



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – April 26, 2019

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 am on April 26, 2019 at the Samuel M. Ferraro Center for Economic Development, 6311 Inducon Corporate Drive, Sanborn, NY.

Board of Directors:

Richard Updegrove – Chairman (Niagara Co.)
Tom DeSantis – Secretary (Niagara Falls)
Rob DePaolo – Board Member (N. Tonawanda)

Brian Smith – Vice Chairman (Lockport)
Michael Casale – Board Member (Niagara Co.)

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:**

3. **Approval of Minutes:**

- A motion to approve the minutes from the March 14, 2019 and amended January 22, 2019 NORLIC meeting minutes as submitted by Heather Peck was made by Mr. Casale, seconded by Mr. DeSantis. Ayes, 5. Noes, 0. Motion Passed.

Action Items:

4. **171 Niagara Street:**

- Mr. Smith stated the importance of owner occupancy as well as purchase price should be considered. A motion to approve the sale of 171 Niagara to Anthony Otto and John Celenza was made by Mr. Smith, seconded by Mr. DeSantis. Ayes, 5. Noes, 0. Motion Passed.

5. **429 Roger Ave:**

- The board reviewed the purchase applications and agreed to award the sale to the highest bidder that will owner occupy.
- A motion to approve the sale of 429 Roger Avenue to Jordan Paige was made stating that if after inspection, the sale is unapproved, the property will be awarded to the next highest bidder was made by Mr. DeSantis, seconded by Mr. DePaolo. Ayes, 5. Noes, 0. Motion Passed.

6. **162 Vandervoort:**

- Mr. DePaolo stated that the house is in large disrepair but there is some interest in the property.
- The board recommended promoting the sale utilizing the website, a press release, classified listing, social media and posting signage.
- A motion to accept 162 Vandervort into the landbank was made by Mr. Smith, seconded by Mr. Casale. Ayes, 5. Noes, 0. Motion Passed.

7-8. **511 Ninth Street & 417 Ferry Ave.:**

- Mr. Desantis stated that both properties are in fair condition and there is some interest in one of the buildings.
- A motion to accept both 511 Ninth Street and 417 Ferry Avenue was made by Mr. Desantis, seconded by Mr. Smith. Ayes, 5. Noes, 0. Motion Passed.

9. **Haseley Drive:**

- Property is tax delinquent and will be transferred into the landbank by the County.
- Eleven RFP responses were received and reviewed by the board.
- Discussion by the board concluded that Day Environmental's proposal demonstrated the best scope of work for the proposed price.
- A motion to accept the proposal as submitted by Day Environmental was made by Mr. Smith, seconded by Mr. DeSantis. Ayes, 5. Noes, 0. Motion Passed.
- Ms. Fisk will prepare award letters for the bidders and a professional services contract for Mr. Ottaviano's review and approval.

New Business:

- Ms. Klyczek expressed the need to have a consistent meeting date schedule. The board agreed to meet every 4th Friday of the month at 9 a.m. with the exception of the month of May due to the holiday. May's meeting will be held on Friday, May 31, 2019.

Other Business:

- Chairman Updegrave discussed possible fee structuring for realtor commissions. Board suggestions included a percentage or minimum fee, commission fee based on a sale price range and the possibility of having the purchaser cover the commission in the sale of the property. Staff will look into the matter further and present ideas to the board at the next meeting.
- Ms. Klyczek informed the board that the bill submitted for the new boiler system at 429 Roger was more than the quoted price due to a mail in rebate offered from National Fuel. Staff will submit the paperwork to obtain the rebate funds.

Adjournment:

A motion to adjourn the meeting at 10:23 a.m. was made by Mr. Smith, seconded by Mr. DeSantis. Ayes, 5. Noes, 0. Motion Passed.

Minutes respectively submitted by: Jacqueline Minicucci