BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
June 15, 2017 – 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, James Comerford, Jr., Joseph Hogenkamp, Thomas Hersey

Board Members Excused: OJ McFoy, Michael Siragusa, 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 May 2017 Board Meeting; Treasurer’s Report; Resolution #2017-31: Property Tax & Maintenance & Foreclosure Proceeds Distribution Policies; Property Disposition Approvals; Resolution #2017-22: 26 Meadow Lea. Amherst, Corporation’s 2016 Tax Return, Real Estate Subcommittee’s Report

NEW BUSINESS:

1. Roll Call

2. Approval of Minutes: The minutes of the May 18, 2017 Board of Directors Meeting were presented and reviewed. A motion was made by James Comerford Jr., to approve, seconded by Joseph L. Maciejewski and unanimously carried as approved.

3. Treasurer’s Report: Treasurer Joseph Maciejewski presented a Treasurer’s Report as of May 30, 2017 with a balance of $ 2,004,666.59 (M&T Bank). A motion was made by Joseph L. Maciejewski to approve, seconded by Robert Keating and unanimously carried as approved.
4. **Bid Approvals:**

- **Resolution #2017-31: Property Tax & Maintenance & Foreclosure Proceeds Distribution Policies**

  Resolution #2017-31 - Alex Carducci presented to the Board an example of a change in policy for the Property Distribution Policy for the 2018 Fiscal Year. A motion was made by Timothy Ball to approve the current policy, seconded by James Comerford Jr. and unanimously carried as approved.

  Resolution #2017-31 ATTACHED.

5. **Dispositions:**

- **Resolution #2017-26 Disposition of 26 Meadow Lea, Amherst**

  Resolution #2017-26 - BENLIC acquired the property of 26 Meadow Lea, Amherst via Erie County In-Rem Auction #163. BENLIC proposed to dispose the property to New Opportunities Community Housing Development Corporation (NOCHDC) for $29,700. BENLIC Board of Directors authorizes the disposition of the property in the amount of $29,700 to NOCHDC in accordance with property distribution guidelines of the Corporation. A motion was made by Joseph L. Maciejewski to approve, seconded by Timothy Ball and unanimously carried as approved.

  Resolution #2017-26 ATTACHED.

6. **Corporation’s 2016 Tax Return**

  Drescher & Malecki made a presentation regarding the Corporation’s 2016 tax return to the. An error by a former employee led to a missed deadline in the filing. Any charges incurred will be covered by Drescher & Malecki.

7. **Accounting Services Request for Proposals**

  As BENLIC is growing and the Property transactions are becoming more complex and accounting service for BENLIC may be necessary.

8. **Real Estate sub-committee Report**

   **59 North Main Street, Village of Angola** - Due to the continuing uncertainty surrounding the zoning of the property and ability to facilitate a sale the subcommittee’s recommendation is that BENLIC Director attend the Angola Board of Trustees meeting with BENLIC council and appraise them of the current situation regarding this property to seek a resolution from the Angola Village for distribution of 59 North Main Street.

   **12880 Schutt, Town of Sardinia.** The subcommittee made a recommendation the Board to abandon the side lot program for 12880 Schutt. Recommendation of the Property Subcommittee to list the property for sale at $3,900 with a $2,400 minimum sale price.

9. **511 Terrace, Depew Demolition**
Joseph L. Maciejewski and James Comerford Jr. will arrange meeting with Village of Depew to better understand requirements and processes involved in demolitions within the Village.

Executive director Report:

- New and improved BENLIC website for easier customer and government accessibility.
- 2017 RFF County-wide RFF Process is progressing earlier and more efficient.
- Project Update – 72 Schauf Ave, Buffalo on schedule.
- BENLIC Visit from LISC Grant Manager July 10th.
- Center for Community Progress to Present at Buffalo Conference – BENLIC to Provide tour of completed work and work in progress – November 2017.

Adjournment:

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

NEXT MEETING: Board of Directors – 11 a.m. July 20, 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 _____________