



Niagara Orleans Regional Land Improvement Corporation (NORLIC)

Meeting Minutes – April 24, 2026

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on April 24, 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 9:05 a.m. by Chairman Updegrove.

Board of Directors:

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

Officers:

Andrea Klyczek – Executive Director (Via Webex)
Amy Schifferli – Treasurer

Staff:

Katherine Alexander – Attorney (Via Webex)
Jacquiline Minicucci – Recording Secretary

3. Approval of Minutes:

A motion to approve minutes from the March 27, 2026 NORLIC meeting as submitted by Jacquiline 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 #0126-08 – 1701 Main Street, Niagara Falls – Property Acquisition:

The building is adjacent to the Rapids Theatre. Applications are currently being accepted for the theatres acquisition and a developer will be chosen by May 1, 2025. The property is a key part of a larger redevelopment plan. The Niagara Falls Urban Renewal Agency is applying for a grant that will allow them to purchase the property from NORLIC at a later date. NORLIC will work with the real estate agency to negotiate a purchase price. A motion to approve the acquisition was made by Ms. Genovese and seconded by Mr. McKimmie. Ayes 5, Noes 0. Carried.

6. Res #0126-09 – Telegraph & Rochester Road, Middleport – Tax Lien Acceptance:
Ms. Schifferli informed the board that the FMC Corporation has received a consent order from the DEC to remediate the property. NORLIC will accept the tax lien and transfer to FMC who will complete the foreclosure process and redevelop the property. A motion to transfer the tax lien to FMC Corporation was made by Chairman Updegrove and seconded by Mr. DePaolo. Ayes 5, Noes 0. Carried.
7. Res #0126-10 – Town of Niagara Junkyard Parcels – Tax Lien Acceptance:
NORLIC had previously accepted tax liens for the parcels and were marketing the properties for redevelopment. A plan has been submitted by a developer to acquire all the properties. The reuse plan is to clean up the parcels and continue to operate as a junkyard and repair shop. In order to facilitate the transfer of the tax liens, the board must approve the acceptance of the outstanding tax lien balance covering the period from the prior acceptance date to the present date. A motion to accept the balance of the tax liens was made by Mr. McKimmie and seconded by Mr. DePaolo. Ayes 5, Noes 0. Carried.
8. Res #0126-11 – 3425 Hyde Park Blvd., Town of Niagara – Tax Lien Acceptance:
Ms. Schifferli informed the board that the tax liens were previously transferred to the developer and they have completed the foreclosure process. In the interim, taxes have accumulated. NORLIC needs to accept the remainder of the tax lien and transfer to the developer so they may fully complete the foreclosure process. A motion to accept the tax lien and transfer to the developer was made by Chairman Updegrove and seconded by Mr. DePaolo. Ayes 5, Noes 0. Carried.
9. Res #0126-12 – Construction Management RFP –Contract Award & Execution of Contract:
The board was presented with a summary of the proposals that were submitted for the Construction Management contract. Ms. Klyczek stated that in the review process, the ability to meet the MBE/WBE grant requirements was a key factor and all the companies were able to meet the goal. RP Oak Hill & Frontier Mgmt. were similar in cost. The board discussed that Frontier Mgmt. was a local company that is smaller in size and will be able to provide better attention than a larger firm. A motion to award the contract to Frontier Management was made by Chairman Updegrove and seconded by Ms. Genovese. Ayes 5, Noes 0. Carried.

Project Update:

- Demolitions – 101 Fredericka, North Tonawanda & 17 Works, Lockport: Once the asbestos survey report is received from BE3 Corporation, it will be submitted to HCR to obtain approval to proceed with the demolition process.

Attorney Business:

- Ms. Alexander informed the board that she is continuing to work on closings for several properties and all are moving forward.

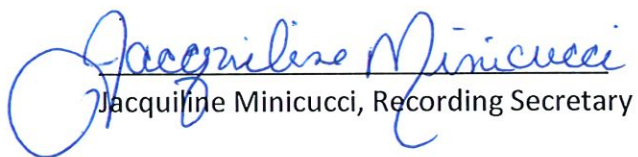
Other Business:

- Ms. Minicucci stated that the Home Improvement Grant will be launched the week of April 27th and a webinar is scheduled for Monday, May 4, 2026. All information will be found on the NORLIC website.

Adjournment:

A motion to adjourn the meeting at 9:31 am was made by Mr. McKimmie and seconded by Mr. DePaolo. Ayes 5, Noes 0. Carried.

Respectfully Submitted,


Jacquiline Minicucci, Recording Secretary

