

# FAQs

## *What are the legal steps involved in transferring property ownership through the land bank?*

The process includes:

1. Title search to ensure clear ownership.
2. Check to ensure that applicant is clear & free of all tax obligations
2. Preparation of a purchase agreement.
3. Closing the sale with proper documentation.
4. Recording the new ownership with local authorities.

These steps ensure the transaction is transparent and legally binding.

## *How to submit an application and who do I contact if I have any questions?*

Applications may be submitted to the City or NORLIC staff:

Kevin Forma, Director of Planning

716-286-4477 or [nfny.planning@niagarafallsny.gov](mailto:nfny.planning@niagarafallsny.gov)

Matt Chavez, Project Manager

716-278-8751 or [Matthew.chavez@niagaracounty.com](mailto:Matthew.chavez@niagaracounty.com)

## *May I purchase more than one property?*

Yes, you may request to purchase more than one property, however each property will be considered a separate sale, and have its own agreement for development unless proposals seek to develop one project on multiple parcels. Developers who wish to purchase multiple properties for a singular development must state so in their application. Whether the proposal seeks separate or one development, proposers will be expected to demonstrate their capacity to fulfill their obligations under the development enforcement mortgage for each development.

# FAQs

## *How will the applications be evaluated?*

Applications will be evaluated based upon community need, uniqueness of development proposals (e.g. don't want too many similar proposals, and the proposer's ability to execute, etc.) The selection committee reserves the right to add or remove any evaluation criteria as the need may arise.

## *What are the priorities of the City/URA/NORLIC?*

The priority for the partners are to see proposals for achievable development projects that will add to the urban fabric and achieve a walkable vibrant community return to Main Street.

## *Will past ownership or project experience weigh heavily on the committee decision?*

Any outstanding property tax will prevent your application from being accepted. Previous, but resolved issues concerning property taxes and develop projects should be explained in your application.

## *Is owner occupancy prioritized over maintaining the property as a rental?*

Owner occupancy is always preferential, however priority will be based on overall redevelopment plan an economic impact.

## *Why does the application request a management plan?*

The committee will assess if the management plan is viable.

# FAQs

*Will the committee value low to moderate income tenants, specifically in the residential apartments?*

The committee will take into account all factors relating to the financial viability.

*Would demolition be valued over rehabilitation?*

Many of the properties are contributing to the Main Street historic district and are part of the city's rich history. Developers are encouraged, where practical to rehabilitate historic properties, however the committee understands that this may not be feasible for all properties. Developers should indicate in their plans if they would recommend rehabilitation or demolition of the structures on the property.

*Why does the committee need a list of other properties from applicants?*

The committee would like to confirm the experience and responsibility of applicants.

*If I am not selected in the first round may I reapply later for alternative properties?*

Yes, we encourage participation in all phases of this project and look forward to working with multiple developers.

*What kind of financing proof will be required and will it be kept confidential?*

All financial information will be kept confidential and applicants may redact parts of documents that are personal in nature. However financial proof of ability to complete the project at the proposed level of redevelopment must be provided such as bank statements.

# FAQs

## *What is the Development Enforcement Mortgage (DEMA)?*

NORLIC places a lien on the property valued at the amount of the proposed development. The lien is released upon substantial compliance with the redevelopment plan. This process is to ensure development takes place at the promised levels and within the timeline proposed within the application. Staff will touch base with developer periodically to ensure project is on pace. If there is a need for an extension, the committee can provide an extension on a case by case basis. Should the project be delayed and/or unfinished the property, NORLIC will move to regain legal ownership of the project and no funding will be returned.

## *Will the selected developers be made public?*

Yes, it is the committee's intention to make this process as transparent as possible and keep the public and development community informed throughout the transition of Main Street.

## *Will MWBE and/or prevailing wage requirements be a part of these projects?*

NORLIC does not have any MWBE or prevailing wage requirements, however if you've applied for sources of public funding, these requirement may be a part of those awards.

## *Will there be requirements made by the City to use specific contractors?*

Developers will only have to adhere to City code enforcement standards.