

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BOARD OF DIRECTORS MEETING MINUTES

February 18, 2016 – 11:00 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: Joseph L. Maciejewski, Joseph Hogenkamp, Michael Siragusa, Thomas J. Dearing, Timothy Ball, Frank E. Krakowski, Brendan Mehaffy, James Comerford Jr.,

Board Members Excused: OJ McFoy, Donna J. Estrich, Christopher J. Schoepflin

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 January 21, 2016 Board Meeting; Treasurer's Report; **Resolution #2016-1:** 316 Doris, West Seneca – Exterior Improvements, **Resolution #2016-:** 50 Aurora, West Seneca – Exterior Improvements, **Resolution #2016- 332** Wabash, Kenmore – Basement Walls, **Resolution #2016-** Authorization to bid at Erie County Mid-Year Foreclosure Auction, **Resolution #2016-** Disposition of 290 Atlantic, Sloan, **Resolution #2016-** Acquisition of City of Buffalo – owned Properties, **Resolution #2016** Request to Transfer Tax Certificate of 393 Walnut, Buffalo

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the January 21, 2016 Board of Directors Meeting were presented and reviewed. A motion made James Comerford Jr. to approve, seconded by Michael Siragusa and unanimously carried as approved.
3. Treasurer's Report: Treasurer Joseph Maciejewski presented a Treasurer's Report as of January 31, 2016 balance of (M&T Bank) \$515,975.28 and the Key Bank Account will be closed leaving the M&T Bank Checking as the BENLIC bank account. A motion was made by Timothy Ball, to approve, seconded by Joseph Hogenkamp and unanimously carried as approved.

4. Approval of Bids Over \$10,000.00

A. Resolution #2016-5 50 Aurora, West Seneca – Exterior Improvements

Resolution #2016-5 is a request to approve received bids for rehabilitation construction services for BENLIC OAG-rehabilitation property 50 Aurora in the Town of West Seneca. Work for bid is for roofing replace, installation of gutters and replacement of windows. The bid was announced on February 2, 2016 with a deadline of February 17, 2016. BENLIC estimate of the work was \$31,000. The lowest bid received was from RJ Properties at \$28,810. A motion was made by Michael Siragusa, to approve, seconded by Joseph L. Maciejewski and unanimously carried as approved.

Resolution #2016-5 ATTACHED.

B. Resolution #2016-6 332 Wabash, Kenmore – Basement Walls

Resolution #2016-6 is a request to approve received bids for rehabilitation construction services for BENLIC OAG-rehabilitation property 332 Wabash, in the Village of Kenmore. Work for bid is for Basement Walls repair. The bid was announced on January 6, 2016 with a deadline of February 1, 2016. BENLIC estimate of the work was \$45,000 - \$55,000. The lowest bid received was from Kenmore Home Improvements at \$43,800.00. A motion to approve the Resolution was made by James Comerford Jr., seconded by Timothy Ball and unanimously approved, motion carried.

Resolution #2016-6 ATTACHED.

5. Resolution #2016-7 Authorization to Bid at Erie County Mid-Year Foreclosure Auction

The following properties are currently tax-delinquent and vacant residential property that the Corporation has identified as rehabilitation candidates.

- 1040 Backus, Town of Evans (SBL# 220.02-1-8.1) (In Rem # 162) Town of Evans has submitted a Resolution and MDR/SIR Reuse form stated their wish to see the property rehabilitated by BENLIC. The Town has agreed to help maintain the property for the duration of BENLIC's ownership.
- 1519 Eggert Rd Town of Amherst –this vacant lot was part of the RFF 2016 submission by the Town. The Town of Amherst desires BENLIC to acquire the property via it preferred bid process and convey the property back to the Town, which in turn has expressed to BENLIC its desire to construct, using its own funds, a residential structure on the property after conveyance to the Town. A motion to approve made by Michael Siragusa, seconded by Joseph Hogenkamp and unanimously approved. Carried.

Resolution #2016-7 ATTACHED.

6. Resolution #2016-8 Disposition of 290 Atlantic, Sloan

Pursuant to the Property Disposition Guidelines of BENLIC, section 4.2(A), the following offer has been received from Aaron Rath in the amount of \$79,900.00 by an agreement of Sale for Real Property. A motion was made by Joseph L. Maciejewski, to approve, seconded by Timothy Ball and unanimously carried as approved.

Resolution #2016-8 ATTACHED

7. **Resolution #2016-9 Acquisition of City of Buffalo-owned Properties**

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) received funding through a grant award made by the OAG Office initiative to rehabilitate up to six (6) distressed properties in the City of Buffalo. This resolution authorized BENLIC to acquire and take title to 72 Schauf Ave (SBL# 90.77-5-18) for the purposes of rehabilitation. A motion was made by James Comerford Jr. to approve, seconded by Joseph Hogenkamp and unanimously carried as approved.

8. **Resolution #2016-10 Request to transfer Tax Certificate of 393 Walnut Ave to BENLIC**

BENLIC to request the City of Buffalo Commissioner of the Department of Assessment and Taxation to submit a Resolution to the Buffalo Common Council to transfer the tax sale certificate for 393 Walnut (SBL# 111.40-3-50) to BENLIC for \$1.00. A motion was made by Michael Siragusa, to approve, seconded by Brendan Mehaffy and opposed by Joseph L. Maciejewski.

9. **Grant Projects Update:**

- Jocelyn Gordon explained to the Board status of City of Buffalo Rehabs to be Completed by March 1, 2017 to comply with OAG Requirements.
- Jocelyn Gordon noted that BENLIC received OAG Funds of \$124,188.72 and has an estimated remaining balance of \$79,577.58. BENLIC will reallocate the balance of this fund for rehabilitation rather than demolition to meet current needs and achieve grant benchmarks. The OAG Funds Grant Manager has approved this reallocation.

10. **Proceeds and Repayment 1745 Abbott Rd. (Lackawanna):**

- Jocelyn Gordon explained to the Board that the distribution from the Acquisition, rehab and sale of 1745 Abbott proceeds BENLIC of \$67,170.52. The City of Lackawanna and Erie County will recover more than 95% of delinquent taxes owed.

11. **Executive Director's Report:**

- Jocelyn Gordon provided a legislative update for 2016: current proposed legislation would allow land banks to lend money and make grants. Further, the legislation proposes also enabling Land Banks to form individual subsidiaries to afford specific properties liability protection.
- Jocelyn Gordon announced the approval of the new BENLIC logo and is also seeking final input for the Strategic Plan intended for adoption at the March Annual Meeting.

Adjournment:

A motion to adjourn was made by Timothy Ball and seconded by Michael Siragusa and unanimously carried as adjourned.

NEXT MEETING: Board of Directors – 11 a.m. Thursday, March 24, 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 _____