



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
February 18th, 2021 – 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, James Comerford Jr., Amanda Mays

Board Members *Excused*: Donna Estrich, OJ McFoy, Michael Grifa

Board Members *Absent*:

Fiscal Agent Present:

BENLIC Counsel Present: Benjamin Macaluso

BENLIC Staff: Jocelyn Gordon, Ben Brown, Angelina White, Marjorie McAllister

HAND OUTS:

Agenda; Minutes of January 2021 Board Meeting; January 2021 Treasurer's Report; Real Estate Committee Report, Vacant to Value Activity

NEW BUSINESS:

1. Roll Call
2. Approval of January 2021 Minutes with Real Estate Committee Minutes:
The minutes of the January 21st, 2021 Board of Directors Meeting were presented and reviewed. A motion to approve was made by Timothy Ball seconded by Michael Siragusa, and unanimously carried as approved.
3. Treasurer's Report: Executive Director Jocelyn Gordon presented the January 2021 Treasurer's Report, as of January 31st, 2021, the balance was \$3,178,756.63. 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 Michael Siragusa, and unanimously carried as approved.
4. Real Estate Committees Report
 - A. 2021 County Request for Foreclosure

Resolution #2021-7 - Authorization to Submit Properties to Erie County Legislature for Purpose of BENLIC Future Acquisition at County in Rem

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) and the towns and villages in Erie County have engaged in a Request for Foreclosure (RFF) process for the year 2021 in which towns and villages identify those respective properties they would like BENLIC to consider for acquisition. A motion to approve was made by Timothy Ball, seconded by Michael Siragusa, and unanimously carried as approved.

B. Dispositions

Resolution #2021-8 - 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 from the New York State Attorney General's (OAG) Office Community Revitalization Initiative grant award to rehabilitate the home. BENLIC listed the property for sale in October 2020 for \$189,900. As an OAG funded project, qualified offers must make no more than 100% of the Erie County Area Median Income adjusted for household size. BENLIC received three (3) offers, recommending the sale to Santos Chavez for \$225,000.00 using a Fannie Mae loan and anticipated to close by 3/18/21. A motion to approve the disposition was made by James Comerford Jr., seconded by Thomas Hersey and unanimously carried as approved.

Resolution #2021-9 - Disposition of 22 Bogardus, City of Buffalo

BENLIC acquired the property of 22 Bogardus Street, City of Buffalo via its 2020 BENLIC/City of Buffalo Acquisition Agreement. BENLIC invested funds towards securing the property and removing interior debris. The property was listed in January of 2021 for a sale price of \$64,900.00. BENLIC received two (2) offers, recommending the sale to R&K Investing LLC for \$45,000.00 cash to renovate and operate as a rental. R&K Investing LLC have \$200,000.00 available for rehabilitation costs and plan to have Irish Jones Realty manage the property. A motion to approve the disposition was made by Timothy Ball, seconded by James Comerford Jr., and unanimously carried as approved.

Resolution #2021-10 - Disposition of 2045 Kimble, Village of North Collins

BENLIC acquired the property of 2045 Kimble Avenue, Village of North Collins via the 2019 Erie County In-Rem Auction. BENLIC invested funds towards securing the property and removing interior debris. The property was listed in December of 2020 for a sale price of \$44,000.00. BENLIC received one (1) offer, recommending the sale to R Spark Construction LLC for \$23,000.00 cash to renovate and resale. R Spark Construction LLC have \$120,000.00 available for rehabilitation costs and plan to furnish majority of the labor as he is a retired engineer with prior renovation experience. A motion to approve the disposition was made by Thomas Hersey, seconded by James Comerford Jr., and unanimously carried as approved.

Resolution #2021-11 - Disposition of 47 Albro, Village of Springville

BENLIC acquired the property of 48 Albro Avenue, Village of North Collins via the 2019 Erie County In-Rem Auction. BENLIC invested funds towards securing the property and removing interior debris. The property was listed in December of 2020 for a sale price of \$27,000.00. BENLIC received two (2) offers recommending the sale to Clair Montroy and Mark Mazur for \$10,000.00 to renovate and resale. Clair Montroy has \$120,000.00 available for rehabilitation costs and will furnish majority of the labor. Mark Mazur has \$144,00.00 available for rehabilitation costs. A motion to approve the disposition was made by James Comerford Jr., seconded by Timothy Ball, and unanimously carried as approved.

