



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
November 19th, 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, William Reece, Donna J. Estrich, OJ McFoy

Board Members *Excused*: James Comerford Jr., Amanda Mays, Michael Grifa

Board Members *Absent*:

Fiscal Agent Present: Robert Keating

BENLIC Counsel Present: Benjamin Macaluso

BENLIC Staff: Jocelyn Gordon, Ben Brown, Andrea Folgherait, Marjorie McAllister

HAND OUTS:

Agenda; Minutes of October 2020 Board Meeting; October 2020 Treasurer's Report, Dispositions, Bid Approvals

NEW BUSINESS:

1. Roll Call
2. Approval of October 2020 Minutes with Real Estate Committee Minutes:
The minutes of the October 15th, 2020 Board of Directors Meeting were presented and reviewed. A motion to approve was made by Timothy Ball, seconded by William Reece, and unanimously carried as approved.
3. Treasurer's Report: Board Chair Mehaffy presented the October 2020 Treasurer's Report, as of October 31st, 2020, the balance was \$3,625,117.64. The balance includes \$1,500,000.00 in

Treasury Bills the Corporation filed for in late December of 2019. A motion to approve was made by Timothy Ball, seconded by William Reece, and unanimously carried as approved.

4. Real Estate Committees Report

A. *Dispositions*

Resolution #2020-44 – Disposition of 178 Mapleview, Town of Tonawanda

BENLIC acquired the property of 178 Mapleview Drive, Town of Tonawanda via Erie County In-Rem Auction in 2018. BENLIC used funding totaling \$197,000.00 from the New York State Attorney General's (OAG) Office Community Revitalization Initiative grant award and \$50,000.00 of BENLIC funds to rehabilitate the home. As an OAG funded project, the house must be affordable to a household with an income at or below 100% of Erie County Area Median Income adjusted for household size. The property was listed for sale in October 2020 for \$189,900.00, given the extensive work completed on this property as well as being located in a good school district, BENLIC anticipated much interest. BENLIC received three (3) complete offers, reaching a new high-water sale mark of \$210,000.00 from Kiran Tiwari and Babita Rai. The buyers are using a conventional loan and are expecting to close by 1/20/2021. A motion to approve the sale was made by OJ McFoy, seconded by Timothy Ball, and unanimously carried as approved.

Resolution #2020-45 – Disposition of 1556 Depot, Town of Evans

BENLIC acquired the property of 1556 Depot Street, Town of Evans via the 2019 Erie County In-Rem Auction. BENLIC invested \$2,864.00 in order to secure the property and remove interior debris. The property was listed in November of 2020 for a sale price of \$19,000.00, an estimated \$48,000.00 left in repairs, and a lien value of \$39,360.00. BENLIC received two (2) offers, recommending the sale to Brian and Andrew Zolnowski for \$25,000.00 to renovate and resale. The Zolnowski have \$56,000.00 available for rehabilitation costs and plan to rehab the property with help from family and friends. A motion to amend the sale price in the resolved from \$20,000.00 to \$25,000.00 was made by Timothy Ball, seconded by Michael Siragusa, and unanimously carried as approved. A motion to approve sale as amended was made by Timothy Ball, seconded by Scott Bylewski, and unanimously carried as approved.

Resolution #2020-46 – Disposition of Multiple Vacant Lots to the Town of Amherst

BENLIC acquired the property of 2880 Tonawanda Creek Road and 172 Aegean Avenue via 2018 Erie County In-Rem Auction. The vacant lots were targeted by the Town during the 2017/2018 Request for Foreclosure Process (RFF) for future public-space enhancement projects. In October 2020, the Town agreed to follow BENLIC's Disposition Guidelines to acquire the properties for assessed value to use the lots for an open space program. The assessed value for 2880 Tonawanda Creek Road totaled \$6,800.00 and \$11,000.00 for 172 Aegean Avenue. A motion to approve the transfer the properties to the Town of Amherst was made by Timothy Ball, seconded by Michael Siragusa, and unanimously carried as approved.

5. Bid Approvals

Resolution #2020-47 – 224 S Huxley, Town of Cheektowaga – Complete Rehab

BENLIC acquired 224 S. Huxley Drive, Cheektowaga NY via 2019 Erie County In-Rem tax foreclosure auction. The property was a good candidate for BENLIC rehabilitation as a single-family home and in a strong neighborhood near goods and services. BENLIC worked with the Town to stabilize the property. As a non-grant-funded project BENLIC has used funds totaling \$14,432.00 thus far to abate for asbestos. BENLIC received three (3) bids for this project, recommending Buccilli Renovations for \$138,000.00. Buccilli has worked on a few BENLIC smaller projects and has proved to be efficient and do exceptional work. A motion to approve the bid was made by Thomas Hersey, seconded by Donna Estrich, and unanimously carried as approved.

6. Executive Director's Report

- BENLIC Vacant to Value Highlights Video by Sheldon Anderson
- 4 City of Buffalo Asbestos Abatements totaling \$56,200.00
- 3 City of Tonawanda possible Land Bank Candidates

7. Executive Session (Action)

A motion to move into Executive Session was made by William Reece, seconded by Thomas Hersey, and unanimously carried to move.

After an extensive search that included posting to Indeed.com, LinkedIn.com, on BENLIC's website and through University at Buffalo (UB) Employment Opportunities, over 70 resumes were submitted to the BENLIC job opening for Program Coordinator. Staff recommended top candidates to the BENLIC Board of Directors for consideration. Angelina White, a UB Urban Planning Masters candidate with construction experience, was selected as the top candidate. The Board determined that Angelina White is to be hired as Program Coordinator at an hourly rate of \$20 per hour with a 20 hour work week to commence December 1st, 2020.

A motion to exit the Executive Session was made by William Reece, seconded by Thomas Hersey, and unanimously carried to move.

A motion to adjourn the meeting was made by Scott Bylewski, and seconded by Donna Estrich, and unanimously adjourned.

NEXT MEETING: Board of Directors – 11 a.m. December 17th, 2020

Location: Via Teleconference

Recorded by: Andrea Folgherait, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on _____