



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – June 24, 2022

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on April 22, 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  
Eric Cooper – Board Member (Via Webex)  
Rob DePaolo – Board Member  
Christopher Voccio – Board Member

#### **Absent:**

Brian Smith – Vice Chairman  
Lynne M. Johnson – Board Member

#### **Officers:**

Andrea Klyczek – Executive Director  
Amy Fisk – Treasurer

#### **Staff:**

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

#### **Others Present:**

Dawn Allen – Orleans County (Via Webex)

- 1-2. **Welcome Remarks/Roll:** The meeting was called to order at 9:01 a.m. by Chairman Updegrove.
3. **Approval of Minutes:**  
- A motion to approve the minutes from the April 22, 2022 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. Voccio, seconded by Mr. DePaolo. Ayes 5, Noes 0. Motion Passed.
4. **Financial Report:** Mrs. Minicucci reviewed the checking account balances and expense report.

#### **Action Items:**

5. 724 Church Street – Orleans County: Matthew Chavez presented the board with an overview of the property location and condition. Dawn Allen of Orleans County informed the board that the property is located in the Downtown District of the Village of Medina and is in severe disrepair effecting the character of the neighborhood. The structure sits on a large lot with residences on each side. The board requested confirmation of who holds title to the property, status of possible condemnation, and a further inspection of the building to determine the next course of action. If the property is better suited for

demolition, Chairman Updegrave requested Ms. Allen inquire if Orleans County would consider a cost-sharing approach because Niagara County ARPA funding provided to NORLIC cannot be utilized for services in another county. Ms. Allen stated that the information requested would be gathered prior to the next meeting for the board to review. No board action taken at this time.

6. 188 & 192 South Street, Lockport: The board was provided a copy of a letter from the Mayor of Lockport requesting NORLIC consider the acquisition, eviction, and stabilization of the two properties. Matthew Chavez informed the board that a representative for the City of Lockport was unable to attend the meeting but stated he has had communication with the municipality regarding the property status. Mr. Chavez presented the board with pictures and an overview stating that the properties are part of the City's revitalization plan which includes the construction of a park across the street. The City of Lockport does not have ownership of the properties and the transfer would be contingent upon them moving through the in-rem procedure and NORLIC completing the eviction process. Board members discussed the possibility of a Nuisance Based Eviction if it is part of the City of Lockport's enforcement code. A motion to table the action was made by Mr. Voccio and seconded by Mr. DePaolo due to a lack of information regarding the title transfers and eviction process. Ayes 5. Noes 0. Carried.

#### **New Business:**

7. Niagara Falls Update – Matthew Chavez informed the board that PillarToPost performed structural assessments on six properties presented by Niagara Falls. Reports indicate that five properties are better suited for demolition and one for renovation/resale. Mr. Cooper stated that additional properties are slated for inspection and he is working with Niagara Falls DPW to obtain entry. Mr. Chavez stated that work was completed on preparing a comprehensive catalogue of vacant homes and lots in the South end of the city. The catalogue includes a suggested course of action including sale for remediation, sale of vacant lots to adjacent responsible property owners, and bundling properties for market to developers. Ms. Klyczek stated that a meeting with current vacant landowners would be beneficial to inform them of future plans by the municipality and NORLIC with the possibility of working together to further development. Mr. Chavez informed the board that meetings with the City of Niagara Falls are continuing regarding the Home Funds program. NORLIC will negotiate an administration fee and a proceeds sharing agreement. The NORLIC board was invited to attend a tour at Buffalo Modular Homes on July 7, 2022 at 11 a.m. Mrs. Minicucci will forward a calendar invite.
7. Project Updates – Amy Fisk presented the board with the following items:
  - Junkyards: Ten TIOs have been obtained for the Town of Niagara junkyard properties. The parcels are small and not adjacent which makes redevelopment difficult. Ms. Fisk stated that a developer was consulted for site reuse ideas and concerns were raised on the available electrical infrastructure. National Grid was contacted and confirmed there are power limitations at the site that would prevent some types of reuse. The board discussed that the properties could possibly be sold to adjacent responsible property owners or marketed for sale. Ms. Alexander stated the process would include transferring the tax liens allowing NORLIC to foreclose on the properties with prior notification to the current landowners. The process may involve eviction proceedings.

- Haseley Drive: The board discussed the possibility of entering into an agreement with Niagara County to foreclose on the property so NORLIC could make the site available for redevelopment. Site testing is needed first. The property is 11.5 acres and is zoned Industrial.
- Kanthal Global – The County currently has a TIO in place. An RFP was issued for a structural assessment, Phase I ESA, and asbestos testing.
- 4287 Witmer Road – Ms. Fisk informed the board that the County currently has a TIO in place. A detailed assessment and redevelopment concepts have been completed. An RFP for acquisition and remediation has been issued.
- 267 Oliver Street (Rainbow Sports) – Mr. DePaolo stated that the building is best suited for demolition. North Tonawanda is reviewing the legal process of possibly transferring title to NORLIC.

**Attorney Business:**

A motion to enter into Executive Session at 10:18 a.m. to discuss a Legal matter was made by Mr. DePaolo and seconded by Chairman Updegrove. Ayes 5, Noes 0. A motion to adjourn the Executive Session at 10:32 was made by Chairman Updegrove and seconded by Mr. DePaolo. Ayes 5, Noes 0.

**Other Business:** None

**Adjournment:**

A motion to adjourn the meeting at 10:33 a.m. was made by Chairman Updegrove, seconded by Mr. Depaolo. Ayes 5, Noes 0. Motion Passed.

Respectfully Submitted,

  
Jacquiline Minicucci, Recording Secretary

