



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
May 21st, 2020 – 11:00 AM -Via Teleconference
Buffalo, New York 14203

Call to Order by Brendan Mehaffy

ATTENDANCE:

Board Members Present:

Brendan Mehaffy, Michael Siragusa, Scott Bylewski, Timothy Ball, Thomas Hersey, Amanda Mays, Frank Krakowski, Amanda Mays, William Reece, OJ McFoy, Donna J. Estrich

Board Members *Excused*:

Board Members *Absent*:

James Comerford Jr.

Fiscal Agent Present:

BENLIC Counsel Present:

Martin Polowy

BENLIC Staff:

Jocelyn Gordon, Ben Brown, Andrea Folgherait, Marjorie McAllister

HAND OUTS:

Agenda; Minutes of April 2020 Board Meeting; April 2020 Treasurer's Report; Bid Approvals, Dispositions, Vacant to Value Discharges

NEW BUSINESS:

1. Roll Call

2. Approval of April 2020 Minutes with Real Estate Committee Minutes:

The minutes of the April 16th, 2020 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: Chairman Mehaffy presented the March 2020 Treasurer's Report as of April 30th, 2020 with a balance of \$3,364,943.17, this includes \$1,500,000.00 in Treasury Bills the Corporation filed for in late December of 2019. The Treasury Bills will mature this December. A motion was made to approve by William Reece, seconded by Frank Krakowski, and unanimously carried as approved.

4. *Bid Approval*

Resolution #2020-14- Partial Asbestos Abatement – 35 Hedwig, Town of Cheektowaga

BENLIC acquired the structure at 35 Hedwig Avenue at the Erie County In-Rem Auction in 2019. Upon initial inspection of the home, it was discovered that a significant quantity of disturbed asbestos material was present in the basement. BENLIC Staff believes that abatement of the basement was necessary to ensure the property can be renovated and/or entered into safely. BENLIC has planned to reassess the feasibility of renovating the home or offering it as a Vacant to Value purchase once the abatement is completed. The bid for asbestos abatement was released on May 4, 2020, with a submission deadline of May 19, 2020. BENLIC received seven (7) bids: Lee's Enterprise WNY, Inc., submitted a package for \$10,000.00, which BENLIC Building inspector cautioned seemed too low for this particular job. The next two lowest responsible bidders were Lee's Environmental Services, Inc. for \$14,125.00 and Northstar Demolition and Remediation for \$20,860.00. The remaining bids were \$17,900.00, \$22,000.00, \$29,000.00. A motion to approve the second lowest bid from Lee's Environmental Services, Inc. at \$14,125.00 was made by Timothy Ball, seconded by William Reece, and unanimously carried as approved.

Resolution #2020-15- Complete Rehab Project – 74 Halstead, Village of Sloan

BENLIC acquired 74 Halstead Avenue, Sloan NY via 2019 Erie County In-Rem tax foreclosure auction. The property was an appropriate candidate for BENLIC rehabilitation as a single-family home within a moderate-income neighborhood. Asbestos removal has already been done, and BENLIC has invested an additional \$5,200.00 into the property for stabilization work and to remove interior debris, leaving an estimated \$140,000.00 for the remainder of the work. Funds for rehabilitation will be provided by BENLIC and will be sold without deed restrictions. The bid was released on April 17th, 2020, with a submission deadline of May 19th, 2020, BENLIC received four (4) bids: Aurora Windows Systems & Contracting submitted a bid for \$129,275.00, Buccilli Renovations for \$139,950.00, Residential Construction Services, Inc. for \$149,274.00, and Sunset Custom Homes, Inc. for \$152,880.00. A motion to approve the lowest bidder, Aurora Windows Systems & Contracting for \$129,275.00 was made by Timothy Ball, seconded by William Reece, and unanimously carried as approved.

5. *Dispositions*

Resolution #2020-16- 9707 Erie, Town of Evans – Vacant to Value

BENLIC acquired the property of 9707 Erie Road, Town of Evans via the 2019 Erie County In-Rem Auction. BENLIC had a nominal investment of \$1,000.00 towards securing the property and removing interior debris, BENLIC building inspector has estimated there to be \$34,000.00 remaining in repairs. The lien value for this property is held to \$27,880.00 or until all necessary work has been completed. The property was listed in March of 2020 for a sale price of \$20,000.00.

BENLIC received one (1) offer for \$13,500.00 from MWE, LLC for renovation and resale. MWE, LLC has provided proof of funds up to \$100,000.00 and plans to invest \$40,000.00 into the renovation. BENLIC has worked with this buyer before on previous listings and has had success. A motion to approve the sale was made by Timothy Ball, seconded by OJ McFoy, and unanimously carried as approved.

