

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BOARD OF DIRECTORS MEETING MINUTES

April 21, 2016 – 11:00 AM
Edward A. Rath County Office Building
95 Franklin Street, Room 1004
Buffalo, New York 14202

Call to Order by Brendan Mehaffy, Chair

ATTENDANCE:

Board Members Present: Joseph L. Maciejewski, Joseph Hogenkamp, Michael Siragusa, Timothy Ball, Frank E. Krakowski, Brendan Mehaffy, James Comerford Jr., Donna J. Estrich, OJ McFoy

Board Members Excused: Christopher J. Schoepflin, *DEP Commissioner Seat Currently Vacant*

Fiscal Agent Present: Robert Keating

BENLIC Counsel Present: Martin Polowy

Executive Director: Jocelyn Gordon

Assistant Program Coordinator: Alex Carducci

Guests:

HAND OUTS:

Agenda; Minutes of March 24, 2016 Board Meeting; Treasurer's Report; Support letter regarding assignment of Bid Rights to Foreclosing Governmental Units, **Resolution #2016-17:** 69 Ross, Buffalo – Interior Improvements, **Resolution #2016-18:** 93 Fuller, Buffalo – Interior Improvements, **Resolution #2016-19 64** Hedwig, Cheektowaga – Interior Improvements, **Resolution #2016-20** 12 Lyman, Cheektowaga – Interior Improvements, **Resolution #2016-21** 310 Wagner, Sloan - Interior Exterior Improvements, **Resolution #2016-12** 1519 Eggert, Amherst.

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the March 24, 2016 Board of Directors Meeting were presented and reviewed. A motion was made by Donna J. Estrich, to approve, seconded by James Comerford Jr. and unanimously carried as approved.
3. Treasurer's Report: Treasurer Joseph Maciejewski presented a Treasurer's Report as of March 31, 2016 balance of (M&T Bank) \$1,315,536.24. A motion was made by Michael Siragusa, to approve, seconded by Joseph Hogenkamp and unanimously carried as approved.

4. Support of current legislation Regarding Assignment of Bid Rights to Foreclosing Governmental Units

City of Buffalo seeks a letter of support for assembly bill A08156 which would enable BENLIC to use its preferred bid at public sale and immediately assign all rights to a foreclosing governmental unit (FGU), which would allow the property to be deeded directly to the FGU.

- A motion to approve made by Joseph L. Maciejewski, to approve report as submitted seconded by Joseph Hogenkamp and unanimously approved. Carried.

5. Approval of Bids over \$10,000

- **Resolution #2016-17 69 Ross, Buffalo – Interior Improvements**

Resolution #2016-17 is a request to approve received bids for interior improvement construction services for BENLIC 69 Ross, Buffalo. The bid was announced on April 5, 2016. A walk-thru was conducted on April 12, 2016 to lead prospective bidders through the structure, submission deadline was April 19, 2016. Eco-logic Studio (A/E Project Consultant) estimate for the work was \$27,500. The lowest bid received was from DiPaolo & Sons for \$39,330. A motion was made by OJ McFoy, to approve, seconded by Donna J. Estrich and unanimously carried as approved.

Resolution #2016-17 ATTACHED.

- **Resolution #2016-18 93 Fuller, Buffalo Interior Improvements**

Resolution #2016-18 is a request to approve received bids for interior improvements 93 Fuller, in the City of Buffalo. Work for bid is for interior improvements. The bid was announced on April 5, 2016. A walk-thru was conducted on April 12, 2016 to lead prospective bidders through the structure, submission deadline was April 19, 2016. Eco-Logic Studio (A/E Project Consultant) estimate for the work was \$56,450. The lowest bid received was from DiPaolo & Sons for \$57,900. A motion to approve the Resolution made by OJ McFoy and seconded by James Comerford Jr. and unanimously approved, motion carried.

Resolution #2016-18 ATTACHED.

