



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – July 23, 2021

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on July 23, 2021 at the Samuel M. Ferraro Center for Economic Development, 6311 Inducon Corporate Drive, Sanborn, NY.

Board of Directors:

Richard Updegrove – Chairman
Brian Smith – Vice Chairman
Rob DePaolo – Board Member
Lynne M. Johnson- Board Member (via conference)

Absent:

Kyle Andrews – Board Member
Michael Casale – Board Member
Eric Cooper – Board Member

Officers:

Andrea Klyczek – Executive Director
Amy Fisk – Treasurer
Jacquiline Minicucci – Recording Secretary

Others in Attendance:

Tom Burgasser – Attorney

- 1-2. **Welcome Remarks/Roll:** The meeting was called to order at 9:02 a.m.
3. **Approval of Minutes:**
 - A motion to approve minutes from the February 26, 2021 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. Smith, seconded by Mr. DePaolo. Ayes 4, Noes 0. Motion Passed.

Action Items:

4. **120 West Bank, Albion NY** - Ms. Klyczek informed the board that demolition was completed in February, 2020. Adjacent residents were contacted regarding purchasing the property but no responses were received. The property is being marketed for sale but there have been no inquires for purchase. Ms. Klyczek contacted Ms. Johnson and Orleans County agreed to accept the property if returned. Motion to return 120 West Bank to Orleans County was made by Chairman Updegrove, seconded by Mr. Smith. Ayes 4, Noes 0. Motion Passed.

New Business:

5. **Tax Delinquent Properties:** – A. Fisk
Ms. Fisk informed the board that site visits were completed at 10 tax delinquent junkyard and auto repair facilities in the Town of Niagara. Day Environmental is compiling site information into Phase I ESA reports. Ms. Fisk stated the parcels with frontage on Hyde

Park Boulevard have potential for redevelopment even though they are small. The back parcels will be difficult to develop since they are fragmented. Staff will continue working with the County Attorney's office to obtain Temporary Incidence of Ownership (TIO) needed to perform Phase II ESA's and issue Request for Proposals that will lead to property redevelopment.

6. **Property Update:** - A. Klyczek

- a. 342 Oliver Street, North Tonawanda – Renovation of apartment units in progress. The developer has been reimbursed for work completed utilizing grant funding. Balance of reimbursement will be submitted upon obtaining the certificate of occupancy. Ms. Klyczek continues to monitor progress and the project is expected to be completed by late fall.
- b. 511 – 9th Street & 417 Ferry Avenue, Niagara Falls – Ms. Klyczek informed the board that upon checking on the renovations, initial observation indicated that there is no work in progress at either location but was unable to obtain entry into the buildings. Ms. Klyczek has made several attempts to contact the owners regarding scheduling site visits but has received no response. The board requested that Ms. Klyczek contact the City of Niagara Falls Building Inspection Department to check the progress of the properties and also work with our attorney to draw up letters addressing the lack of compliance.
- c. 171 Niagara Street, Lockport – Renovation in progress.

7. **Treasurer's Report** – Ms. Fisk reviewed the expense report, checking account and grant fund balance.

Attorney Business: – No Report

Other Business: None

Adjournment:

A motion to adjourn the meeting at 9:20 a.m. was made by Mr. Updegrave, seconded by Mr. Smith. Ayes 4, Noes 0. Motion Passed.


Jacqueline Minicucci, Recording Secretary