

# BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

## BOARD OF DIRECTORS MEETING MINUTES

October 23, 2015 – 9 A.M.  
Edward A. Rath County Office Building  
95 Franklin Street, Room 1004  
Buffalo, New York 14202

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Call to Order by Thomas J. Dearing, Chair

### ATTENDANCE:

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

Board Members Excused: Chris Schoepflin, James Comerford

Fiscal Agent Present: Robert Keating

Executive Director: Jocelyn Gordon

Assistant Program Coordinator: Alex Carducci

GUESTS: Jennifer Beltre – COB-OSP

### NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the September 18, 2015 Board of Directors Meeting were presented and reviewed. A motion was made to approve by Donna Estrich, seconded by Joseph Maciejewski, and unanimously carried.
3. Treasurer's Report: Treasurer Joseph Maciejewski presented a Treasurer's Report from September 2015. A motion was made by Michael Siragusa to approve, seconded by Donna Estrich, and unanimously carried.
4. 2016 Budget: Alex Carducci explained the new format for public authority projections since 2014 – Actual figures are required by ABO. Alex also explained the Reserve Fund – an account funded by expenses in a current year building an equity fund for use in other years. OJ McFoy questioned demolition funding, Mr. Carducci explained that most if not all of the demolition funding for the Cities of Buffalo and Lackawanna will be paid out in 2015 – per

the Attorney General's grant award – and that no additional contract guides funding for demolitions. The PARIS format of the budget will be sent out to the Board prior to submission by staff. Board Chair Tom Dearing explained that staff will endeavor to present Quarterly Reports to the Board re: Budget. Mr Dearing also noted that years 2017, 2018, 2019 – assume \$10,000 in Erie County grant money and it is unknown if it will continue, or if Board remains in Erie County, and, if not – costs for rent, counsel, inspector, etc. should be shown in projections. Brendan Mehaffy noted that assumptions are being made in making up the budget, and that if BENLIC does not obtain sufficient revenues per grants or other sources that the equity built in a reserve fund could be easily dwindled. Joe Hogenkamp expressed that the Board can amend the budget at any time if more money is received later.

5. Resolution# 2015-15: Authorization to Bid at In Rem 49 – Alex and Jocelyn explored the Northland neighborhood – the target neighborhood of the AG grant award. City Council should be on board next week and act on a Resolution. On the Resolution presented, Tim Ball commented to remove from the list of properties on the resolution “77 Pembroke, 361 Cornwall, 636 and 640 E. Delavan, 302, 320 and 331 Chelsea.” Brendan Mehaffy made a motion to amend the above as well as to amend the 2<sup>nd</sup> line from “up to 6” to “up to 5” properties to be bid on, as one property is already possessed by BENLIC (69 Ross). Seconded by Tim Ball, and unanimously approved. Brendan Mehaffy made a motion to accept as amended. Joe Hogenkamp seconded. Carried.
6. Resolution # 2015-16: Authorization to Bid at Lackawanna's In Rem Auction. Auction should be in late November – no date as yet. Joe Maciejewski said BENLIC needs to make a formal request for a Resolution from Lackawanna in order for BENLIC to bid, as the Corporation as not received one to date. The Resolution requires that BENLIC receives a Resolution from the City. Motion to approve made by Mike Siragusa, seconded by Joe Hogenkamp. Carried.
7. Resolution # 2015-17: Authorization to Bid at Public Auction for 44a Winwood Ct., Cheektowaga: Oct. 26 @ 10 a.m. BENLIC will use “Super Bid” to take title to the property and will negotiate a sale after taking title; the Town of Cheektowaga would like to see the property back on the tax rolls. Cost of foreclosure was borne by the Town. The adjacent property owner is interested in the property. Motion to approve made by Tim Ball; seconded by Joe Hogenkamp. Joe Maciejewski abstained as he is named as referee in the item. Carried.

8. Resolution # 2015-18: Disposition of 235 W Royal Parkway, Amherst: Acquired last year for rehab as part of the first round AG award. Realtor listed the property at \$125,888. Jocelyn Gordon commented that there have been twenty-four showings. The corporation received two (2) sealed bids: one for \$108,100 cash – owner to live in house; another for \$100,005 partial financing, to rent the property. Motion to accept the \$108,100 bid by Joe Maciejewski; seconded by OJ McFoy. Carried.
  
9. Approval of Bids:
  - 585 Morgan, Tonawanda – Final Construction: Low Bid: \$115,850 (Accurate Building Improvements), other bid: \$139,874 (Northern Dreams Construction). Might be able to negotiate with Accurate Building Improvements to get the price down. Motion to accept by Donna Estrich; seconded by Joe Maciejewski. Carried.
  - 272 Kohler, Tonawanda – Demo Low Bid \$13,100. Motion to accept by Donna Estrich; seconded by Joe Maciejewski. Carried.
  - 272 Kohler, Tonawanda – Construction of Modular Structure. Tabled.
  
10. Proceeds Distribution Package – repayment of back taxes for 3048 William St., Cheektowaga – Motion to approve – Mike Siragusa; seconded by Tim Ball. Carried.
  
11. Authorization of EC Public Benefit Agreement: Motion to authorize the Exec. Director to execute agreement. Motion to accept – Joe Hogenkamp; seconded by Mike Siragusa. Carried.
  
12. BENLIC Pre-Acquisition Agreement: Tabled.
  
13. OAG Grant Project Updates:  
County In Rem – Rehab candidate acquisition  
City of Buffalo Demos - \$680,000 in demos this year, but BENLIC hasn't been invoiced.

ADJOURNMENT: Motion by Mike Siragusa; seconded by Joe Maciejewski. Carried.

NEXT MEETING:

Board of Directors – 9 a.m. Friday, November 20<sup>th</sup>  
Location: Rath County Office Building, Room 1004

Recorded by: Carol Wirth

Submitted for Approval: Thomas J. Dearing

Adopted by BENLIC Board Members on \_\_\_\_\_