

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
March 15, 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, Joseph L. Maciejewski, Frank E. Krakowski, Joseph Hogenkamp, David Comerford, Donna J. Estrich, Michael Siragusa.  
Excused: Christina Orsi, Timothy Ball, James Comerford, Jr.,

GUESTS:

Joseph Kelemen (WNY Law Center), Jim Magavern (WNY Law Center), Anthony Armstrong (Buffalo LISC), Jennifer Sepulveda-Beltre (City of Buffalo)

HAND OUTS:

Agenda, Minutes of February 15, 2013 Board Meeting, March Parking Lot Issues, BENLIC banking Proposals Phase 1. Legislative Bill Land Bank Revisions.

NEW BUSINESS:

1. Approval of Minutes: The minutes of the February 15, 2013 Buffalo Erie Niagara Land Improvement Corporation (BENLIC) were presented and reviewed. Motion to approve by David Comerford, seconded by Mike Siragusa and unanimously carried as approved.
2. Erie County Public Benefit Contract: Maria requested authorization to enter into a Public Benefit Contract with Erie County to receive a \$100,000 Grant. Motion to approve by David Comerford, seconded by Donna J. Estrich and unanimously carried as approved.
3. Rules and Procedures: Maria requested an amendment to the Rules and Procedures Page 10 Section (ii) Item (a) changing March 31 to October 1. Also on page 11, Item (d) change from March 31 to July 15. The change was necessary in order to accommodate the County's schedule of Foreclosure Auctions. Motion to accept change as submitted by Joseph Maciejewski, seconded by Joseph Hogenkamp, and unanimously carried as approved.

UPDATES & GENERAL DISCUSSIONS

1. Website: Updates to the BENLIC Website: Jason Knight reported website is in compliance. Need minutes from earlier meetings to be posted and to date no photos or logos are posted.
2. Vacant Property Summit: Jason Knight reported his attendance at the Vacant Property Summit in Atlanta that was sponsored by the Center for Community Progress. Summit was attended by 60-70 practitioners; more of a holistic approach versus land banking. The Summit's general philosophy was, "fix it up, pay it up, or give it up," with workshops on form code compliance, tax collection system, foreclosure, and the donation process.
3. Working Group Report:
  - a. 2013 Property Selection Criteria:
    - Class A Properties would be those with value
    - Class B Properties would be those in need of rehab

- Class C Properties would be those selected for Demolition
  - No interest from non-CDBG consortium members, Town of Amherst, Tonawanda.
  - Possibly interested are Hamburg and Cheektowaga
  - Need to submit resolution today – Maria Whyte to make phone calls regarding who to pay, \$1,400 for property foreclosure. She will provide recommendation at the next meeting for properties in 2013.
  - Searches will need to be ordered
- b. Land Bank Act needs to be amended
- Working with the other Land Banks in the State to support our necessary changes to the Legislation.
  - Changing the number of members for the land bank board from 11 to 15.
  - Regard to the Foreclosure Issue. Erie County being a Tax Act County has some conflicts with the current legislation.
  - Brendan Mehaffy suggested that if a municipality wants a property, they should get it instead of BENLIC. He will draft proposed language to Maria Whyte.
5. Maria Whyte presented updates to the Board:
- a. There are three additional New York State areas adding Land Banks that have been approved - Rochester, Binghamton and Suffolk County.
6. Update ABO training class on March 20, 2013 ([www.abo.ny.gov/training/onlinetraining.html](http://www.abo.ny.gov/training/onlinetraining.html)).

## PARKING LOT ISSUES

General Discussion on cleaning up some of the of Parking lot Issues which has grown to over 8 categories.

1. WNY Law Center. Organizing a small group for May target date.
2. RFP for Services.
  - a. Mike Siragusa will contact Lawley Agency for quotes on insurance.
  - b. Bob Keating reported on banking. The three banks he queried stated no fees are involved and RFP is not needed. Key Bank is the preferred entity thus far.
3. Fundraising. Maria Whyte met with Christina Orsi of Empire State Development regarding staffing. BENLIC should apply for NYPA proceeds grant as soon as possible. Board had no objections; Maria Whyte will check into the grant.
4. MWBE Policy – possible review on April 19.

Next Meeting: April 19, 2013 at 9:00 a.m.  
Location: Rath County Office Building, Room 1004

Motion to adjourn made by Mike Siragusa. Seconded by Donna J. Estrich.

Recorded by: Frank Krakowski  
Submitted for Approval: Frank Krakowski, Secretary  
Adopted by BENLIC Board Members on April 19, 2013