



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – November 22, 2019

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on November 22, 2019 at the Samuel M. Ferraro Center for Economic Development, 6311 Inducon Corporate Drive, Sanborn, NY.

#### **Board of Directors:**

Richard Updegrove – Chairman (Niagara Co.)  
Rob DePaolo – Board Member (N. Tonawanda)  
Michael Casale – Board Member  
Lynne M. Johnson- Board Member (via phone- Orleans Co.)

#### **Absent:**

Brian Smith – Vice Chairman, T. Desantis – Board Member, K. Andrews - Board Member

#### **Officers:**

Andrea Klyczek – President (Niagara Co.)  
Amy Fisk – Treasurer (Niagara Co.)  
Jacquiline Minicucci – Recording Secretary (Niagara Co.)

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

Tom Burgasser - Attorney (Niagara Co.)  
John Ottaviano – Attorney  
Charles Nesbitt (via phone – Orleans Co.)

- 1-2. **Welcome Remarks/Roll:** The meeting was called to order at 9:07 a.m.
3. **Approval of Minutes:**
  - A motion to approve the minutes from the September 27, 2019 NORLIC meeting as submitted by Jacqueline Minicucci was made by Mr. DePaolo, seconded by Mr. Casale. Ayes, 4. Noes, 0. Motion Passed.

#### **Action Items:**

4. **PARIS Budget Review:** November 1, 2019 approval by board. Ms. Klyczek reviewed the approved budget as submitted. The board had no concerns.
5. **Administrative Assistant Position:** Renewal of contract for the Administrative Assistant position through December, 2020 to remain the same with the exception of a 2% salary increase. A motion to approve the contract was made by Mr. Casale and seconded by Mr. DePaolo. Ayes, 4. Noes 0.
6. **48 Prentice St. & 120 W. Bank St. – Asbestos Remediation/Demolition Quotes:** Mr. Ottaviano informed the board that the closing took place for 48 Prentice and Vacant Property Insurance can be obtained. Ms. Klyczek reviewed the process of controlled demolition and noted that the buildings will need to be condemned. Code enforcement officers from the Village of Albion and the City of Lockport will need to start the process of condemning the properties. A motion for Ms. Klyczek to obtain three quotes for demolition was made by Mr. Casale and seconded by Mr. DePaolo. Ayes, 4. Noes, 0. Motion Passed.

7. a.) **NYSDEC Agreement:** Mr. Ottaviano stated that NYSDEC will allow Orleans County to be part of the agreement and they will be added to the final draft. Once returned from NYSDEC, signatures will be obtained from the counties and municipalities involved. An LLC will not be formed at this time.
- b.) **Hyde Park Blvd Property Sale:** The Niagara County Legislature committee's will meet on November 26, 2019 to review the sale. If approved, final adoption will take place on December 3, 2019.

#### **New Business:**

8. **Closing Update:** J. Ottaviano
  - a.) 417 Ferry Avenue – Closing December 5, 2019
9. **Treasurer Report** – Ms. Minicucci presented the board with the expenses that have incurred since the September meeting as well as the current balance sheet.
10. **Meeting Date:** Due to the upcoming holiday, the board changed the next meeting date to December 20, 2019.

#### **Other Business:**

11. **Site Tour:** Ms. Klyczek updated the board on the November 20, 2019 site tour with the representative from Enterprise. Property status updates were provided.
12. **Burt Fisherman's Park, Newfane, NY:** The Town of Newfane has expressed interest in the Landbank taking possession of the adjacent property to the Burt Damn parking lot and leasing it back to the town. Phase I & II ESA's have been completed with findings showing some contamination on the bank of 18 Mile Creek. Mr. Ottaviano made the board aware of a possible conflict of interest due to the fact that he has represented the owner of the property. The board took no action at this time.

#### **Adjournment:**

A motion to adjourn the meeting at 9:43 a.m. was made by Mr. Casale, seconded by Mr. DePaolo. Ayes, 4. Noes, 0. Motion Passed.

*Minutes respectively submitted by: Jacqueline Minicucci*