



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
September 21, 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, Joseph L. Maciejewski, Donna J. Estrich, Joseph Hogenkamp, Thomas Hersey

Board Members *Excused*: Christopher J. Schoepflin, Timothy Ball, OJ McFoy, Michael Siragusa, James Comerford, Jr.

Fiscal Agent Present: Robert Keating

BENLIC Counsel Present: Martin Polowy

Executive Director: Jocelyn Gordon

Program Coordinator: Alex Carducci

Guests: Ben Brown – BENLIC AmeriCorps

HAND OUTS:

Agenda; Minutes of August 2017 Board Meeting; August 2017 Treasurer's Report;

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the August 17, 2017 Board of Directors Meeting were presented and reviewed. A motion was made by Donna Estrich to approve, seconded by Joseph Maciejewski, and unanimously carried as approved.
3. Treasurer's Report: Treasurer Joseph Maciejewski presented a Treasurer's Report as of August 31, 2017 with a balance of \$ 2,204,758.17 (M&T Bank). A motion was made by Joseph Hogenkamp. to approve, seconded by Thomas Hersey and unanimously carried as approved.

4. Resolution #2017-39 - Disposition 310 Wagner, Village of Sloan

The two-family residence located in the village of Sloan was renovated with \$74,871 of OAG secured grant funding. BENLIC listed the property for sale in April of 2017 at a price of \$92,900. By Resolution #2017-29, the BENLIC Board of Directors approved the sale of 310 Wagner at their monthly Board of Directors Meeting occurring on May 18th, 2017. The originally approved offeror was unable to complete the purchase of the property shortly thereafter. BENLIC staff and officials reviewed previous comparable offers at their Real Estate-Subcommittee meeting and selected a new purchaser. James Padin, a military veteran, was selected as the priority offeror with a sale price of \$106,000 and \$6,000 in seller concessions. A motion to approve was made by Joseph Macijewski, seconded by Donna Estrich, and unanimously carried as approved.

5. Resolution #2017-40 - Disposition 33 Donna, Village of Depew

The Buffalo Erie Niagara Land Improvement Corporation acquired the property of 33 Donna Court, Village of Depew via Erie County's In Rem auction 163. The original structure at 33 Donna was in extremely distressed condition, and on March 24, 2016 the Corporation approved demolition of the structure. BENLIC utilized funds from the County-wide demolition fund provided by the NYS Attorney General. BENLIC contracted IQ Modular to construct a new single-family modular residence in May of 2016 with funding from the NYS Attorney General. The project was completed the following year and listed for sale in September 2017 at price of \$149,900. BENLIC received two offers for the property, both over the listed asking price. Emma Stevens, an active military servicewoman, was selected as the priority offeror with a sale price of \$162,000. A motion to approve was made by Donna Estrich, seconded by Joseph Hogenkamp, and unanimously carried as approved.

6. Resolution #2017-41 - Disposition 26 Newton, Village of Angola

BENLIC acquired the property of 26 Newton Avenue, Village of Angola via the 2016 Erie County In-Rem Foreclosure Auction. BENLIC listed the property for sale in August 2017 at a price of \$13,000. This property is one of two within the Village of Angola that BENLIC selected for a new in-house sales program. BENLIC staff held property showings, collected offers, and fielded property inquiries as opposed to third-party realtors. Marc Mazur was selected as the priority offeror with a sale price of \$13,000. Mr. Mazur plans to reside in the home and owns his own home renovation business. A motion to approve was made by Joseph Macijewski, seconded by Joseph Hogenkamp, and unanimously carried as approved.

7. Resolution #2017-42 - Disposition 93 Lake, Village of Angola

BENLIC acquired the property of 93 Lake Street, Village of Angola via the 2016 Erie County In-Rem Foreclosure Auction. BENLIC listed the property for sale in August 2017 at a price of \$20,000. This property is one of two within the Village of Angola that BENLIC selected for a new in-house sales program. BENLIC staff held property showings, collected offers, and fielded property inquiries as opposed to third-party realtors. Offeror Gina Lachowski was selected as the priority offeror with a sale price of \$20,000 cash. The offeror plans to renovate the home for her daughter. The offeror had not provided sufficient proof of funds for renovation and as such, BENLIC Board of Directors directed BENLIC staff that a purchase agreement would not be executed until this proof is provided. An Enforcement Note of 100% of the estimated work costs would be placed on the property of \$99,709.93. A motion to approve was made by Joseph Macijewski, seconded by Joseph Hogenkamp, and unanimously carried as approved.

