



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BOARD OF DIRECTORS MEETING MINUTES

May 18, 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, OJ McFoy, James Comerford, Jr., Joseph Hogenkamp, Christopher J. Schoepflin

Board Members Excused: Michael Siragusa, Robert Keating, Thomas Hersey

Fiscal Agent Present:

BENLIC Counsel Present: Martin Polowy

Executive Director: Jocelyn Gordon

Assistant Program Coordinator: Alex Carducci

Guests:

HAND OUTS:

Agenda; Minutes of April 2017 Board Meeting; Treasurer's Report; Bid Approvals: **Resolution #2017-28**: 286 Pilgrim, Tonawanda; Property Disposition Approvals: **Resolution #2017-29**: 310 Wagner, Sloan, **Resolution #2017-22** 26 Meadow Lea, Amherst, **Resolution #2017-23** 59 N. Main, Angola, **Resolution #2107-30** 121 Irwinwood, Village of Lancaster

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 Donna J. Estrich, to approve, seconded by Joseph Hogenkamp and unanimously carried as approved.
3. Treasurer's Report: Treasurer Joseph Maciejewski presented a Treasurer's Report as of April 30, 2017 with a balance of (M&T Bank) \$ 1,626,006.47. A motion was made by OJ McFoy to approve, seconded by Timothy Ball and unanimously carried as approved.

4. Bid Approvals:

- **Resolution #2017-28 286 Pilgrim, Tonawanda Approval of Bid**

Resolution #2017-28 The BENLIC Corporation Procurement Policy bid for new construction project out of grant funds and OAG grant funds. The desired services for construction of a Single-Family home not to exceed \$155,000. The bid was put out to bid May 5, 2017 with a deadline for May 17, 2017. Sunset Custom Homes was the lowest bidder to submit bid for Stick Built construction vs other higher bids for Modular Construction. Bid was for \$155,000. A motion was made by Joseph L. Maciejewski to approve, seconded by James Comerford Jr. and unanimously carried as approved.

Resolution #2017-28 ATTACHED.

5. Dispositions:

- **Resolution #2017-29 Disposition of 310 Wagner, Sloan**

Resolution #2017-29 BENLIC acquired the property of 310 Wagner, Village of Sloan via Erie County's In-Rem Auction in 2015. BENLIC used funding from the New York OAG Office of Community Revitalization grant to rehabilitate the home. BENLIC listed property for sale in April 26th, 2016 for \$92,900. The highest bidder was selected although there was another bid also for \$105,000. Christopher Spence planned an FHA mortgage along with Owner Occupancy while the other bidder would use property as a rental. A motion was made by Timothy Ball to approve, seconded by James Comerford Jr. and unanimously carried as approved.

Resolution #2017-29 ATTACHED.

- **Resolution #2017-22 Disposition of 26 Meadow Lea Town of Amherst**

Resolution #2017-22 BENLIC acquired the property at Erie County auction, In-Rem 163. BENLIC proposed to dispose of the property to Belmont Housing Services for \$29,700. The sale of the property was tabled by BENLIC at the April 2017 meeting regarding the Town of Amherst offer of \$20,000. BENLIC's appraisal for the property was valued at \$33,000. BENLIC subcommittee recommended we resubmit and offer of \$29,700, which would be considered a fair price. The Town of Amherst has agreed to the sale price of \$29,700 and Belmont Housing services. A motion to approve was made by Joseph L. Maciejewski, seconded by Joseph Hogenkamp and unanimously carried as approved

Resolution #2017-22 ATTACHED.

- **Resolution #2017-23 Disposition of 59 North Main, Angola**

Resolution #2017-23 BENLIC acquired the property of 59 North Main for the Village of Angola via Erie County In-Rem Auction in 2015. BENLIC used funding from the New York OAG Office of Community Revitalization grant to rehabilitate the home. BENLIC listed property for sale in January 2017 at \$39,900. BENLIC investment in the property totals \$57,411. BENLIC received one bid from Daniel Barker in the amount of \$35,000 cash with a 30-day closing period. A motion to approve was made by Donna J. Estrich, seconded by OJ McFoy and unanimously carried as approved

Resolution #2017-23 ATTACHED.

- **Resolution #2017-30 Disposition of 121 Irwinwood, Village of Lancaster**

Resolution #2017-30 BENLIC acquired the property of 121 Irwinwood for the Village of Lancaster via Erie County In-Rem Auction in 2016. BENLIC listed property for sale in March 2017 for \$72,900. By Resolution #2017-13 BENLIC approved the sale of this property at the March 2017 regular meeting. The originally approved purchaser was unable to complete the purchase. BENLIC relisted the property in May 2017 at a recommended price of \$69,900 by the Real Estate Subcommittee. BENLIC received three offers of which Kathleen Miller was the highest at \$77,036. Note this is BENLIC's first Note & Mortgage held in the amount of \$35,886. A motion to approve was made by Timothy Ball, seconded by Joseph L. Maciejewski and unanimously carried as approved

Resolution #2017-30 ATTACHED

- **Resolution #2017-27 Disposition of 652 Lisbon, City of Buffalo**

Resolution #2017-27 BENLIC acquired the property at the City of Buffalo in Rem auction in 2016, the property requires minimal rehabilitation. After a complete walk - thru on May 9th an estimated work scope of \$15,450 bring the total projected investment by BENLIC to \$18,050. BENLIC received on bid for the rehab from M & V Home Repair in the amount of \$18,537. A motion to approve was made by Joseph L. Maciejewski, to amend resolution inserting the correct name and price of bidder into resolution, seconded by James Comerford Jr. and unanimously carried as approved A motion to approve was made by Joseph L. Maciejewski, seconded by James Comerford Jr. and unanimously carried as approved

Resolution #2017-27 ATTACHED

6. Resolution #2017-X Demolition Subcontract with Village of Depew: (Informational)

Resolution #2017-X Village of Depew has requested BENLIC to fund a demolition of a condemned residential property a 511 terrace Blvd. The property is adjacent the Boys & Girls Club of Depew-Lancaster. The Boys & Girls Club has expressed written interest in acquiring the property from Erie County when vacant.

7. BENLIC Board Member Meeting regarding the addition of Niagara county to BENLIC Board. The consensus was that BENLIC would give a letter of Support for Niagara County to form its own Land Bank and assist in any way possible.

Executive director Report:

- Jocelyn Gordon updated the Board on the 5 Year – 50% Repayment plan for the FGU’s regarding tax refunds to BENLIC.
- Cheektowaga Judicial Warrant Property Visit.
- Buffalo Billion II Funding Meeting with Leonard Skrill regarding approximately 10 Million funding possible available for area boarding Buffalo and Cheektowaga.
- Southern Tier West Conference Panel Presentation
- Erie County IN Rem “Buying Property at In Rem’ Seminar on Saturday July 8, 2017 presented by Joseph L. Maciejewski with approximately 200 plus attendees.

Adjournment:

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

NEXT MEETING: Board of Directors – 11 a.m. June 15, 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 _____