



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES

January 17, 2019 – 11:00 PM  
Brisbane Building Conference Room 521  
403 Main St. Suite 602  
Buffalo, New York 14203

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Call to Order by Joseph Hogenkamp

ATTENDANCE:

Board Members Present: Brendan Mehaffy, James Comerford Jr., Joseph L. Maciejewski, Joseph Hogenkamp, Frank Krakowski, Timothy Ball, Michael Siragusa, Thomas Hersey

Board Members *Excused*: Donna J. Estrich, O.J. McFoy

Board Members *Absent*: Amanda Mays

Fiscal Agent Present: Robert Keating

BENLIC Counsel Present: Martin Polowy

BENLIC Staff: Jocelyn Gordon, Ben Brown, Andrea Folgherait

Guests: Bill Parke – BURA

HAND OUTS:

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

NEW BUSINESS:

1. Roll Call
2. Approval of December 2018 Minutes – with Real Estate Committee Minutes of 1/9/2019: The minutes of the December 15th, 2018 Board of Directors Meeting were presented and reviewed. A motion to approve was made by James Comerford, seconded by Joseph Hogenkamp, and unanimously carried as approved.
3. Treasurer's Report: Treasurer Joseph Maciejewski presented the December 2018 Treasurer's Report as of December 31st, 2018 with a balance of \$1,494,476.35 (M&T)

Bank). A motion was made to approve by Joseph Maciejewski, seconded by Michael Siragusa, and unanimously carried as approved.

4. Real Estate Committee Report:

A. *Dispositions:*

**Resolution #2018-01** – Disposition of 24 Miller, Village of Depew

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 24 Miller Street, Village of Depew via Erie County In-Rem Auction in 2016. BENLIC used funding from the New York State Attorney General’s (OAG) Office Community Revitalization Initiative grant award to rehabilitate the home. BENLIC worked with a contractor and rehabbed the home for \$54,540.00 updating and completing necessary repairs, and listed the property for sale in December 2018 at a price of \$84,900.00 As an OAG funded project, qualified offers must make no more than 100% the Erie County Area Median Income adjusted for household. BENLIC received two offers: Brenda Smaczniak submitted a cash offer of \$86,000.00 and Jeffrey Rogacki submitted an offer of \$75,000.00, using a conventional mortgage type. BENLIC recommended the higher offeror, Brenda Smaczniak, she plans to reside in the home come the beginning of February. A motion to approve the sale to Brenda Smaczniak was motioned by Michael Siragusa, seconded by Joseph Maciejewski, and unanimously carried as approved.

**Resolution #2019-02** – Disposition of 56 E Hazeltine, Village of Kenmore

BENLIC acquired the property of 56 East Hazeltine Avenue, Village of Kenmore via donation in May of 2018. BENLIC performed extensive investment, totaling \$24,450.00, for foundation stabilization work and removing a deteriorated porch before marketing the property as a Note and Mortgage opportunity. BENLIC listed the property for sale in December 2018 at a price of \$45,000.00, with \$44,950.00 estimated for repairs, and a lien value of \$36,559.00. BENLIC received one offer package; Scott and Mollie Millar submitted a cash offer of \$45,000.00. The Millar’s plan to renovate and occupy the home, proposing a large investment of \$62,000.00 in improvements - Scott as a licensed contractor plans to do majority of the work on his own. A motion to approve the selected owner occupants was made by Joseph Hogenkamp, seconded by Michael Siragusa, and unanimously carried as approved.

B. *2019 County Request for Foreclosure*

**Resolution #2018-03** – Authorization to submit Properties to Erie County Legislature for Purpose of BENLIC Future Acquisition at County In-Rem

BENLIC and the towns and villages across Erie county have engaged in a Request for Foreclosure (RFF) process for the year of 2019 in which towns and villages identify those respective properties they would like BENLIC to consider for acquisition. The RFF process is outlined in the Rules and Procedures of the Corporation. BENLIC requests that the Erie County Director of Real Property Tax Services and the County Attorney take any necessary steps to include the above-listed properties in Erie County In-Rem 167. A motion to approve 47 property selections was made by Joseph Maciejewski, seconded by Frank Krakowski, and unanimously carried out as approved.

5. Enforcement Note Discharge: 94 Bellevue, Cheektowaga - Lien Release

On September 7<sup>th</sup>, 2018 Jonathon Kurtz purchased 94 Bellevue in the amount of \$16,050.00. On January 3, 2019 BENLIC received a letter from Kurtz stating all required work has been completed on the property and requested the Note and Mortgage Lien be discharged. BENLIC Building Inspector found all work to be completed and approved. A motion to discharge of the Note and Mortgage Lien was made by Joseph Hogenkamp, seconded by Michael Siragusa, and unanimously carried as approved.

6. Executive Director's Report:

- 2866 Main, City of Buffalo – NCST Donation + Demolition
- City of Tonawanda New Construction Infill Project Update
- BENLIC Capital Reserve Investment CD Purchase 6 months/\$1 Million
- Program Manager Job Posting Update

7. Executive Session:

During Executive Session, it was determined by the Board of Directors, based on the Salary Survey completed by EK Ward & Associates in September of 2018, the salary of Executive Director Jocelyn Gordon should be retroactively increased from \$84,050.00 to \$89,000.00 between February 10<sup>th</sup> 2018 and February 9<sup>th</sup> 2019. The Executive Director's salary was also authorized to be increased from \$89,000.00 to \$94,000.00 effective February 10<sup>th</sup> 2019.

A motion to end Executive Session was made by Joseph Maciejewski, seconded by James Comerford Jr.

Adjournment:

A motion to adjourn the meeting was made by Joseph Maciejewski., seconded by James Comerford Jr., and unanimously carried as adjourned.

NEXT MEETING: Board of Directors – 11 a.m. February 21st 2019  
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 \_\_\_\_\_