



# Niagara Orleans Land Improvement Corporation (NORLIC)

## Property Submission Form

NORLIC Board of Directors,

In recognition of the growing problem of distressed, vacant, abandoned and tax-delinquent properties, New York State passed the Land Bank Act, as Article 16 of the New York State Not-for-Profit Corporation Law, which authorizes any Foreclosing Governmental Unit (FGU) to create a land bank to strategically acquire, improve, assemble, and sell these properties.

Under this law, Niagara Orleans Regional Land Improvement Corp. (NORLIC) was formed in October of 2017 via an intermunicipal agreement among five FGUs: Niagara County, Orleans County, City of Niagara Falls, City of Lockport, City of North Tonawanda.

NORLIC seeks to work collaboratively with the cities, towns, and villages, to address the growing problem of distressed, vacant, abandoned, and tax-delinquent properties.

North Tonawanda recognizes NORLIC as a partner in the fight against blight and distress within our  
(Municipality)

community and thereby, with submission of this letter, formally requests NORLIC to consider the assumption of:

162 Vandervoort Street, North Tonawanda  
(Property Address)

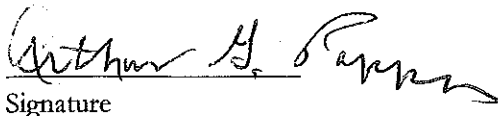
185.05-1-22  
SBL #

Should NORLIC accept title to the above mentioned property North Tonawanda would acknowledge the conditions as listed below:  
(Municipality)

Reimbursement to NORLIC for costs associated with transfer of property; pro rata share of insurance coverage, and any/all other costs associated with the maintenance, upkeep and disposal of the property.

If NORLIC is unable to dispose of the above property after a period of one year from the date of acquisition, NORLIC retains the option to transfer the property back to the host municipality.

Accompanying this letter is a completed Acquisition Application.

  
Signature

4/24/19  
Date



## **Property Report:**

### **Property Contact Information:**

Contact Name: City of North Tonawanda

Contact Phone Number: (716) 695-8595

Contact Email Address: rdepaolo@northtonawanda.org

### **Property Information:**

Property Address: 162 Vandervoort Street

Property SBL#: 185.05-1-22

Approximate Year Built: 1850

Approximate Square Footage: 1984

Number of Bedroom 5

Number of Bath 3

### **Property Development Summary:**

Please describe below the preferred redevelopment plan and include any noteworthy results the municipality would like NORLIC to take into consideration, i.e. owner occupancy, desired tenant, etc. (Please use additional pages if necessary)

The City of North Tonawanda would like to see this dwelling returned to livable condition and sold preferably to an owner occupier.

## **1. Grounds**

### **Grading:**

Grading Slope: Flat,

### **Driveway/Sidewalk & Walkways:**

Driveway: Overgrown gravel

Sidewalk Conditions: Concrete

### **Vegetation:**

Lawn. Some evergreen bushes

## **2. Exterior**

### **Entrance Conditions:**

Front Entrance Type: Covered Porch, Front entry porch is in very poor condition

Rear Entrance Type: Covered,

### **Exterior Walls/Trim:**

Structure Type: Wood Frame,

Exterior Wall Covering: Asphalt shingles in poor condition, some vinyl siding

Trim material: Wood in poor condition, some aluminum trim covering

### **Eave/Soffit/Fascia:**

Wood

### **Windows/Exterior Doors:**

Window Material: Aluminum, Wood, Vinyl

Window Type: Double Hung, Vinyl replacement windows primarily on second floor, wood windows with aluminum triple-track storm windows on first floor.

## **. Roofing**

### **Roof Covering:**

Method of Inspection: Walked on, Viewed from ground

Roof Style: Gable,

Roof Covering Material: Asphalt shingles

Number of Layers: Undetermined

Roof Condition: fair

Condition of Roof Penetrations: Repairs needed at chimney.

Gutter and Downspout Conditions: Gutter and downspout system is incomplete.

### **Chimney:**

Chimney Material: Brick,

### **Attic:**

Access Location: Scuttle hole

Method of Inspection: No Access,

Roof Frame Type: Rafters,

Ceiling Frame Type: Joists,

Attic Ventilation Type: Gable End,

Insulation Type: Unknown

## **4. Heating/Air**

### **Heating:**

Location of Unit: Basement

Heating Type: Boiler

Energy Source: Natural Gas

Heating Unit Condition: Poor, Boiler frozen.

Distribution Type: Radiators.

## **5. Electrical**

### **Service Drop/Weatherhead:**

Electrical Service Type/Material: Overhead/Aluminum

Number of Conductors: Three,

Electrical Service Condition: Fair

### **Main Electrical Panel:**

Main Disconnect Location: At Main Panel,

Main Panel Location: Basement

Panel Amperage Rating: Two 60 amp tenant services.

Circuit Protection Type: Fuses

Main Panel Conditions: Fair

### **Wiring:**

Conductor Type: Copper, Aluminum

Wiring Method: Plastic-Sheathed, Cloth-Sheathed, Knob & Tube  
Wiring condition varies.

## **6. Plumbing**

### **Water Main Line:**

Main shutoff Location: Basement

Main Line Material: Galvanized Steel,

Main Line & Valve Condition: Unknown

### **Water Supply Lines:**

Supply Line Material: Copper, Galvanized,

Supply Line Conditions: Unknown, home has not been winterized and some pipes may have frozen and broken.

### **Drain/Waste Lines:**

Drain Line Material: Plastic/PVC, Galvanized,

### **Plumbing Vent System:**

Plumbing Vent Pipe Material: Galvanized

### **Gas/Oil Fuel Systems:**

Main Shutoff Location: Basement

Fuel Line Material: Black Steel,

### **Water Heater(s):**

Water Heater Type: Gas, Electric

Water Heater Location: Basement

Capacity: 40 Gallons

Water Heater Condition: Water heater has frozen and possibly broken.

### **Interiors Electrical Conditions:**

Smoke Detectors Present? No

## **8. Kitchen**

### **Walls/Ceilings/Floors:**

Lower kitchen is in very poor condition overall.

Upper kitchen is in poor condition. (usable)

### **Appliances:**

Stove/Range Type: Electric,

## **9. Bath(s):**

### **Walls/Ceilings/Floors:**

Lower bath is in very poor condition.

Upper bath is in poor condition. (usable)

## **12. Foundation/Crawl Space:**

### **Foundation:**

Access Method: Entered Basement

Foundation Type: Basement,

Foundation Material: Masonry and rubble, some concrete block

Foundation Conditions: Far

Column Type: Steel

**Flooring/Structure:**

Flooring Support Type: Joists,