- **Resolution #2016-19 64 Hedwig, Cheektowaga – Interior Improvements**

Resolution #2016-19 is a request to approve received bids for interior improvements 64 Hedwig, in the Town of Cheektowaga. Work for bid is for interior improvements. The bid was announced on April 6, 2016 with a deadline of April 20, 2016. BENLIC estimate of the work was \$11,300. The lowest bid received was from New Buffalo Impact for \$17,094. A motion to approve the Resolution made by Joseph L. Maciejewski and seconded by Michael Siragusa and unanimously approved, motion carried.

Resolution #2016-19 ATTACHED.

10. **Resolution #2016-20 12 Lyman, Cheektowaga - Interior Improvements**

Resolution #2016-20 is a request to approve received bids for interior improvements construction services for BENLIC OAG-rehabilitation property 12 Lyman, in the Town of Cheektowaga. Work for bid is for interior improvements. The bid was announced on April 6, 2016 with a deadline of April 20, 2016. A walk-thru was held on April 13, 2016 for bidders. BENLIC estimate of the work was \$11,300. The lowest bid received was from Accurate Building Improvements at \$7,500. A motion to approve the Resolution made by Michael Siragusa and seconded by Timothy Ball and unanimously approved, motion carried.

Resolution #2016-20 ATTACHED

11. **Resolution #2016-21 310 Wagner, Village of Sloan – Interior Improvements**

Resolution #2016-21 is a request to approve received bids for exterior improvements construction services for BENLIC OAG-rehabilitation property 310 Wagner, in the Village of Sloan. Work for bid is for interior improvements. The bid was announced on April 6, 2016 with a deadline of April 20, 2016. A walk-thru was held on April 13, 2016 for bidders. BENLIC estimate of the work was \$12,000 The lowest bid received was from Accurate Building Improvements at \$9,450. A motion to approve the Resolution made by Donna J. Estrich and seconded by James Comerford Jr. and unanimously approved, motion carried.

Resolution #2016-21 ATTACHED

12. **Resolution #2016-22 1519 Eggert, Amherst**

Resolution #2016-22 is a request to approve of the disposition of the property 1519 Eggert Rd. in Town of Amherst. The purpose of the acquisition would be to construct new single family home using federal HOME funds. Authorize the disposition of 1519 Eggert Rd. Representatives from the Town of Amherst offered to purchase property from BENLIC for \$20,000 by agreement of Sale of Real Property. BENLIC obtained an independent appraisal in the amount of \$25,000. A motion to table the Resolution requesting Amherst to increase the purchase price to \$25,000 the amount of the appraisal made by OJ McFoy and seconded by Timothy Ball and unanimously approved, motion carried.

13. **Proceeds & Distributions (Informational):**

- Jocelyn Gordon explained to the Board distribution of proceeds of 235 W Royal Parkway in Amherst with BENLIC net Proceeds of \$26,646.32.
- Jocelyn Gordon explained to the Board distribution of proceeds of 44a Windwood Court in Cheektowaga with BENLIC net Proceeds of \$620.19.

14. Executive Director's Report:

- Jocelyn Gordon informs board of the Strategic Plan is complete and BENLIC is the only Land Bank in New York State to have a completed Plan. This places BENLIC among only three Land Banks nationally with a completed Strategic Plan.
- OAG Project Update with a total of \$641,484.40 currently spent with \$90,245.28 remaining to be allocated.
- Bid & Award Protocols request board to authorize the executive director to negotiate with the seconded lower bidder on property rehabs if first lower bid does not follow thru within a timely manner. Resolution to be on next meeting agenda.

Adjournment:

A motion to adjourn was made by Joseph L. Maciejewski and seconded by Michael Siragusa and unanimously carried as adjourned.

NEXT MEETING: Board of Directors – 11 a.m. Thursday, May 19, 2016
Location: Rath County Office Building, Room 1004

Recorded by: Frank E Krakowski
Submitted for Approval: Frank E Krakowski
Adopted by BENLIC Board Members on _____