



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – January 23, 2026

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on January 23, 2026 at the Samuel M. Ferraro Center For Economic Development, Sanborn, New York 14132.

You Tube Livestream: <http://www.niagaraorleanslandbank.com/boardmeetings.html>

- 1-2. Welcome Remarks/Roll: The meeting was called to order at 9:06 a.m. by Chairman Updegrove.

Board of Directors:

Richard Updegrove – Chairman
Rob DePaolo – Board Member
Morgan Genovese – Board Member (Ex)
Lynn Johnson – Board Member (Via Webex)
Christopher McKimmie – Board Member
Vicki Smith – Board Member
Board Member - (Vacant)

Officers:

Andrea Klyczek – Executive Director
Amy Schifferli – Treasurer

Staff:

Katherine Alexander – Attorney - Absent
Jacquiline Minicucci – Recording Secretary

3. Approval of Minutes:
A motion to approve minutes from the November 13, 2025 NORLIC meeting as submitted by Jacqueline Minicucci was made by Mr. DePaolo, seconded by Mr. McKimmie.
Ayes 5, Noes 0. Carried.
4. Financial Report: Ms. Minicucci reviewed expenses and provided the board with current financial and grant statements. No concerns noted.

Action Items:

5. Res #0126-01 - 17 Works Place, Lockport - Demolition Approval:
Property is owned by 210 Walnut Street, LLC which is a subsidiary of the Greater Lockport Development Corporation and they have requested that NORLIC assist with demolition of the existing structure. A motion to approve the demolition was made by Chairman Updegrove and seconded by Ms. Smith. Ayes 5, Noes 0. Carried.

6. Res #0126-02 – 2401 Whitney Avenue, Falls – Property Disposition:

Ms. Klyczek stated that the applicant has proposed a purchase price of \$36,400 with a redevelopment investment of \$105,000. The applicant has experience in renovation and redevelopment. A motion to sell 2401 Whitney Avenue, Niagara Falls to Buffalo Renaissance Properties, LLC was made by Chairman Updegrove and seconded by Mr. McKimmie. Ayes 5, Noes 0. Carried.

1535 Pierce Avenue, Niagara Falls – Property Disposition:

Ms. Klyczek stated that the applicant has proposed a purchase price of \$35,000 with a redevelopment investment of \$70,650. The proposed reuse is as a rental property. The applicant has proven renovation experience. A motion to sell 1535 Pierce Avenue, Niagara Falls to WNY Housing, LLC was made by Chairman Updegrove and seconded by Mr. McKimmie. Ayes 5, Noes 0. Carried.

7. Res #0126-03 – Empire State Development – Grant Award Acceptance:

Ms. Klyczek informed the board the NORLIC worked in coordination with the City of Niagara Falls to apply for grant funding thru Empire State Development to improve the Rapids Theatre as part of the Main Street redevelopment initiative. NORLIC was awarded \$1,000,000. Once a developer is chosen, NORLIC will work as a pass thru for grant administration. A motion to accept the \$1,000,000 grant awarded by Empire State Development was made by Mr. McKimmie and seconded by Mr. DePaolo. Ayes 5, Noes 0. Carried.

Project Update:

- 101 Frederica, North Tonawanda: The City of North Tonawanda has requested NORLIC's assistance in the demolition of the structure. NORLIC staff is working on the environmental documentation required to obtain approval from HCR to fund the demolition.
- Griswold St., Middleport Water Tower: Ms. Minicucci informed the board that the contractor is waiting for permit approval from the municipality to commence the work.
- 621 Payne Avenue (Lowry School): Ms. Klyczek stated that a site assessment will be obtained which will provide a property value and an estimated cost for renovations.
- 2255 Niagara Avenue, Niagara Falls: Ms. Minicucci stated that NORLIC received an inquiry regarding the donation of the home to the landbank. There are \$41,000 owed in back taxes. Ms. Minicucci shared information that was obtained from the City of Niagara Falls Code Enforcement regarding the condition of the property. There were some unauthorized occupants in the building and excess debris. The property has been condemned. The board discussed the need to confirm that the City of Niagara Falls would forgive the taxes prior to agreeing to accept the property.

- 713/715 Oliver St., North Tonawanda: Ms. Klyczek has been in contact with a potential developer but their interest is based on the assumption that additional funding would be provided by NORLIC or the municipality. The building was a former pizzeria and boarding house. The structure is a candidate for partial demolition.
- 1129 Niagara Avenue: The City of Niagara Falls has proposed use of the municipalities CDGB grant funding to redevelop the property. It was proposed for institutional use and Ms. Klyczek has reached out to agencies for interest. NORLIC currently owns the property. The grant agreement has not been fully executed.

Attorney Business: No Report

Other Business: No Report

Adjournment:

A motion to adjourn the meeting at 9:39 am was made by Chairman Updegrove and seconded by Mr. DePaolo. Ayes 5, Noes 0. Carried.

Respectfully Submitted,


Jacqueline Minicucci, Recording Secretary

