

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BOARD OF DIRECTORS MEETING MINUTES
November 22, 2013 – 9:00 AM
Edward A. Rath County Office Building, Room 1004

Call to Order by Chairwoman Maria Whyte.

ATTENDANCE:

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

GUESTS: James Magavern (WNY Law Center); Jennifer Sepulveda-Beltre (COB/OSP)

HAND OUTS:

Agenda; Minutes of October 18, 2013 Board Meeting

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the October 18, 2013 Board of Directors Meeting were presented and reviewed. A motion made by Michael Siragusa to strike the statement “Audit statement of years 2013 and 2012 (no activity) is required to be in compliance with ABO. Fiscal Agent Robert Keating is a CPA and will provide the statement.” Under Activation of Governance Committee. Seconded by James Comerford, Jr., Motion to approve as amended by Joseph L. Maciejewski, seconded by Donna J. Estrich and unanimously carried as approved.
3. Treasurer’s Report: Maria Whyte suspended the submission of the Treasurer’s Report until January’s meeting because of outstanding transactions that need be included.
4. Audit Committee Report: Michael Siragusa reported to the Board of Directors that the Audit Committee has recommended Drescher & Malecki LLP to be awarded the contract to audit BENLIC accounts for a fee of \$9,700. This action would allow Chairman Maria Whyte to enter into such agreement.
5. OAG: Maria Whyte informed the Board that BENLIC had been awarded from the OAG office a grant of \$2,087,500. The funding is to be used as follows:
 - Demolition in the City of Buffalo – 50 Units (\$1,000,000)
 - Demolition in the City of Lackawanna – 5 Units (\$100,000)
 - A two-year allocation of \$300,000 to be used for staffing for one (1) full time executive director and one (1) part-time administrative assistant.

- \$662,500 to be used for Rehabilitation and Resale Program (RFF) throughout Erie County which would amount to approximately \$75,000 for about 8 properties as the Board has previously discussed.
 - The reasoning behind allocation of a larger amount of funds for demolition vs rehab is that the OAG feels our program is yet untested and the OAG's inability to manage this type of grant.
6. Approval of Resolution #2013-9 regarding Grant:
- Motion to Amend by David Comerford to add a second resolved clause which allows the Chairperson, along with either the Secretary or Treasurer, to enter into agreements with the FGU's as per the OAG grant allocation; seconded by Joseph Hogenkamp; passed.
 - Approved as Amended by Michael Siragusa, seconded Joseph Maciejewski. Passed unanimously.
7. 45-55 Pyle Court: Maria Whyte informed the Board that BENLIC is the owner of 45-55 Pyle Court in the Town of Tonawanda. This is located within the town's Community Development Program and, in turn, will be purchased back by the Town of Tonawanda.

Approval of Resolution 2013-10

- For a land transfer agreement with the Town of Tonawanda on 45-55 Pyle Court, Tonawanda SBL# 65.26-2-1 for \$ 1.00, BENLIC would enter into a contract with a reversion clause stating that in the event the property is one used for the purpose intended, BENLIC would receive the property back.
 - A motion to accept the resolution as written was made by David Comerford and seconded by James Comerford, Jr. The motion was carried unanimously.
8. 39 Fowler Street: Maria Whyte informed the Board that BENLIC is the owner of 39 Fowler St. in the Town of Tonawanda. The deed was recorded 11/01/2013. Maria reviewed the property condition with photos and reports for the Board. Maria suggested the Board might have to make a decision regarding disposition of the property.
9. BENLIC will be purchasing the lien on the following properties from the County of Erie:
- 44A Windwood Court, Cheektowaga
 - 3048 William Street, Cheektowaga
 - 59 North Main Street, Angola
10. Request for Foreclosure Package: Board reviewed RFF document
11. Board appointed BENLIC Properties Selection Subcommittee as follows:
- Frank E. Krakowski (City of Lackawanna)
 - James Comerford, Jr. (City of Buffalo)
 - Maria Whyte (County of Erie)
 - Joseph Hogenkamp (City of Tonawanda)
 - Joseph Maciejewski (County of Erie)

A motion to approve was made by James Comerford, Jr. and seconded by David Comerford. The motion was carried unanimously.

12. Search Committee Posting of Executive Director Job:

- Committee will meet in early January for interviews and report back to the Board at the January 17, 2014 meeting.

13. The next Board meeting will be Friday, January 17, 2014 at 9:00 a.m., Room 1004, Rath Building.

14. Adjournment:

- A motion to adjourn was made by Joseph Maciejewski and seconded by David Comerford. It was carried unanimously

NEXT MEETING: Board of Directors – 9 a.m. Friday, January 17, 2014
Location: Rath County Office Building, Room 1004

Recorded by: Frank E. Krakowski

Submitted for Approval: Maria R. Whyte

Adopted by BENLIC Board Members on January 17, 2014