



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
June 16th, 2019 – 11:00 AM  
Brisbane Building Conference Room 521  
403 Main St. Suite 602  
Buffalo, New York 14203

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Call to Order by Brendan Mehaffy

ATTENDANCE:

Board Members Present: Thomas Hersey, Brendan Mehaffy, Timothy Ball,  
O.J. McFoy, Michael Siragusa, Joseph Hogenkamp

Board Members *Excused*: James Comerford Jr., Donna J. Estrich, Joseph L.  
Maciejewski, Amanda Mays, Frank Krakowski

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 May 2019 Board Meeting; May 2019 Treasurer's Report; Note and  
Mortgage Discharge; Dispositions

NEW BUSINESS:

1. Roll Call
2. Approval of May 2019 Minutes: The minutes of the May 16th, 2019 Board of Directors Meeting were presented and reviewed. A motion to approve was made by Michael Siragusa, seconded by Joseph Hogenkamp, and unanimously carried as approved.

3. Treasurer's Report: Chairman Mehaffy presented the May 2019 Treasurer's Report as of May 31st, 2019 with a balance of \$2,684,804.29 – noting this includes the additional \$1 million dollars BENLIC recently transferred to place in a CD. A motion was made to approve by Michael Siragusa, seconded by Thomas Hersey, and unanimously carried as approved.
4. Real Estate Committee Report: No Real Estate Committee held in June – discussions were held via email with members.
5. **Resolution #2019-30** Proceeds Distribution Policy 2019- Erie County, Cities of Buffalo, Tonawanda, Lackawanna

BENLIC Board of Directors annually votes for Property Tax and Maintenance and Foreclosure Proceeds Distribution Policies to enable authority to use preferred bid power at various public tax auctions. Subsequent approval of the policies is required by the legislative authorities of the Foreclosing Governmental Units –Erie County Legislature, Buffalo Common Council, etc. A motion to approve the use of the preferred bid power at public tax foreclosure auctions was made by OJ McFoy, seconded by Thomas Hersey, and unanimously carried as approved.

6. *Dispositions:*

**Resolution #2018-31**– Disposition of 4590 Harlem Road, Town of Amherst

The property of 4590 Harlem Road in the Town of Amherst was acquired via the 2018 Erie County In-Rem Auction. BENLIC invested \$6,135.00 toward securing the property and removal of interior debris, leaving an estimated \$82,000.00 left in repairs, and a lien value of \$50,000.00. The property was listed for sale in April 2019 at a price of \$99,995.00 and reduced a month later to \$89,995.00. BENLIC received two cash offers: \$30,000.00 and \$89,995.00 both for renovate and resale. BENLIC Board approved the higher offer of \$89,995.00 from Vitaly Dedovets, an owner of a local construction company with extensive renovation experience and \$200,000.00 available in funds. Dedovets proposed a planned investment of \$97,000.00. A motion to approve the higher offer, Vitaly Dedovets for renovation and resale, was made by Michael Siragusa, seconded by Thomas Hersey, and unanimously carried as approved.

**Resolution #2019-32** – Disposition of 1185 Tonawanda Street, Town of Tonawanda

The property of 1185 Tonawanda Street, Town of Tonawanda was acquired via the 2018 Erie County In-Rem Auction. BENLIC invested \$3,500.00 toward securing the property and removal of interior debris, leaving an estimated \$55,000.00 left in repairs – the structure has severe damage but is salvageable. A lien value of \$42,640.00 will be held on the property. BENLIC listed the property for sale in April 2019 at a price of \$29,000.00. BENLIC received one cash offer from Kenneth Keller at \$33,700.00 for renovation and resale. Keller displayed prior renovation experience, \$209,000.00 in available funds, and a planned investment of \$43,400.00. A motion to approve Kenneth Keller for renovation and resale, was made by Joseph Hogenkamp, seconded by OJ McFoy, and unanimously carried as approved.

7. *Bid Approvals*

**Resolution #2019- 33** – Complete Rehab Project – 33 West Avenue, Village of Hamburg

The property of 33 West, Village of Hamburg was acquired by BENLIC via donation through the National Community Stabilization Trust (NCST). The NCST is a non-profit organization that works to achieve similar goals of eliminating property vacancy and abandonment throughout the United States. By settling REO Foreclosures, the NCST is able to donate, or sell property to community housing organizations. Properties acquired through Mr. Cooper (aka Nationstar) are eligible to receive up to \$20,000.00 in rehab-specific grant funds through the NCST Mr. Cooper Program; properties under this program are not income restricted. BENLIC was able to secure \$20,000.00 of these grant funds to assist in stabilization efforts. Although the property is behind an Erie County Highways Department building, BENLIC sees the potential of walkability and is excited about this opportunity to work in the Village of Hamburg. The bid package was prepared by BENLIC Building Inspector, John Good, and included major repair items: New Roof, New Siding, Heating, Electric, and Plumbing, Foundation Repairs. The bid was released on May 30th, 2019, with a submission deadline of June 17th, 2019. BENLIC received two bids for the project from Sunset Custom Homes (\$243,800.00) and Residential Construction Services (\$211,500.00). A motion to approve the lower bidder, Residential Construction Services, was made by Michael Siragusa, and seconded by Thomas Hersey, and unanimously carried as approved.

7. **Development Note and Mortgage Discharge** – 309 Cleveland Avenue, Town of Cheektowaga

This project is an ideal example of the kind of opportunities BENLIC is able to provide within communities through its Note and Mortgage Program. Jorge Lugo and Carmen Sierra were looking for an affordable home to fix up that would bring them closer to their family. They purchased 309 Cleveland Ave. in Cheektowaga in the amount of \$24,000.00 from BENLIC with a lien of \$35,109.00, and were able to finish the Scope of Work required for the lien to be released in less than a year. On April 9<sup>th</sup>, 2019 they informed BENLIC that all work has been completed on the property and requested that the Note and Mortgage Lien be discharged. On May 28<sup>th</sup>, 2019 BENLIC Property Inspector confirmed that all work within the Scope had been completed in a proper and satisfactory manner. A motion to approve the discharge of the Note and Mortgage Lien was made by Timothy Ball, seconded by Thomas Hersey, and unanimously carried as approved.

8. **CD Roll Over**

BENLIC's six-month CD account will mature on 6/21/2019 and is not set up to automatically renew at maturity -with no further interest paid on the account after that date. BENLIC would like to reinvest the balance of the account for another 90 days at 1.70% interest. A motion was made to amend rolling over BENLIC's CD with M&T Bank by OJ McFoy, seconded by Michael Siragusa, and unanimously carried as approved. An action to amend was made by Thomas Hersey, seconded by OJ McFoy, and unanimously carried as approved.

9. Executive Director's Report: None

A motion to move into Executive Session was made by Michael Siragusa, seconded by Timothy Ball, and unanimously carried as approved.

A motion to exit Executive Session was made by Timothy Ball, seconded by Joseph Hogenkamp, and unanimously carried as approved.

Adjournment:

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

NEXT MEETING: Board of Directors – 11 a.m. July 18<sup>th</sup>, 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 \_\_\_\_\_