



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES

April 18th, 2019 – 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, Joseph Hogenkamp, Frank Krakowski, Donna J. Estrich, Timothy Ball, O.J. McFoy, Michael Siragusa,

Board Members *Excused*: Thomas Hersey, James Comerford Jr., Amanda Mays

Board Members *Absent*:

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 March 2019 Board Meeting; March 2019 Treasurer's Report; BENLIC Program Manager Hire, Brisbane Storage Locker Agreement; Dispositions; Bid Approvals

NEW BUSINESS:

1. Roll Call
2. Approval of March 2019 Minutes – with Real Estate Committee Minutes of 4/10/2019: The minutes of the March 28th, 2019 Board of Directors Meeting were presented and reviewed. A motion to approve was made by OJ McFoy, seconded by Michael Siragusa, and unanimously carried as approved.

3. Treasurer's Report: Treasurer Joseph Maciejewski presented the February 2019 Treasurer's Report as of February 28th, 2019 with a balance of \$2,571,399.25 – noting this includes the additional \$1 million dollars BENLIC recently transferred to place on a CD. A motion was made to approve by Joseph Maciejewski, seconded by Michael Siragusa, and unanimously carried as approved.

4. Personnel Committee (Action): BENLIC Program Manager

Micheal Siragusa made a motion to move into executive session, OJ McFoy seconded the motion. BENIC Board determined that Majorie McAllister is to be hired as BENLIC Program Manager at an annual pro-rated salary of \$49,600.00 (\$62,000.00) with a 32-hour work week to commence June 3rd 2019. Micheal Siragusa made a motion to exit executive session, OJ McFoy seconded the motion. A motion to approve BENLIC hire was made by OJ McFoy, seconded by Donna Estrich, and unanimously carried as approved.

5. BENLIC – Brisbane Storage Locker Agreement (Action):

BENLIC making a new hire and requiring more available space for documents and files resorted to the Staff purchasing a storage locker in the Brisbane Building Basement. The additional cost is combined with BENLIC's monthly rent. A motion to approve BENLIC additional storage space was made by OJ McFoy, seconded by Joseph Maciejewski, and unanimously carried as approved.

6. Real Estate Committee Report:

A. *Dispositions*:

Resolution #2018-16 – Disposition of 101 Balbach, Town of Cheektowaga

BENLIC acquired 101 Balbach Drive, Town of Cheektowaga via donation from the National Community Stabilization Trust (NCST). Through OAG settlements with Bank of America, properties acquired through the NCST are eligible to receive renovation funds upon satisfactory completion of the program. Properties under this program are income restricted to a low/moderate income buyer. BENLIC used \$60,000 in rehab-specific grant funds from the *LISC Rehabilitation Grant Program* and \$83,866.00 in BENLIC funds. The property was listed for sale in March 2019 at a price of \$109,900.00. Qualified offers must make no more than 120% the Erie County Area Median Income (AMI) adjusted for household size. The property went through two listing cycles, receiving a lot of walk throughs and interest. However, with first-time homebuyers just beginning their search, interested parties were hesitant to submit offers. BENLIC only received one offer of \$109,900.00 from Kristina Muffoletto, using a conventional loan financed through Key Bank, and is expected to close mid-June. A motion to approve was made by Michael Siragusa, seconded by Joseph Hogankamp, and unanimously carried as approved.

Resolution #2019-17 – Disposition of 9723 New Oregon, Town of Eden

9723 New Oregon Road, Town of Eden was acquired via Erie County In-Rem Auction in 2018 as part of its annual Request for Foreclosure (RFF) Process. The Town of Eden representatives expressed an interest to acquire the deteriorated residential home for the purpose of CDBG-funded demolition. Eden requested by Resolution to acquire the property via quit claim deed to

quickly and efficiently remove the nuisance property. A motion to approve was made by Joseph Maciejewski, seconded by Michael Siragusa, and unanimously carried as approved.

Resolution #2019-18 – Authorize Ownership Transfer of 22 Coe, City of Buffalo

BENLIC Board of Directors authorized the disposition of 22 Coe Place, City of Buffalo via BENLIC Resolution #2018-60 to purchaser, Buffalove Holdings LLC. under the BENLIC Note and Mortgage Program and closed on January 15, 2019. Buffalove Holdings, LLC. has communicated with BENLIC Counsel and Staff that they now wish to transfer ownership to a related party, Little Wheel Holding Company LLC. A motion to approve was made by OJ McFoy, seconded by Donna Estrich, and unanimously carried as approved.

