

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BOARD OF DIRECTORS MEETING MINUTES

December 18, 2015 – 9:00 AM
Edward A. Rath County Office Building
95 Franklin Street, Room 1004
Buffalo, New York 14202

Call to Order by Thomas J, Dearing, Chair

ATTENDANCE:

Board Members Present: Frank E. Krakowski, Joseph L. Maciejewski, OJ McFoy, Joseph Hogenkamp, Michael Siragusa, Donna J. Estrich, , Thomas J. Dearing

Board Members Excused: Brendan Mehaffy, Timothy Ball, James Comerford Jr., Christopher J. Schoepflin

Fiscal Agent Present: Robert Keating

Executive Director: Jocelyn Gordon

Assistant Program Coordinator: Alex Carducci

HAND OUTS:

Agenda; Minutes of November 20, 2015 Board Meeting; Treasurer's Report; Resolution #2015-21 Disposition 235 W. Royal Parkway, Resolution #2015-22 Disposition 44a Windwood Ct., Resolution #2015-23 272 Kohler, AG Rehab allocation update.

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the November 20, 2015 Board of Directors Meeting were presented and reviewed. A motion made by Michael Siragusa to approve, seconded by OJ McFoy and unanimously carried as approved.
3. Treasurer's Report: Treasurer Joseph Maciejewski presented a Treasurer's Report as of November 30, 2015 balance of (Key Bank) \$27,255.60 and the balance in the savings account at (Key Bank) \$49,108.33 also a balance of \$465,985.37 in M&T Bank Checking. A motion was made by Donna J. Estrich, to approve, seconded by Michael Siragusa, and unanimously carried as approved. Also note that the audit and finance committee will meet and have a report for the next Board Meeting.
4. Resolution #2015 -21 Disposition of 235 W Royal Parkway (Amherst)

This Resolution is intended to correct BENLIC Resolution 2015-20 which indicates a sale price for 235 W Royal Parkway of \$135,000.00. The actual sale price net to BENLIC is \$126,900.00 with \$8,100.00 in seller's concessions. A motion was made by Joseph Maciejewski to approve disposition of the property at 235 W. Royal Parkway in the amount of \$126,900 by agreement of sale to Lisa M. Hechmer and seconded by OJ McFoy. Unanimously carried as approved.

Resolution #2015-21 ATTACHED.

5. Resolution #2015 -22 Disposition of 44a Windwood Ct. (Cheektowaga):

This BENLIC-owned vacant lot is surrounded by properties owned by Windwood Place, LLC. The LLC offered to purchase the property for the suggested price of \$1000.00. Representatives from the Town of Cheektowaga including the Town Supervisor and Town Attorney believe this to be a fair disposition price. BENLIC Board Member and Erie County Real Property Director Joseph Maciejewski also believe \$1000.00 to be a fair disposition price. The owner of Windwood Place LLC has completed a BENLIC Property Purchase application and was found to be a responsible property owner. A motion was made, seconded, and unanimously carried. **Resolution #2015-22 ATTACHED.**

6. Resolution #2015 -23 272 Kohler, (City of Tonawanda) – Construction of Modular Structure:

New construction of a modular home for BENLIC was rebid in November of 2015 to ensure the Board was comfortable with a fair and open solicitation process for this project. Bidders had 3 weeks to submit an RFP. Three bids were submitted. A motion was made by Joseph Maciejewski to approve IQ Modular Homes for construction of a single family modular home at 272 Kohler St. for the sum of \$135,863.00 plus a 5% contingency reserve for a total amount not to exceed \$141,578.00 and seconded by Joseph Hogenkamp. Unanimously carried as approved. **Resolution #2015-23 ATTACHED.**

7. Executive Director's Report - OAG Grant Project Update:

- City of Buffalo has completed all allotted demolitions from OAG Grant Rounds One and Two and has invoiced BENLIC for 90% of these
- City of Lackawanna has completed all allotted demolitions from OAG Grant Rounds One and Two and has invoiced BENLIC for 100% of these
- Erie County has \$79,577.58 remaining to spend on demolitions in 2016.
- BENLIC-completed rehabs 290 Atlantic and 465 Broad are ready for listing. BENLIC will seek to reduce realtors commissions to 5.5%.
- BENLIC has met all grant benchmarks for OAG Grant Round One. BENLIC will be able to “recycle” nearly 90% of all Round One rehab moneys into new rehab projects. This figure is unprecedented among land banks in New York State. A combination of houses with value, cooperative municipalities, skilled staff and luck contributed to this unprecedented retention figure.
- 2016 will be a more challenging year, with 24 proposed rehabs in OAG Grant Round Two, but BENLIC Staff is prepared and believes benchmarks will be met. The lower overall value of Round Two properties will result in a lesser number “recycled” for future rehabs.
- City of Buffalo Properties on list for Rehab includes 69 Ross, 365 Northumberland and 898 E. Delevan. The OAG Grant requirement stipulates six (6) City of Buffalo rehabs. Three properties are still required to meet OAG Round Two Grant Benchmarks.

8. 2016 Board of Directors Schedule- Change of Date and Time:

All Board of Director Member will be polled for the most opportune time and day of week to schedule 2016 Board of Directors meetings.

9. BENLIC Strategic Plan Draft out for Board Review, Initiation of Board Comment Period:

Executive Director Jocelyn Gordon noted that the Draft Strategic Plan would be distributed imminently for Board review. Board members will have at least three weeks to review and comment on the Plan. Examples of a new logo will also be distributed to Board members for review and comment.

10. RFP for Initial Servicing – Two Responses received. The RFP requested contractors to compare and contrast their pricing against standard HUD reimbursements for servicing. The intention was to ensure that BENLIC is being charged fairly for initial servicing. Both submitters kept their pricing at our below HUD levels, therefore BENLIC Staff will work/continue to work with these contractors in 2016.

11. Adjournment:

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

NEXT MEETING: Board of Directors – 11 a.m. Thursday, January 21, 2016
Location: Rath County Office Building, Room 1004

Recorded by: Frank E. Krakowski
Submitted for Approval: Thomas J. Dearing
Adopted by BENLIC Board Members on _____