8. Resolution #2017-43 - Approval to Bid Properties at County of Erie In Rem Auction 2017

BENLIC staff presented a list of properties to be acquired at the upcoming Erie County In Rem Auction. The resolution was amended to add two properties that were missing. These being 28 Mill, Village of Angola, 511 Terrace, Village of Depew, and 33 Commercial, Village of Angola. Board members directed BENLIC staff to obtain a formal letter from the Village of Angola requesting that properties bid within the village would be acquired via-quit claim deed if successfully bid. A motion to approve the amended resolution was made by Joseph Macijewski, seconded by Joseph Hogenkamp, and unanimously carried as approved.

9. Resolution #2017-44 - Approval to Bid at County of Erie In Rem Auction 2017 - City of Buffalo

The City of Buffalo Office of Strategic Planning (OSP) identified 22 absentee-owned properties slated to be auctioned in Erie County's In Rem sale 2017. OSP used data from the City's forthcoming Housing Opportunity Strategy to analyze property and block conditions. The properties and blocks were rated from 1 (highest) to 5 (lowest). The list of 22 identified properties comprised of properties rated *at or below* the various block's average, with a strategy to consider acquisitions and improvement of properties that were adversely affecting the block. BENLIC Staff subsequently worked to obtain information regarding properties' vacancy statuses. A single property – 236 Brunswick – was determined to be an appropriate candidate considering its rating, vacancy status, and physical condition. OSP provided a Structure Acquisition Application for the property in accordance with BENLIC Rules and Procedures. The property is of interest to the Corporation.

10. Resolution #2017-45 - Approval of BENLIC - City of Buffalo Bid Assignment Agreement

BENLIC Board of Directors were presented the City of Buffalo Bid Assignment Agreement. The agreement details how the City shall provide BENLIC a list of all properties the City desires BENLIC to tender the preemptive bid. Additionally, the agreement details the process to assign the bid rights, a BENLIC option to retain up to 10% of properties for particular revitalization efforts, and the payment or cancellation of certain taxes by the City. The City of Buffalo is interested in having BENLIC bid and then assign potentially greater than one-hundred properties at the October 2017 In Rem Foreclosure Sale. The City of Buffalo's Mayor's Office of Strategic Planning and Division of Planning have identified properties through a particular selection process. This Bid Assignment is unchanged since the previous year. A motion to approve the amended resolution was made by Joseph Macijewski, seconded by Donna Estrich, and unanimously carried as approved.

11. Resolution #2017-46 - 243 Carl, Buffalo - Approve Bid - Roof and Doors

BENLIC acquired the structure at 234 Carl at the City of Buffalo In Rem auction as part of the corporation's share of bid assignment properties. Aside from the roof and doors the property requires minimal, mostly cosmetic, rehabilitation. BENLIC endeavors to bid out the necessary repairs, and sell the property a responsible moderate-income homebuyer in accordance with a grant agreement between BENLIC and LISC. The bid for Roof and Entry Doors was let on August 31, 2017, with a submission deadline of September 18, 2017. BENLIC staff recommended the lowest bidder, Surety Construction be selected. BENLIC Board of Directors directed BENLIC staff to first speak with Jim Comerford to review the original bid request for accuracy before any award is approved. The Board of Directors tabled approval until this request was met.

12. Real Estate Subcommittee

There was no Real Estate Subcommittee report for the September Board of Directors Meeting.

13. Executive Director's Report

Jocelyn Gordon provided details on potential acquisitions via-donation from the National Community Stabilization Trust and PHH Mortgage. BENLIC staff would continue to investigate property conditions for both properties. Corporation Counsel Martin Polowy recommended that any donation have title insurance provided by the donating entity.

Jocelyn informed the board that both Program Administrator Alex Carducci, and AmeriCorps member Ben Brown will be attending the end-of-term "Capstone Presentation" at the LISC New York City offices. All travel expenses are covered through LISC. Additionally, Jocelyn informed the board that BENLIC staff are currently searching for a new AmeriCorps member to serve for another 10-month term.

Jocelyn reviewed the two current job openings being advertised by BENLIC. Both a new Sales Specialist and Property Inspector are expected to be interviewed and hired within the next month.

Jocelyn closed her report by presenting a brief media report on BENLIC activities in the month of August.

Adjournment:

A motion to adjourn was made by Joseph Maciejewski and seconded by Donna Estrich and unanimously carried as adjourned.

NEXT MEETING: Board of Directors – 11 a.m. October 19th, 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 _____