Resolution #2021-12 – Disposition of 1603 Kensington, Town of Cheektowaga

BENLIC acquired the property of 1603 Kensington Avenue, Town of Cheektowaga via the 2018 Erie County In-Rem Auction. BENLIC invested funds towards securing the property and removing interior debris. BENLIC previously approved a purchaser via Resolution #2019-62 but was unable to close on the property with the selected offeror. BENLIC received one (1) offer, recommending the sale to Layer Equity Partners LLC for \$40,000.00 cash to renovate and operate a rental. Layer Equity Partners LLC Have \$158,000.00 available for rehabilitation costs and plan to rehab the property with Abstract Architecture as the general contractor performing the renovations. A motion to approve the disposition was made by Timothy Ball, seconded by Thomas Hersey, and unanimously carried as approved.

5. **Resolution #2021-13**-Selection and Acquisition of Properties-BENLIC -City of Buffalo Property Disposal Agreement

BENLIC adopted Resolution #2021-6 authorizing the use of the BENLIC/City of Buffalo Property Disposal Agreement to acquire properties from the City of Buffalo. BENLIC has worked with the City of Buffalo Office of Strategic Planning to identify thirteen (13) one and two -family residential homes for acquisition. BENLIC will invest funds towards securing and stabilizing the properties. After acquisition, BENLIC will determine if any are complete rehabilitation candidates. At a minimum, BENLIC plans to sell each through its Vacant to Value Program. The properties selected by BENLIC are of strategic value to achieve its mission to return property back to safe and productive use.

A motion to approve the disposition was made by James Comerford Jr., seconded by Michael Siragusa, and unanimously carried as approved.

6. **Resolution #2021-14-93** Erie Avenue, Gowanda-Bank Donation

BENLIC's mission is to return vacant, abandoned, and tax delinquent property to productive use. HSBC Bank has offered to donate 93 Erie Avenue in Gowanda. 93 Erie was identified by the Village of Gowanda as a BENLIC acquisition through its 2020 Request for Foreclosure Process. It was subsequently approved by the Board of Directors for selectin in the upcoming Erie County In-Rem Auction. Since then, HSBC has taken title to the property and worked with BENLIC, with the help of the WNY Law Center, to negotiate a donation ahead of action. BENLIC staff believe the property would be marketable for resale sold either as a Vacant to Value Property or rehabbed by BENLIC.

A motion to approve the disposition was made by Timothy Ball, seconded by William Reece, and unanimously carried as approved.

7. Vacant to Value Activity

A. *Discharges*

22 Coe, Buffalo -Note and Mortgage Lien Release

On January 15, 2019, Little Wheel Holding Company LLC. purchased the above property subject to a Note and Mortgage in the amount of \$50, 000.00. Having received a letter from Little Wheel Holding Company LLC., dated 1/21/21 informing BENLIC that all work has been completed on the property and requesting that the Note and Mortgage Lien be discharged. Property having been inspected by the BENLIC property inspector on 1/12/21 who found that all required work from the Note and Mortgage documents has been completed in a proper and satisfactory manner.

720 Birch, Evans - Note and Mortgage Lien Release

On February 14, 2019, MWE LLC. purchased the above property subject to a Note and Mortgage in the amount of \$50,000.00. Having received a letter from MWE LLC, dated 2/1//21 informing BENLIC that all work has been completed on the property and requesting that the Note and Mortgage Lien be discharged. Property having been inspected by the BENLIC property inspector on 1/20/21 who found that all required work from the Note and Mortgage documents has been completed in a proper and satisfactory manner.

56 E. Hazeltine, Kenmore-Note and Mortgage Lien Release

On April 1, 2019, Scott and Mollie Millar purchased the above property subject to a Note and Mortgage in the amount of \$36, 559.00. Having received a letter from Scott and Mollie Millar, dated 1/28/21 informing BENLIC that all work has been completed on the property and requesting that the Note and Mortgage Lien be discharged. Property having been inspected by the BENLIC property inspector on 1/26/21 who found that all required work from the Note and Mortgage documents has been completed in a proper and satisfactory manner.

A motion to discharge all three (3) Note and Mortgage liens was made by Timothy Ball, seconded by William Reece, and unanimously carried as approved.

8. Executive Director's Report

- March Annual Meeting
- Upcoming NYLBA Initiatives

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

NEXT MEETING: Board of Directors – 11 a.m. March 18th, 2021

Location: Virtually via Zoom

Recorded by: Angelina White, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on _____