



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BOARD OF DIRECTORS MEETING MINUTES

January 20th – 11:00 AM
Brisbane Building Conference Room 521
403 Main St. Suite 602
Buffalo, New York 14203

Call to Order by Brendan Mehaffy

ATTENDANCE:

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

Board Members Excused:

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 December 15, 2016 Board Meeting; Treasurer's Report; Bid Approvals; **Resolution #2017-1**: BENLIC Change of Official Address; **Resolution #2017-2**: Authorization to Open Checking Account; **Resolution #2017-3**: Authorization List for Erie County Acquisition; **Resolution #2017-4**: 69 Ross, City of Buffalo. **Resolution #2017-5**: 278 Reiman, Village of Sloan. **Spreadsheet**; Development Note & Mortgage Process; Property Selection Subcommittee Report

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the December 20, 2017 Board of Directors Meeting were presented and reviewed. A motion was made by Michael Siragusa, to approve, seconded by Timothy Ball and unanimously carried as approved.
3. Treasurer's Report: Treasurer Joseph Maciejewski presented a Treasurer's Report as of December 30, 2016, balance of (M&T Bank) \$ 1,873,883.79. A motion was made by Donna J. Estrich, to approve, seconded by Michael Siragusa and unanimously carried as approved.

4. Note and Mortgage Presentation: Alex Carducci and Jocelyn Gordon.
- In an effort to increase the volume and Positive impact of BENLIC's work the Corporation seeks to investigate alternative approaches to disposition of properties. Is the Sale of Property accompanied by a **Development Enforcement Note & Mortgage**.
 - **Benefits:** Alternative to Auction Process; Offerors are fully vetted by BENLIC; Sale make to responsible bidder vs always highest bidder. Properties are not bought sight-unseen. BENLIC cost are easier to forecast and anticipate; Cost incurred are those for clean-out & Stabilization; Rehab done with private dollars & work is controlled; Periodical property inspection for compliance.
 - **Proposal:** BENLIC has 22 undeveloped residential properties in inventory and feels comfortable with some selection to be used in the Note & Mortgage Program. Property could be available for further review by the Board at the February Meeting.

5. APPROVAL OF BIDS:

- **Resolution #2017-3 Authorization to Submit a List for Erie County Acquisition**

Resolution #2017-3 The BENLIC Property Selection Subcommittee has fully reviewed and vetted the submissions for 2017, the committee has identified 21 properties appropriate for acquisition by BENLIC. Two additional properties were submitted after the deadline for consideration by the Village of Kenmore (73 North End & 237 Wabash). A motion was made by Joseph L. Maciejewski to review the list submitted by the board members before a formal vote is taken Seconded by Frank Krakowski and unanimously carried. After much deliberation, the board with the recommendation the Property subcommittee agreed to remove the two items submitted late by the Village of Kenmore for two reasons, (A) submission was late & (B) No accompanying resolution from the village was received. A motion to approve submission as amend was made by Joseph L. Maciejewski, seconded by Thomas Hersey and unanimously carried as approved

Resolution #2017-3 ATTACHED.

- **Resolution #2017-1 Corporation Change of Address – BENLIC**

Resolution #2017-1 BENLIC has entered into a multi-year lease for office space located at Brisbane Building 403 Main St. Suite 602, Buffalo, NY 14203. A motion was made by Donna J. Estrich to approve, seconded by OJ McFoy and unanimously carried as approved.

Resolution #2017-1 ATTACHED.

- **Resolution #2017-2 Authorization to Open BENLIC Checking Account for Utilities**

Resolution #2017-2 BENLIC is a required to open utility accounts to stabilize properties in its inventory. To facilitate a timely and accurate payment system for utilities a separate BENLIC Bank Account be established. An estimated initial fund balance of \$6,000 to open account. The authority would be to sign checks up to \$500.00 to pay bills and invoices. A motion to approve was made by OJ McFoy, seconded by Donna J. Estrich and unanimously carried as approved

Resolution #2017-2 ATTACHED.

- **Resolution #2017-4 Disposition of 69 Ross, City of Buffalo**

Resolution #2017-4 is a request to approve disposition of the property of 69 Ross, City of Buffalo, NY (SBL# 77.49-2-45) in the amount of \$74,730 with a net to BENLIC of \$70,500. Offer received from Padam Siwakoti which followed all the procedures of the Property Disposition Guidelines of the Corporation. A motion to approve was made by Joseph L. Maciejewski, seconded by Timothy Ball and unanimously carried as approved

Resolution #2017-4 ATTACHED.

- **Resolution #2017-5 Disposition of 278 Reiman – Village of Sloan**

Resolution #2017-5 is a request to approve disposition of the property of 278 Reiman Avenue, Village of Sloan, NY (SBL# 112.27.1.23) in the amount of \$1,800. Offer received from Justin Sircus which follows all the procedures of the Property Disposition Guidelines of the Corporation. A motion to approve was made by Joseph L. Maciejewski, seconded by Timothy Ball and unanimously carried as approved

Resolution #2017-5 ATTACHED.

6. Executive Directors Report:

- Jocelyn Gordon informed the Board of the CRI Round 3 Grant Announcement in the amount of \$1.18 Million Dollars. An additional \$50,000 from LISK for consult with the Cattaraugus County Land Bank to help bring them into up to par with other land bank in New York.
- City of Lockport / Niagara County Meeting has expressed a desire to join the BENLIC land bank. General board discussion conclusion by the members is that it would take a lot of new legislation in order to merge with the Niagara county. The board in general feels that the state of New York has the availability to add additional Land Banks that it would more beneficial for Niagara County to apply for a Niagara County Land Bank. BENLIC would help in any way we can to help in that process.
- AmeriCorps Activities – Community Outreach has been a great help to BENLIC.

Adjournment:

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

NEXT MEETING: Board of Directors – 11 a.m. February 16, 2017
Location: Brisbane Building Conference Room 521 (403 Main St)

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