

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BOARD OF DIRECTORS MEETING MINUTES
January 23, 2015 – 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., Timothy Ball, Christina Orsi, Brendan Mehaffy

Board Members Excused: Donna J. Estrich, Michael Siragusa

Fiscal Agent: Robert Keating (Excused)

Executive Director Jocelyn Gordon

Assistant Program
Coordinator Alex Carducci

GUESTS: Martin Polowy (Erie County Law Dept.)

HAND OUTS:

Agenda; Minutes of December 12, 2014 Board Meeting; Treasure Report; Resolution #2015-1 Authorization to Submit List of RFF Candidates to Erie County Legislature, OAG round two Funding Sheet, 235 W. Royal Pkwy Rehab bids over \$10,000, Memorandum BENLIC Property Tax Exemption, BENLIC Annual Report for 2013.

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the December 12, 2014 Board of Directors Meeting were presented and reviewed. A motion was made by James Comerford, Jr. to approve, seconded by Timothy Ball and unanimously carried as approved.
3. Treasure Report: Treasurer Joseph L. Maciejewski presented a Treasurer's Report as of December 31, 2014 balance of (Key Bank) \$691,178.46, NYSAG Grant 4th QT Deposit \$649,313.00 and the balance in the checking account at (Key Bank) \$29,713.11 A motion was made by David Comerford, to approve, seconded by Christina Orsi, and unanimously carried as approved.

4. Approval of Recommended Candidate Slate for 2015 RFF Process

- Resolution #2015-1 Authorization to Submit a List of Properties Erie County Legislature for the Purpose of Acquisition by BENLIC.
 - 28 Mill St.(SBL# 235.12-21), Village of Angola
 - 0 Buffalo St. (SBL# 196.09-1-28.1), Village of Hamburg
 - 21 Shepard Ave. (SBL# 66.62-4-38), Village of Kenmore
 - 332 Wabash Ave. (SBL# 65.84-4-20), Village of Kenmore
 - 0 Harlem Rd. (SBL# 113.22-4-9), Village of Sloan
 - 310 Wagner Ave. (SBL# 112.27-1-15), Village of Sloan
 - 64 W. Main St. (SBL# 335.19-3-4), Village of Springville
 - 0 W. Main St. (SBL# 335.19-3-5), Village of Springville
 - 50 Aurora Ave. (SBL# 124.77-2-27.1), Town of West Seneca
 - 316 Doris Ave. (SBL# 124.14-4-4), Town of West Seneca
 - And, contingent on the Corporation’s receipt of a certified Resolution and Standardized Inspector’s Report and Maintenance Disposition and Reuse (SIR/MDR) forms from the City of Tonawanda, the following property:
 - 303 Fillmore Ave. (SBL# 39.56-4-16), City of Tonawanda
- A motion made by Joseph Maciejewski, to approve, seconded by Christina Orsi and unanimously carried as approved

5. Approval of bids over \$10,000 received for OAG Rehabs:

- 235 W. Royal Pkwy. Amherst. Procurement of roofing, siding and gutters. BENLIC Procurement procedure for the purchase of construction, demolition, renovation and reconstruction services, greater than \$10,000 per instance – “Bid award to the lowest bidder who, in the opinion of the Corporation and approved by the Board, is qualified to perform the work required and who is responsible and reliable.”

<i>235 W. Royal</i>	Irish Pride	Building Solutions	Surety Construction	Sunset
<i>TOTAL</i>	\$37,400	\$34,275	\$27,820	\$47,500

- A motion to approve bid by Surety Construction in the amount of \$ 27,820 was made by David Comerford to approve, seconded by James Comerford, Jr., and unanimously carried as approved.

6. Approval of bids below \$10,000 received for OAG Rehabs:

- 1745 Abbott Rd. Lackawanna
- 290 Atlantic, Sloan
- Jocelyn Gordon informed the board that improvement costs were under \$10,000 for each property.

7. Approval of Annual Allocation to the NYS Land Bank Association

- Jocelyn Gordon recommended that BENLIC join the newly organized NYS Land Bank Association with annual dues of \$1,500. The Corporation's budget – amended to include the \$1,500 as an independent line item, “dues” as well as other adjustments - to be presented to the Board of directors the meeting on February 20, 2015.

8. Review of Immediate cancellation of Property Taxes

- Memo from Martin Polowy indication that New York Not-for-Profit Corporation Law section 1616(i) provides that tax exemption shall be effective immediately upon purchase at a public sale and not, as previously understood, to be effective upon the next taxable status date.
- Joseph Maciejewski announced that the State had recently released an exemption input code specifically for NYS land banks.

9. Strategic Planning Retreat- Update

- Maria R. Whyte, upon conferring with other Board Members, agreed to move the retreat until end of February 2015. Would try to seek help from the Center for Community Progress.

10. Executive Directors Report

- REO Pilot Update: 79 Ellen Street new roof installed.
- ABO Compliance: Jocelyn Gordon informed the Board that BENLIC is in complete complicate with the ABO.
- National Community Stabilization Trust – Application accepted, training to occur the week of January 26th.

11. Adjournment:

- A motion to adjourn was made by Brendan Mehaffy and seconded by James Comerford. Jr. unanimously carried.

NEXT MEETING: Board of Directors – 9 a.m. Friday, February 20th 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 _____