



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – September 25, 2020

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on September 25, 2020 at the Samuel M. Ferraro Center for Economic Development, 6311 Inducon Corporate Dr., Sanborn NY 14132.

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

Richard Updegrove – Chairman  
Michael Casale – Board Member  
Rob DePaolo – Board Member  
Thomas DeSantis – Board Member  
Lynne M. Johnson- Board Member (via conference)

#### **Absent:**

Kyle Andrews – Board Member  
Brian Smith – Vice Chairman

#### **Officers:**

Andrea Klyczek – Executive Director  
Amy Fisk – Treasurer  
Jacquiline Minicucci – Recording Secretary

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

Tom Burgasser – Attorney  
John Ottaviano – Attorney (via conference)

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 August 28, 2020 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. DePaolo, seconded by Mr. Casale. Ayes 5, Noes 0. Motion Passed.

#### **Action Items:**

4. **Resolution – 3505 Hyde Park Blvd:**

Mr. Ottaviano reviewed the resolution to authorize NORLIC to enter into an agreement to convey the tax lien to A. Santarosa for the sum of \$1,000 plus any legal expenses incurred. The board requested Mr. Ottaviano add redevelopment benchmarks with a clawback provision if they are not met. Mr. Ottaviano will finalize the deed and present to the board. Ms. Klyczek will contact the developer to obtain an update on site plans. A motion for approval to convey the tax lien was made by Mr. Casale and seconded by Mr. DePaolo. Ayes 5, Noes 0. Motion Passed.

5. **Resolution – 3355 Niagara Falls Blvd**

Ms. Klyczek informed the board that NORLIC would like to obtain the tax delinquent parcel from the County to ensure proper lead remediation and redevelopment. Ms. Klyczek noted that the property's market value exceeds the estimated remediation costs. A Temporary Incidence of Ownership will be needed to obtain bid proposals. A motion for approval to accept the property and market for development was made by Mr. Desantis and seconded by Mr. DePaolo. Ayes 5, Noes 0. Motion Passed.

6. **RFP Approval – 4287 Witmer Road**

Ms. Fisk reviewed the proposal that was presented to the board. Mr. Ottaviano stated that Niagara County does not have title to the property. A Temporary Incidence of Ownership is in place. Mr. Ottaviano will review the document and add language regarding ownership. A motion to issue the RFP once legal amendments are completed was made by Mr. Updegrove and seconded by Mr. DeSantis. Ayes 5, Noes 0.

**Other Business:**

5. **Executive Director/Annual Performance Evaluation:**

A copy of the evaluation was provided to board members. Responses will be submitted to Mr. Ottaviano and an update will be presented at the next board meeting.

6. **Property Updates:** – A. Klyczek/J. Minicucci

- a. 321 Oliver – The property owner has signed and returned the agreement. Renovations are scheduled to be completed by January 2021.
- b. 929 Ferry – RFP for a general contractor has been issued with a due date of October 2, 2020.
- c. 162 Vandervoort – The property owner is unable to obtain financing but has been approached by a general contractor that may finance the project. Ms. Klyczek stated that she has been in communication with a realtor that has a client interested in the property. The client has successfully completed projects in the North Tonawanda area. The board asked Ms. Klyczek to obtain proposals from both developers to be reviewed at the next meeting. If the property is taken back from the current owner, he will be reimbursed for the cost of his initial sale minus legal fees and lawn maintenance expenses that will be reimbursed to the municipality.

7. **Treasurer's Report** – Ms. Fisk stated that there has been no financial activity to report.

**Attorney Business:** – J. Ottaviano

- a.) 544 E. State St. – Search and survey are in process. Mr. Ottaviano will follow up with the Village of Albion.
- b.) 440 & 462 Tenth St. – Waiting for the closing documents to be returned from the City of Niagara Falls.

**Adjournment:**

A motion to adjourn the meeting at 9:40 a.m. was made by Mr. DePaolo, seconded by Mr. Casale. Ayes 5, Noes 0. Motion Passed.

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Jacquiline Minicucci, Recording Secretary