Bid Approvals:

Resolution #2019-19 – 2 Redwood, Town of Cheektowaga – Complete Rehab Project

The bid was released on March 15th, 2019, with a submission deadline of April 5th, 2019.

2 Redwood Drive, Cheektowaga NY was acquired via 2018 Erie County In-Rem 166 tax foreclosure auction. As a single-family home in the Pine Hill neighborhood, a neighborhood BENLIC has continually worked in providing opportunities for a first-time homebuyer. The property was a good candidate for BENLIC to rehab using funds provided by Enterprise Community Partners. BENLIC has invested \$2,960.00 into the property in order to clean and stabilize, there is an estimated \$108,250.00 estimated left in work for major items including: New roof, exterior work, new siding, heating, electric, and plumbing. BENLIC received 3 bids for this project; the winning bid received from a new contractor, Aurora Window Systems & Contracting Inc., the second lowest bidder at \$118,999.00. A motion to approve was made by Michael Siragusa, seconded by Joseph Maciejewski, and unanimously carried as approved.

Resolution #2019-20 – 97 Reo, Town of Cheektowaga – Complete Rehab Project

The bid was released on April 4th, 2019, with a submission deadline of April 16th, 2019

97 Reo Avenue, Cheektowaga NY was acquired via 2018 Erie County In-Rem 166 tax foreclosure auction. As a single-family home in the Pine Hill neighborhood, a neighborhood BENLIC has continually worked in providing opportunities for a first-time homebuyer. The property was a good candidate for BENLIC to rehab using funds provided by Enterprise Community Partners. BENLIC has invested \$3,257.00 into the property in order to clean and stabilize, there is an estimated \$138,600.00 estimated left in work for major items including: New kitchen, new siding, an additional bedroom, heating, electric, and plumbing. BENLIC received two bids for this project, the winning bid of \$146,660.00 submitted by Residential Construction Services, Inc. was motioned by Timothy Ball, seconded by OJ McFoy, and unanimously carried as approved.

Resolution #2019-21- 66 Burch, Town of West Seneca – Partial Rehab Project

The bid was released on March 26th, 2019, with a submission deadline of April 15th, 2019

66 Burch Avenue, West Seneca NY was acquired via 2016 Erie County In-Rem tax foreclosure auction. The property was a viable candidate for BENLIC rehabilitation as a single-family home on the West Seneca/ Buffalo border. Previously this year, BENLIC Board of Directors had approved a bid for a complete rehab of the home via BENLIC Resolution #2018-21. Since then, significant improvements and stabilization work have been completed. There is a total of \$27,523.00 of BENLIC funds, \$80,367.00 of LISC funds, and an estimated \$47,700.00 remaining in work. However, BENLIC has chosen to re-bid remaining work-items to ensure they are completed in an efficient and timely manner. Some of these items include major items: New kitchen, new floor finishes, new bathroom, and exterior repairs. BENLIC received two bids, recommending a bid submitted by Sunset Custom Homes of \$53,750.00. A motion to approve a new bid for completion of the project was made by Michael Siragusa, seconded by Joseph Hogankamp, and unanimously carried as approved.

Resolution #2019-22 – 2868 Main Street, City of Buffalo – Demolition Mr. Cooper Funded

The bid was released on March 13th, 2019, with a submission deadline of March 29th, 2019

2868 Main Street, Buffalo NY was acquired via donation from Mr. Cooper (formerly Nationstar Mortgage) in late 2018. In addition to the primary structure and detached garage, BENLIC also received a cash concession of \$20,000 to be used towards the demolition of the structure. This donation was facilitated by the National Community Stabilization Trust (NCST), a non-profit organization that works to achieve similar goals of eliminating property vacancy and abandonment throughout the United States. BENLIC received four bid submissions ranging from \$15,979.00 to \$38,000.00, BENLIC recommended the lowest bidder, Apollo Dismantling Services, LLC. A motion to approve was made by Michael Siragusa, seconded by Timothy Ball, and unanimously carried as approved.

9. Executive Director's Report:

- Lisa Hechmer – Royal Parkway, Amherst wrote a inspiring and thoughtful letter thanking BENLIC.
- BENLIC approaching 100th Real Estate Transaction. Completing Closings April 18th. This time in 2018 BENLIC had only closed 5 properties, in 2019 BENLIC has closed 15 so far, with an additional 11 currently under contract.
- Security Alarm Installations continue

Adjournment:

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

NEXT MEETING: Board of Directors – 11 a.m. May 16th 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 _____