Resolution #2020-17- 0 Kennedy, Town of Evans – Side Lot Sale

BENLIC acquired the vacant lot located at 0 Kennedy Avenue in cooperation with the Town of Evans during the 2019 Erie County In-Rem Auction. The parcel is located in the Lake Erie Beach community and is partially wooded. Prior to BENLIC acquisition, Evans officials submitted a formal letter of interest from adjacent property owner, David Gardner, and a letter confirming that the owner has reimbursed the Town for the required \$1,400.00 foreclosure fee. Town Officials support a sale to Mr. Gardner, for \$1,000.00, and his planned use for the site including combining the lot with his property, using the existing driveway, and landscaping. A motion to approve the sale was made by Timothy Ball, seconded by William Reece, and unanimously carried as approved.

Resolution #2020-18- 257 Chapel, Town of Cheektowaga – Side Lot Sale

BENLIC acquired 12 vacant side-lots within the Town of Cheektowaga during the 2017 Erie County In-Rem Auction. Of these 12 lots, 9 were selected for private sale. In June of 2018, BENLIC began to publicly market remaining vacant side-lots that did not receive offers from adjacent property owners. BENLIC used prior professional appraisals of nearby vacant lots to establish a per-square-foot price for the remaining properties. BENLIC received and approved a purchase offer via Resolution #2018-69 but was unable to close on the sale with the interested purchaser. BENLIC received one (1) new cash offer from Frederick Mullen for \$2,750.00 with plans to construct a driveway and a garage. It is unknown if he will be combining this parcel with his property. A motion to approve the sale was made by Timothy Ball, seconded by Michael Siragusa, and unanimously carried as approved.

6. **Resolution #2020-19-** Amend BENLIC Procurement Policy

BENLIC Board of Directors regularly reviews policies to reflect best practices and day to day operations for BENLIC staff. Staff requested to Amend BENLIC's Procurement Policy to increase the minimum needed for Board Approval in the Solicitation Procedures for the Purchase of Commodities, Equipment, Goods or Construction, Demolition, Renovation and Reconstruction from \$10,000 to \$25,000. Given the realities of COVID-19 and the need to move quickly to stabilize and preserve properties, this increase will allow for quick execution of construction contracts under \$25,000. Roofing contracts are typically over \$10,000. The Board has requested a monthly report of any contracts executed within the month under \$25,000.00 to remain abreast on BENLIC projects. A motion to amend was made by Timothy Ball, seconded by Scott Bylewski, and unanimously carried as amended.

7. **Resolution #2020-14-** Approve Enterprise 4.2 Grant

Enterprise Community Partners, INC. has awarded BENLIC a Land Bank Community Revitalization Initiative (“CRI”) grant in the amount of \$650,000. This grant has been awarded, and is supplemental, to the previously awarded \$1,500,000 grant accepted by the BENLIC Board of Directors via Resolution #2018-80. A motion for BENLIC Board of Directors to accept and implement the CRI Program grant was made by Timothy Ball, seconded by Thomas Hersey, and unanimously carried to approve.

Vacant to Value Lien Releases:

23 Enterprise, Tonawanda:

On April 18, 2019, Ali Mahmood purchased the above property subject to a Note and Mortgage in the amount of \$14,145.00. BENLIC received a letter from Ali Mahmood, dated 4/22/20 informing BENLIC that all work has been completed on the property and requesting that the Note and Mortgage Lien be discharged.

9389 Orange, Evans:

On January 25, 2019, MWE LLC. purchased the above property subject to a Note and Mortgage in the amount of \$50,000.00. BENLIC received a letter from MWE LLC., dated 5/1/20 informing BENLIC that all work has been completed on the property and requesting that the Note and Mortgage Lien be discharged.

101 David, Cheektowaga:

On August 26, 2019, YM Property Group purchased the above property subject to a Note and Mortgage in the amount of \$23,985.00. BENLIC received a letter from YM Property Group, dated 5/15/20 informing BENLIC that all work has been completed on the property and requesting that the Note and Mortgage Lien be discharged.

BENLIC building inspector found all required work from the Note and Mortgage documents on all three (3) properties have been completed in a proper and satisfactory manner. It is therefore recommended that the BENLIC Board of Directors approve the discharge of liens regarding the Note and Mortgage on all three (3) properties. A motion to approve to discharge the three (3) liens was made by Timothy Ball, seconded by Thomas Hersey, and unanimously carried as approved.

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

8. Executive Director’s Report:

- NY on PAUSE – Essential BENLIC Activities
- BENLIC Proposed Remote Work Schedule
- Transitioning to Zoom Teleconference

NEXT MEETING: Board of Directors – 11 a.m. June 18th, 2020
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 _____

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