

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
May 17, 2013 – 9:00 AM
Edward A. Rath County Office Building, Room 1004

Call to Order by Chairwoman Maria Whyte.

ATTENDANCE:

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

GUESTS:

R.J. Ball (ESD); Jim Hartz (T. Tonawanda); Thomas J. Dearing (ECDEP); Jen Sepulveda (COB/OSP); Martin Polowy (EC Law Dept.); Josh Pennel (Assemblyman Sean Ryan's Office)

HAND OUTS:

Agenda; Minutes of April 19, 2013 Board Meeting; Revised Parking Lot of Issues; Draft Letter to Assemblyman Sean Ryan.

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: April Minutes were amended to specify David Comerford, not James Comerford. Minutes were unanimously approved as amended.
3. Amendments to the Land Bank Act—Josh Pennel of Assemblyman Ryan's Office: Mr. Pennel spoke regarding Amendments to Land Bank Act. He conveyed that the Assemblyman is working with Senator Grisanti and both share a strong belief that the Amendments to the Act would be approved in both the Senate and Assembly. Assemblyman Ryan will collect all letters of support and will share them with Governor Cuomo's office. It was decided that Maria Whyte and Brendan Mehaffy should sign letters of support to be sent to the WNY Delegation, along with Assemblyman Brennan who is Chair of the Assembly Committee on Authorities, Commissions and Corporations. Maria Whyte also indicated that the County Executive will seek a Resolution from the County Legislature officially requesting amendments to the Act.

Michael Siragusa made a motion to send letters to the WNY Delegation and Committee Members. The Motion was seconded by David Comerford and approved unanimously.

4. Report on Land Bank Community Orientation, May 8, 2013: It was noted that not as many were in attendance as they would have liked (approximately 20). There

is a need for further education and outreach. However, all feedback from participants was very positive.

5. Property Selection: The Board discussed three potential “pilots” for property selection in three distinct categories: 1) properties on which BENLIC will foreclose; 2) properties on which BENLIC will bid at the County’s foreclosure auction; and 3) properties that are donated to BENLIC by banks.

- Category 1: 59 North Main Street in the village of Angola has a property worth \$31,000 in back taxes on which the land bank could foreclose. The same is true for 3048 William Street, with \$57,000 in back taxes, in the Town of Cheektowaga. In both instances, the adjacent property owner is interested in purchasing the property.
- Category 2: 68 Sunset Court in Amherst and 15 Glenside Court in Tonawanda are both properties on the County’s foreclosure list on which the land bank may want to bid as the properties have resale value and need minimal rehab.
- Category 3: Councilman Charlie Markel is looking at REO properties controlled by various banks (i.e. Bank of America, Wells Fargo, etc.) in the Town of Cheektowaga. He will have specific addresses for the next Board meeting.

In each of the above categories, the pilots will serve as a learning opportunity for the Land Bank. Once the land bank goes through the various processes in each of the categories, a policies and procedures manual can be drafted to guide the land bank with future actions. Many specific details in each of the three categories relevant to the Towns and Villages need to be discussed and decided with guidance from the Poloncarz Administration. Erie County DEP, Real Property, and the Law Department are preparing a memo for the County Executive regarding the above.

6. Fundraising: Ms. Orsi suggested the land bank apply for NYPA Proceeds funding. The grant must be submitted by July 2, 2013. Erie County DEP is preparing a draft application to fund staffing.

7. Parking Lot Issues: Robert Keating, BENLIC Fiscal Agent, will make a deposit to Key Bank when BENLIC’s contract with the County is fully executed. The County Law Department will also prepare an MWBE policy for BENLIC.

Next Meeting: June 21, 2013 Board of Directors at 9:00 a.m.
July 11, 2013 Land Bank Working Group at 1:00 p.m.
Location: Rath County Office Building, Room 1004

Adjournment: A motion to adjourn was made by Michael Siragusa and seconded by Christina Orsi. The motion was carried unanimously.

Recorded by: Carol Wirth, CDBG Administrative Clerk
Submitted for Approval by: Maria Whyte, BENLIC Chair
Adopted by BENLIC Board members on June 21, 2013