



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
January 18, 2018 – 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, Timothy Ball, Michael Siragusa, James Comerford, Jr. Thomas Hersey

Board Members *Excused*: Frank Krakowski, OJ McFoy, Christopher J. Schoepflin,

Fiscal Agent Present: Robert Keating

BENLIC Counsel Present: Martin Polowy

BENLIC Staff: Jocelyn Gordon, Ben Brown

BENLIC AmeriCorps: Andrea Folgherait

Guests: Bill Parke, BURA

HAND OUTS:

Agenda; Minutes of December 2017 Board Meeting; December 2018 Treasurer's Report;

NEW BUSINESS:

1. Roll Call
2. Approval of Minutes: The minutes of the December 21, 2017 Board of Directors Meeting were presented and reviewed. A motion to amend was made by Joseph Hogenkamp 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 December 17, 2017 with a balance of \$ 2,104,584.11 (M&T Bank). A motion was made by Michael Siragusa to approve, seconded by Timothy Hersey, and unanimously carried as approved.

A. Dispositions:

4. Resolution #2018-1 53 Wichita, West Seneca – Vacant Lot

At the December BENLIC Board of Directors Meeting, Resolution #2017-60 was approved to sell the vacant side-lot located at 53 Wichita, West Seneca to a Ms. Patty Zeman. The consideration for the purchase was incorrect and a new resolution needed. Resolution #2018-1 rescinds Resolution #2017-60 in its entirety and approves the sale of the lot for the correct amount of \$1.00.

The disposition of 53 Wichita Road, Town of West Seneca NY in the amount of \$1.00 by an Agreement of Sale of Real Property with offeror Patricia Zeman was motioned to approve by Timothy Hersey, seconded by Joseph Maciejewski, and unanimously carried as approved.

5. Resolution #2018-2 73 Manitoba, Buffalo & 11 Normandy, Cheektowaga – Residential Structures – Habitat for Humanity

BENLIC acquired the property of 73 Manitoba Street, City of Buffalo at the 2017 City of Buffalo In-Rem Auction. This is a two-family home that BENLIC staff coordinated with Habitat for Humanity prior to the Buffalo Auction on as a strategic acquisition for rehab and resale to an income-eligible family. Historically, Habitat for Humanity has worked within The City of Buffalo to provide affordable homeownership opportunities. However, in hopes of expanding organizational activities outside Buffalo, 11 Normandy Avenue, Cheektowaga was targeted for acquisition. Being situated near transit routes and services makes it a good candidate for Habitat for Humanity families.

Both properties are planned to be renovated by Habitat for Humanity with the help of volunteers and staff members. BENLIC staff and Habitat for Humanity have negotiated a sale price for each property of \$7,500 - with nominal investment by BENLIC (\$300).

The disposition of 73 Manitoba, City of Buffalo, NY and 11 Normandy, Cheektowaga, NY in the amount of \$7,500 each by an Agreement of Sale of Real Property with offeror Habitat for Humanity Buffalo was motioned to be approved by Joseph Maciejewski, seconded by Timothy Ball, and unanimously carried as approved.

B. 2018 County Request for Foreclosure:

6. Resolution #2018-3 Authorization to Submit Properties to Erie County Legislature for Purpose of BENLIC Future Acquisition at County In Rem.

Municipalities throughout Erie County have engaged in the 2018 Request for Foreclosure (RFF) Process. Foreclosure eligible properties have been identified and proposed by municipalities for BENLIC acquisition at the upcoming 2018 Erie County In-Rem Auction. The BENLIC Property Selection Subcommittee has reviewed 2018 RFF submissions and identified appropriate acquisitions for BENLIC. Property condition,

Structure Acquisition Forms, years vacant, code violations, future marketability, scope of potential rehab, structure use, and municipal rank were just some of the factors considered. There were 41 Total Structure Submissions. Of these, there will be 30 submissions for acquisition as 4 were determined to be occupied while 7 were ineligible for auction. BENLIC recommended 25 structures for selection.

Similar to the RFF process for structures, lots appropriate for acquisition by BENLIC are considered by looking at the following: Municipality willing to acquire lots, new resolution language, potential liability, snow removal, future marketability, zoning, buildability, adjacent property use, and if the municipality has a known interest from a resident to purchase. There were 18 total submissions, 2 commercial – buildable, 16 residential - 10 buildable, 6 non-buildable side-lots. Of these, BENLIC recommended 14 lots for selection, and 3 lots undetermined. There were some concerns and questions that arose over 39 Rose, Town of Lancaster. This lot is in an unusual location; a subdivision between two homes. BENLIC looked to the Board for some advice on if/how to go about acquisition of this lot.

BENLIC Board of Directors accepting the recommendations of the Property Selection Subcommittee that BENLIC acquire the following properties was motioned to be approved by Donna Estrich, seconded by Timothy Ball, and unanimously carried out as approved.

7. 2018 Board Meeting Schedule

The BENLIC Board of Directors was presented with a draft meeting schedule for the 2018 calendar year. Meetings would continue to occur every third-Thursday of each month at 11 a.m. A motion to approve was made by Donna Estrich, seconded by Timothy Ball, and unanimously carried out as approved.

8. ECWA -Liens on BENLIC-Owned Properties – Opinion by Lippes, Matthias

Motion to move to **Executive Session** was made by Joseph Maciejewski, seconded by Timothy Ball, and unanimously carried out as approved.

9. Executive Director’s Report: Meeting adjourned due to time constraints.

Adjournment:

A motion to adjourn the meeting was made by Timothy Ball, seconded by Donna Estrich, and unanimously carried as adjourned.

NEXT MEETING: Board of Directors – 11 a.m. February 15th, 2018
Location: Brisbane Building Conference Room 521 (403 Main St)

Recorded by: Andrea Folgherait, BENLIC Staff
Submitted for Approval: Jocelyn Gordon, Executive Director
Adopted by BENLIC Board Members on _____