



## Niagara Orleans Regional Land Improvement Corporation (NORLIC)

### Meeting Minutes – September 24, 2021

A meeting of the Niagara Orleans Regional Land Improvement Corporation was held at 9 a.m. on September 24, 2021 at the Samuel M. Ferraro Center for Economic Development, 6311 Inducon Corporate Drive, Sanborn, NY.

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

Richard Updegrove – Chairman  
Brian Smith – Vice Chairman  
Kyle Andrews – Board Member (via conference)  
Michael Casale – Board Member  
Eric Cooper – Board Member  
Rob DePaolo – Board Member  
Lynne M. Johnson- Board Member (via conference)

#### **Officers:**

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

#### **Others Present:**

John Ottaviano - Attorney

- 1-2. **Welcome Remarks/Roll:** The meeting was called to order at 9:00 a.m. Chairman Updegrove introduced Eric Cooper, new board member representing the City of Niagara Falls.
3. **Approval of Minutes:**
  - A motion to approve minutes from the July 23, 2021 NORLIC meeting as submitted by Jacquiline Minicucci was made by Mr. Smith, seconded by Mr. DePaolo. Ayes 7, Noes 0. Motion Passed.

#### **Action Items:**

4. **PARIS Budget** – Ms. Klyczek presented the annual PARIS Budget. The board had no concerns. A motion to approve the 2022 PARIS Budget was made by Chairman Updegrove, seconded by Mr. Smith. Ayes 7, Noes 0. Motion Passed.
5. **ARPA Funding** – Chairman Updegrove informed the board that the Niagara County Legislature has received America Rescue Plan Act (ARPA) funds and will be allocating \$1,000,000 to NORLIC for development and infrastructure enhancements. The board discussed the process of engaging municipalities to assist in developing a plan of action and recruiting a Project Manager to administer landbank activities. Chairman Updegrove requested that board members work with their respective municipalities to identify salvageable properties that will help stabilize declining neighborhoods and present them for review. John Ottaviano requested that a Planning Manager job description be developed and presented for board approval. A selection committee will interview

prospective applicants. A motion to accept ARPA funding from the Niagara County Legislature was made by Mr. Smith, seconded by Mr. Cooper. Ayes 7, Noes 0. Motion Passed.

**New Business:**

6. **Tax Delinquent Properties:**

Ms. Fisk stated that Phase I results indicated the need for additional testing at all ten of the tax delinquent sites visited. Ms. Klyczek reviewed efforts taken by staff and the Niagara County Attorney's office to obtain Temporary Incidence of Ownership (TIO) that are needed to perform Phase II ESAs. Ms. Fisk stated that the tax arrears on some of the sites have been paid since the site visits were completed. Due to the size and landlocked location of some sites, redevelopment will be difficult so the board discussed the possibility of transferring those sites to adjacent non-tax delinquent property owners. The board requested that Ms. Fisk contact the DEC to discuss the possible liabilities of transferring contaminated properties. Chairman Updegrave requested that staff continue to work with the DEC and Niagara County Attorney's Office to develop an action plan, obtain the TIO's needed to perform Phase II ESA's, and draft Request for Proposals for property redevelopment as needed.

6. **Property Update:** - A. Klyczek

- a. 342 Oliver Street, North Tonawanda – Renovation in progress, some difficulty obtaining subcontractors.
- b. 511 – 9<sup>th</sup> Street & 417 Ferry Avenue, Niagara Falls – Mr. Cooper is requesting an update from the City of Niagara Falls Building Inspection Department.
- c. 171 Niagara Street, Lockport – Roof repair is complete. Ms. Klyczek will follow up with the owner for an update.
- d. 162 Vandervoort, North Tonawanda – Mr. DePaolo informed the board that all demolition has been completed and work is progressing.

7. **Treasurer's Report** – Ms. Fisk reviewed the expense report, checking account and grant fund balance. Mr. Smith requested that the Treasurer Report be reviewed after the minutes on future meeting agenda's.

**Attorney Business:** – No Report

**Other Business:** None

**Adjournment:**

A motion to adjourn the meeting at 10:05 a.m. was made by Mr. Updegrave, seconded by Mr. Smith. Ayes 7, Noes 0. Motion Passed.