

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
January 18, 2013 - 9:00 AM  
Edward A. Rath County Office Building, Room 1004

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Call to Order by Chairwoman Maria Whyte.

ATTENDANCE:

Board Members: Chairwoman Maria Whyte, Brendan Mehaffy, Frank E. Krakowski, Timothy A. Ball, David Comerford, James Comerford, Jr., Joseph Hogenkamp, Christina Orsi, Donna J. Estrich, Michael Siragusa.

Excused: Joseph L. Maciejewski

GUESTS:

There were many guests in attendance: Joseph Kelemen, WNY Law Center; Vicki Kessinger U.B., Bianca Acevedo, COB/OSP; Seth Piccirillo Director DCD Niagara Falls, Alan Oberst, Artvoice; Michael Clarke, Land Bank Working Group. Martin Polowy, EC Law Department; Jason Knight, EC DEP; Eric Gillert Planning Director Amherst, Jennifer Sepulveda, COB

HAND OUTS:

Agenda, Minutes of November 16, 2012 Board Meeting, Standardized Inspector Report (SIR) Maintenance Disposition & Reuse Plan (MDR Plan), Land Bank Parking Lot Issues.

NEW BUSINESS:

1. Welcome New Board Member: Donna Estrich replaced Janet Penksa. Donna is the new Commissioner of Administration, Finance, Policy, and Urban Affairs for City of Buffalo.
2. Approval of Minutes: The minutes of the November 16, 2012 Buffalo Erie Niagara Land Improvement Corporation (BENLIC) were presented and reviewed. Motion to approve by David Comerford, seconded by Brendan Mehaffy and unanimously carried as approved.
3. Election of officers: The slate of officers below was presented and the fiscal year is to remain as the calendar year (January through December).
  - Maria Whyte, Chair
  - Brendan Mehaffy, Vice Chair
  - Joe Maciejewski, Treasurer
  - Frank Krakowski, Secretary

Motion to approve by Joseph M. Hogenkamp, seconded by Brendan Mehaffy, and unanimously carried as approved.

4. Approval of Sample Inspector's Report Form/ Maintenance Disposition Reuse Plan: Motion to amend the SIR/MDR Report Item # 1 to state, "please attach Resolution and include resolution number" by Michael Siragusa. Seconded by Timothy Ball and unanimously carried. Motion to accept item as amended by Michael Siragusa, seconded by Christina Orsi and unanimously carried as approved.

5. Election of Audit Committee:

- Mike Siragusa
- Donna Estrich
- Joe Hogenkamp.

Motion to approve by David Comerford. Seconded by Timothy Ball and unanimously carried as approved.

6. Adoption of Mission Statement: The mission statement was presented as follows:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) seeks to confront and alleviate the problems distressed properties cause to communities by supporting municipal and regional revitalization efforts and strategically acquiring, improving, assembling, and selling vacant, abandoned, and tax-delinquent properties.

Motion to amend mission statement to add the word "distressed" between selling "vacant" and "abandoned" by Michael Siragusa, seconded by Timothy Ball, and unanimously carried as approved.

Motion to approve Mission statement as amended by Michael Siragusa, seconded by Timothy Ball, and unanimously carried as approved.

## UPDATES:

1. Orientation for Municipalities: Maria Whyte gave an overview of the upcoming orientation for municipal officials scheduled for January 28, 2013. She also noted that a similar meeting would be held for non-profit organizations at a yet to be determined date.

A discussion ensued concerning the long time lag between County Legislature approval of parcels to be included in an *In Rem* sale and the actual auction. Tax Foreclosure Calendar: 2014 is when properties would come up for sale. By July/August 2013, properties need to be identified for the next calendar year. Tim Ball noted it takes at least 7-8 months to go through the process. This is necessary to incorporate the required

public notification process. There is a need to manage expectations – propose 3 properties – one in each category? How municipalities check boxes on form will have determination as to how things go. Ms. Orsi suggested that BENLIC apply for rehab monies through the CFA process. This should be targeted towards a specific project. Maria Whyte stated Supervisor Walters (T. Hamburg) wants to acquire properties and use CDBG money to rehab.

Ms. Whyte passed around a possible list of residential properties for 2013 that are currently in Erie County's *In Rem* sale in August. 2013 would be a "pilot". The Working Group needs to meet again.

2. Government Affairs Committee: Maria Whyte will present at the Legislature's Government Affairs Committee on January 29 at 11 am.
3. ABO Training: Michael Siragusa needs to be trained; Donna Estrich might need to be re-trained; Jason Knight to check into it (copy C. Orsi)
4. Working Group Report: Property identification has begun.

#### PARKING LOT ISSUES:

1. Niagara Falls Building Officials Association: February Need another orientation needs to be scheduled.
2. Fiscal Agent: Bob Keating
3. Need to adopt a Budget: On February 15 BENLIC to receive \$90,000 contract.
4. Website and Domain: Jason Knight working with DISS. Use "BENLIC.org"?
5. City of Niagara Falls: Interested in joining BENLIC
6. Fee for Services: Erie County Law Department sent Department of Environment & Planning a draft RFP for insurance service.
7. Request for Foreclosures: The February deadline stated in the Rules and Procedures may need to change.
8. M. Whyte sent Sam Hoyt a memo re: State Budget Inclusion

9. Brendan Mehaffy: City of Buffalo might want to take care of some properties before they go to BENLIC
10. Issues for February Board meeting: Receive contract with \$90,000; adopt budget; launch Website.

Motion to adjourn made by Joseph Hogenkamp, seconded by Brendan Mehaffy. Motion carried unanimously to adjourn.

Next Meeting: February 15, 2013 at 9:00 a.m.  
Rath County Office Building, Room 1004

Recorded by: Frank Krakowski  
Submitted for Approval: Frank Krakowski, Secretary  
Approved by Board on February 15, 2013