



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – July 26, 2019

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on July 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.) Brian Smith – Vice Chairman (via phone)
Tom DeSantis – Secretary (Niagara Falls) Rob DePaolo – Board Member (N. Tonawanda)
Lynne M. Johnson- Board Member (via phone- Orleans County)

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 June 28, 2019 NORLIC meeting minutes as submitted by Jacquiline Minicucci was made by Mr. DeSantis, seconded by Mr. DePaolo. Ayes, 5. Noes, 0. Motion Passed.

Action Items:

4-6. **440 Tenth Street, 462 Tenth Street, 929 Ferry Avenue:**

- Mr. DeSantis presented the board with signed Property Submission Forms with the property reports to follow.
- A motion to conditionally accept 440 Tenth Street, 462 Tenth Street and 929 Ferry Avenue into the Landbank upon transfer from the City of Niagara Falls was made by Mr. DeSantis and seconded by Mr. DePaolo. Ayes, 5. Noes, 0. Motion Passed.

7. **601 Moore Street:**

- The board reviewed the purchase application and agreed to award the sale to the only interested buyer. The developer will invest \$65,000 into rehabilitation and resell the property.
- A motion to approve the sale of 601 Moore Street to Keith Coffee was made by Ms. Johnson, seconded by Mr. DePaolo. Ayes, 5, Noes, 0. Motion Passed.

8. **Belmont Housing, Rehabilitation Management & Oversight Services:**

- The board was provided with a copy of the Belmont proposal for review. Ms. Klyczek informed the board that Belmont's experience meets NORLIC's needs and is a reputable firm. Mr. Ottaviano will draw up a contract that will include the insurance requirements. A motion to accept Belmont Housing for rehabilitation management and oversight services was made by Chairman Updegrave and seconded by Mr. DeSantis. Ayes, 5, Noes, 0. Motion Passed.

9. **162 Vandervoort St.:**

- Ms. Klyczek informed the board that we have not been able to contact Samuel Yemane to complete the sale of the property. The next available bidder is no longer interested and there were no other bidders that met the purchasing requirements. Mr. Ottaviano will send a breach of contract letter. A motion to relist the property for sale, if no response is received was made by Mr. DePaolo and seconded by Mr. DeSantis. Ayes, 5, Noes, 0.
- Ms. Klyczek stated that the realtor has suggested that the debris be removed from the property to make it more attractive to prospective buyers. The board suggested that Ms. Klyczek locate possible debris removal firms.

New Business:

- Ms. Fisk informed the board that the draft report for the Phase II fieldwork at the Haseley site should be completed and available for the next meeting.
- Property Updates: (J. Ottaviano)
 - a.) 171 Niagara Street – Property closing July 24, 2019
 - b.) 511 – 9th Street – Property closing scheduled for August 2, 2019
 - c.) 417 Ferry Avenue – A 30-day extension has been issued to complete the search and survey.

Other Business:

- Chairman Updegrave inquired on the possibility of holding the Landbank Education seminar in September of 2019.
 - a.) The board suggested a list of in rem properties be provided to municipalities prior to the event.
 - b.) Attendees should include Supervisors, Building Inspectors and Code Enforcement Officers.
 - c.) Orleans County invited Chairman Updegrave to speak on the landbank topic at their Association of Municipalities meeting.

Adjournment:

A motion to adjourn the meeting at 9:47 a.m. was made by Chairman Updegrave, seconded by Mr. DePaolo. Ayes, 5. Noes, 0. Motion Passed.

Minutes respectively submitted by: Jacqueline Minicucci