC financial audit is in process.

**Attorney Business** – J. Ottaviano


- Closing Updates – All properties closings are complete.
- DEC Agreement – Contract was submitted to DEC, additional documentation was requested, terms and conditions have been agreed to.
- Niagara Vest – J. Ottaviano to contact developer to discuss the statutory timeline for foreclosure.

**Other Business:**

8. **Annual Meeting Location Change:** Ms. Minicucci informed the board that the 2020 NORLIC Annual meeting will be held March 27, 2020 at the Samuel M. Ferraro Center For Economic Development and the April 24, 2020 meeting will be held in Orleans County.

**Adjournment:**

A motion to adjourn the meeting at 10:17 a.m. was made by Mr. DePaolo, seconded by Mr. Desantis. Ayes, 4. Noes, 0. Motion Passed.

  
Jacquiline Minicucci, Recording Secretary