

# INVESTMENT SUMMARY

The Niagara Orleans Regional Land Improvement Corporation (NORLIC) adopted investment guidelines as required by Section 2925 of the New York Public Authorities Law. The guidelines were adopted to govern the investment and reinvestment of Investment Funds and the sale and liquidation of investments, as well as the monitoring, maintenance, accounting, reporting and internal controls by and of NORLIC with respect to such investment, sale, reinvestment and liquidation.

In accordance with these guidelines, an annual investment report is required that includes the following information:

- a. The investment guidelines required by Section 2925(3) of the Public Authorities Law and any amendments to such Guidelines since the last investment report;
- b. An explanation of the Investment Guidelines and amendments;
- c. The results of the Annual Investment Audit;
- d. The investment income record of the Corporation;
- e. A list of the total fees, commissions or other charges paid to each investment banker, broker, agent, dealer and advisor rendering investment associated services to the Corporation since the date of the last investment report; and,
- f. A description of new and existing investments and a description of the selection of investment bankers, brokers, agents, dealers or auditors.

The Investment Guidelines adopted by the NORLIC Board in January 2019, remain in full effect and no amendments have been made to the guidelines.

During the 2018 fiscal year, NORLIC accepted two properties, both located in North Tonawanda: 250 Miller St. and 429 Roger Ave. The city of North Tonawanda requested NORLIC create a disposition process for the Miller property, resulting in complete redevelopment and owner occupancy. NORLIC advertised the property, evaluated the responses, identified an applicant and executed a contract for redevelopment and occupancy. The contract includes claw back provisions in the event the terms of the contract are broken. 429 Roger Ave was donated by National Stabilization Trust, through the Mr. Cooper program. The property was donated for \$1.00, accompanying this donation was a grant award in the amount of \$16,000 for façade upgrades. NORLIC solicited bids for the upgrades, awarded the contract and dispersed the grant funds for payment. Additional work is underway to make the property marketable. Additional work is underway to make the property marketable.

NORLIC applied for grant funds, administered by Enterprise Community Partners and was awarded \$500,000. A work plan has been developed by NORLIC to determine how grant funds will be expended. NORLIC’s activities are not considered investments, therefore, the land bank made no investments during Fiscal Year 2018.

A 2018 financial summary is provided in Table 1.

**Table 1. Financial Summary for 2018 Fiscal Year (January 1, 2018 – December 31, 2018)**

<b>Expenses</b>	<b>Amount</b>
Program Expenses	\$4,338
Insurance Expense	\$3,435
<b>Total Expenses</b>	<b>\$7,773</b>
<b>Revenues</b>	<b>Amount</b>
Grants	\$2,416
Contributions	\$3,650
Property Sales	\$21,000
<b>Total Revenues</b>	<b>\$27,068</b>
<b>Net Assets at Year End</b>	<b>\$19,295</b>

NORLIC conducted a 2018 annual independent certified audit of NORLIC operations. As part of the audit, all expenses incurred and obligations undertaken were reviewed. The Fiscal Year 2018 annual independent certified audit concluded that NORLIC did not hold any investments as of December 31, 2018.

NORLIC has no paid staff and board members serve without compensation. At the end of Fiscal Year 2018 no fees, commissions or other charges were paid to an investment banker, broker, agent, dealer or advisor rendering investment associated services to NORLIC since the date of incorporation.