



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – December 20, 2019

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on December 20, 2019 at the Samuel M. Ferraro Center for Economic Development, 6311 Inducon Corporate Drive, Sanborn, NY.

Board of Directors:

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

Absent:

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 9:06 a.m.

3. **Approval of Minutes:**

- A motion to approve the minutes from the November 22, 2019 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. Casale, seconded by Mr. Smith. Ayes, 5. Noes, 0. Motion Passed.

Action Items:

4. **NYSDEC Agreement:** John Ottaviano is finalizing the agreement. A motion to adopt the resolution to enter into an agreement with the DEC was made by Chairman Updegrove and seconded by Mr. Casale. Ayes, 5. Noes, 0.
5. **Hyde Park Blvd Property Acceptance:** Ms. Klyczek reviewed the status of the property. A motion to accept the property subject to the approval of agreements with DEC and the potential developer was made by Chairman Updegrove and seconded by Mr. Smith. Ayes, 5. Noes, 0.

New Business:

6. **Demolition/Air Monitoring Bids:** Ms. Klyczek informed the board that the properties located at 48 Prentice St. and 120 West Bank have been officially condemned and NORLIC may move forward with demolition. Bids for controlled Demolitions with air monitoring were reviewed. The board advised Ms. Klyczek to proceed with the lowest bidder.

7. **Property Updates** – A. Klyczek
 - 544 E. State Street – Property is being marketed for sale. Attorney has the deed.
 - 8685 Main Street, Barker – NORLIC has received a signed Temporary Incidence of Ownership to enter the property to review the structural soundness of the building and determine any historical significance. Ms. Klyczek will keep the board updated.

8. **Phase II Assessments** - A. Fisk
 - 5222 Lockport Junction Rd – The property is 16.9 acres and is zoned Industrial. A Phase I assessment has been completed. The County currently has a Temporary Incidence of Ownership and the property owner is in agreement to complete Phase II testing. Results of further testing and levels of contamination determine the levels of funding for remediation.

 - 4287 Witmer Road – Phase I testing and partial remediation have been completed. Due to location and possible tax credits, the parcel has potential for redevelopment. Ms. Fisk will issue an RFP for Phase II testing.

9. **Treasurer’s Report** - Ms. Fisk reviewed expenses that have been incurred since the November meeting as well as the current balance sheet.

Attorney Business - None

Other Business:

10. **Municipality Auction Materials:** Ms. Klyczek is working with municipalities to obtain property auction information for the NORLIC website.

Adjournment:

A motion to adjourn the meeting at 9:35 a.m. was made by Mr. Updegrove, seconded by Mr. Smith. Ayes, 5. Noes, 0. Motion Passed.

Minutes respectively submitted by: Jacqueline Minicucci