

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BOARD OF DIRECTORS MEETING MINUTES
April 17, 2015 – 9:00 AM
Edward A. Rath County Office Building, Room 1004

Call to Order by Chair Maria Whyte.

ATTENDANCE:

Board Members Present: Frank E. Krakowski, Joseph L. Maciejewski, Joseph Hogenkamp, ,
Maria R. Whyte, Timothy Ball , Michael Siragusa

Board Members Excused: Donna J. Estrich, Brendan Mehaffy, Christopher Schoepflin, James
Comerford. Jr., David Comerford

Fiscal Agent Present: Robert Keating

Executive Director Jocelyn Gordon
Assistant Program
Coordinator Alex Carducci

GUESTS: Jennifer Beltre – COB-OSP

HAND OUTS:

Agenda; Minutes of March 20, 2015 Board Meeting; Treasure Report; Resolution # 2015-6
Judicial Foreclosure Action & Rehab Estimate for 59 N. Main St. , Resolution #2015-7
Acquisition of 93 Fuller, Draft Policy on the promotion of minority & Women Owned Business
Enterprises. , 53 W Main SIR/MDR Report, OAG Round 1 Rehab Allocation Report, Map
Northland Avenue Project.

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the March 20, 2015 Board of Directors Meeting were presented and reviewed. A motion made by Michael Siragusa to approve, seconded by Joseph Hogenkamp and unanimously carried as approved.
3. Treasurer's Report: Treasurer Joseph Maciejewski presented a Treasurer's Report as of March 31, 2015 balance of (Key Bank) \$328,832.46 and the balance in the checking account at (Key Bank) \$34,557.96 also a balance of \$96,970.19 in M&T

Bank Checking. A motion made by Joseph Hogenkamp, to approve, seconded by David Comerford, and unanimously carried as approved.

4. Resolution #2015-6 Judicial Foreclosure Action 59 N. Main St

- The Board first questioned whether BENLIC should acquire the property and second questioned what would be a future use of the property. The resolution authorizes the scheduling of an auction (tax foreclosure initiated by BENLIC as holder of tax certificate) *and* acquisition of the property via “super bid” – resolution does necessarily authorize any expenditure. A motion was made by Frank E. Krakowski to approve as written and seconded by Joseph Hogenkamp. Unanimously carried as approved.

The Board discussed briefly future uses of the property. The Board recommended staff to examine the universe of outcomes.

5. Resolution #2015-7 Acquisition of 93 Fuller – City of Buffalo:

- Property is eligible for rehab through the OAG’s Community Revitalization Program. The property was donated by Wells Fargo Bank along with seller’s concession of \$20,000 for rehabilitation. A motion to approve made by Joseph Maciejewski to approve, seconded by Timothy Ball and unanimously carried as approved.

6. MBE / WBE Policy:

- The authorization of Minority-, Women-Owned Business Enterprises Policy draft was tabled, it was determined that a draft of the policy would be distributed subsequent to the meeting with any changes for a possible adoption at the next Board of Directors Meeting.

7. Personal Subcommittee Update:

- Executive Director Review due by May 6th, 2015. Maria R. Whyte will conduct the review and submit results at the next Board of Directors Meeting.

8. Property Offer Review – 53 W. Main, Springville

- BENLIC received an offer of \$2,000 for the property of 53 W Main, Springville – a commercial vacant lot. The offer includes a narrative by the offeror an estimated \$15,000 of work to improve the site with paving / black-topping, landscaping. BENLIC has received an appraisal of \$18,000 for the property without improvements. The Board discussed a number of strategies for disposing the property, both considering and not considering the first offer. Joseph Hogenkamp commented that administrations change and that the option for the Board or staff to consult the municipality’s request to address the property – might not always be an option. Tim Ball

commented that when evaluating offers with valuable consideration, it may be the pejorative of the Board to place significant weight on whether or not an offeror is adjacent to the property – as a person with adjacency has more “skin-in-the-game”. Board discussed difficulty of evaluating property on a case-by-case basis. Formal Board recommendation is for Jocelyn Gordon as Executive Director to correspond with the Village of Springville Mayor, Mayor Krebbs, to better determine the Village’s idea of the use of the property. Joseph Maciejewski commented on how the Corporation should acquire more press to highlight the work of the Corporation.

9. Executive Director’s Report:

- Jocelyn Gordon reviewed actual incurred as well as estimated expenditures per seven rehab properties.
- Strategic Plan update – draft of plan to be complete June 6th
- BENLIC’s Buffalo demolitions – Northland-area demolitions. About 15 have been bid-out. BENLIC needs to re-new its subcontract with Buffalo.
- Village of Hamburg – Two commercial properties to be demolished. BENLIC and the Village have executed a subcontract.

10. 2014 Audit Report and 2014 Annual Report copies of final version available

- Both available on BENLIC web site and will be emailed in .pdf format to all Board Members.

11. Adjournment:

- A motion to adjourn was made by Joseph Maciejewski and seconded by Michael Siragusa Unanimously Carried.

NEXT MEETING: Board of Directors – 9 a.m. Friday, May 15, 2015
Location: Rath County Office Building, Room 1004

Recorded by: Frank E. Krakowski
Submitted for Approval: Maria R. Whyte
Adopted by BENLIC Board Members on _____