

# MISSION STATEMENT

**The Niagara Orleans Regional Development Corp. (NORLIC) is a not-for-profit corporation formed in November 2017 by Niagara County, Orleans County, Niagara Falls, North Tonawanda, and Lockport. NORLIC is a municipal partnership that works with communities to acquire vacant and abandoned properties. NORLIC's efforts will return abandoned properties to productive use, creating a better community for future generations.**

## CORPORATION STRUCTURE

In 2011 the New York State Legislature enacted Article 16 of the not-for profit corporation law, known as the "Land Bank Act". Article 16 enables municipalities to establish land banks for the purpose of acquiring real property that is tax delinquent, tax foreclosed, vacant, or abandoned and return these properties back to productive use.

Niagara County, Orleans County, Niagara Falls, North Tonawanda, and Lockport entered into an inter-municipal agreement for the purposes of establishing a regional land bank. The municipalities applied to the State of New York and were granted the authorization to establish a land bank. NORLIC was incorporated on November 10, 2017.

Funding for NORLIC is shared by the members and through the proceeds from the sale of properties. NORLIC also applies for grant funding from the New York state Attorney General's Office, administered by Enterprise Community Partners. NORLIC's fiscal year follows the calendar year, running from January 1<sup>st</sup> to December 31<sup>st</sup> of each year.

NORLIC is governed by a seven member board of directors. Per the NORLIC by-laws and rules and procedures, the members of the corporation consist of the individuals holding the following positions:

- a. Niagara County Manager
- b. Commissioner of Economic Development, Niagara County
- c. Niagara County Treasurer
- d. Orleans County Executive
- e. Mayor, City of Niagara Falls, or appointee
- f. Mayor, City of North Tonawanda, or appointee
- g. Mayor, City of Lockport, or appointee

For the 2018 Fiscal Year, the above positions were held by the following individuals:

- a. Richard Updegrove, Chairman
- b. Brian Smith, Vice-Chairman
- c. Thomas DeSantis, Secretary
- d. Michael Casale, Member
- e. Robert DePaolo, Member
- f. Kyle Andrews, Member
- g. Lynne Johnson, Member

In addition to the members, NORLIC has two Executive Officers elected by the Board of Directors. For the 2018 Fiscal Year, the Executive Officers were as follows:

- a. Executive Director – Andrea Klyczek
- b. Treasurer – Amy Fisk

## 2018 ACCOMPLISHMENTS

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During the 2018 fiscal year (January 1, 2018 to December 31, 2018), NORLIC continued to establish their policies, operational guidelines and performance measures. Performance measures include the acquisition of tax delinquent, abandoned, vacant, or underutilized properties to facilitate a disposition strategy that will result in an improvement to the neighborhood.

Two projects were ongoing in 2018 and are discussed in detail below.

### **250 Miller Street, City of North Tonawanda**

The City of North Tonawanda removed 250 Miller St from their tax foreclosure auction, requesting NORLIC to facilitate a complete renovation of the property. The City expressed a strong desire for the property to become an owner occupied residence. NORLIC marketed the property and received three offers. NORLIC selected a purchaser with a background in construction, who was committed to the redevelopment of the property. Rehabilitation is underway and the owner-occupied home will provide stabilization to the neighborhood. The home will be occupied by the daughter of the purchaser.



### 429 Roger Ave, City of North Tonawanda

Working with the Mr. Cooper Program through the National Community Stabilization Trust, NORLIC took ownership of 429 Roger Ave, North Tonawanda. The property was required some improvements prior to coming onto the market. As part of the property transfer NORLIC was awarded \$16,000 to make the necessary improvements. Through a bidding process NORLIC selected a contractor who performed façade repairs. Additional work is underway to prepare the house for sale.



## FINANCIAL REVIEW

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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 summary of the 2018 Financial Activities 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 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.

An assessment of the effectiveness of NORLIC internal control structure and procedures is part of the annual independent certified audit.

NORLIC’s Code of Ethics adopted on March 27, 2017 remains in effect.

# CERTIFICATION

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Based upon the Executive Officers' knowledge,

- (i) the information presented in this report is accurate, correct, and does not contain any untrue statement of material fact;
- (ii) does not omit any material fact which, if omitted, would cause the financial statements to be misleading in light of the circumstances under which the statements are made; and,
- (iii) fairly presents in all material respects the financial condition and results of operations of the Corporation as of, and for, the periods presented in the financial statements.

  
Andrea L. Klyczek, Executive Director / Date

  
Amy E. Fisk, Treasurer / Date