



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
January 21st, 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., Michael Grifa, OJ McFoy

Board Members *Excused*: Donna Estrich, Amanda Mays

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 November 2020 Board Meeting; November 2020 Treasurer's Report; Approval of 2021 Board of Directors Meeting Schedule, Real Estate Committee Report, Resolution #2021-2 Authorization to Sign Payroll Protection Loan 2021, Vacant to Value Activity

NEW BUSINESS:

1. Roll Call
2. Approval of November 2020 Minutes with Real Estate Committee Minutes:
The minutes of the November 19th, 2020 Board of Directors Meeting were presented and

reviewed. A motion to approve was made by Scott Bylewski, seconded by Timothy Ball, and unanimously carried as approved.

3. Treasurer's Report: Executive Director Jocelyn Gordon presented the December 2020 Treasurer's Report, as of December 31st, 2020, the balance was \$3,291,097.32. 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 James Comerford Jr., and unanimously carried as approved.

1. Approval of 2021 Board of Directors Meeting Schedule: Executive Director Jocelyn Gordon presented the Board of Directors Meeting Schedule for 2021. Due to the ongoing COVID-19 pandemic, all meetings will continue to take place remotely via video conference. BENLIC staff will work with board leadership as conditions change to determine if/when in-person meetings are appropriate for the 2021 meeting year. A motion to approve was made by Michael Siragusa, seconded by OJ McFoy, and unanimously carried as approved.

2. Real Estate Committees Report

- A. 2021 County Request for Foreclosure

Resolution #2021-1 - 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. The RFF process is outlined the Rules and Procedures of the Corporation. A motion to approve was made by Timothy Ball, seconded by OJ McFoy, and unanimously carried as approved.

- B. **Resolution #2021-2** - Authorization Sign Payroll Protection Loan 2021

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) has successfully applied for the 2021 Federal CARES Act Payroll Protection Program loan. Administered through the Small Business Association, this loan addresses the need for employers to keep meeting payroll without having to layoff or sideline employees during the COVID-19 crisis.

BENLIC applied to receive a total of \$54,130.00. This amount is automatically calculated based on prior BENLIC payroll expenses. The loan is expected to be fully forgiven if the funds are used for payroll costs, interest on mortgages, rent, and/or utilities.

A motion to approve was made by OJ McFoy, seconded by Timothy Ball, and unanimously carried as approved.

A. Dispositions

Resolution #2021-3 - Disposition of 35 Hedwig, Cheektowaga

BENLIC acquired the property of 35 Hedwig Avenue, Town of Cheektowaga via the 2019 Erie County In-REM Auction. BENLIC invested funds towards securing the property and removing disturbed asbestos materials in the basement. The property was listed in December of 2020 for a sale price of \$39,000.00.

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

Resolution #2021-4 - Disposition of 1574 & 1576 E. Delavan Avenue, Cheektowaga

BENLIC acquired the property of 1574 and 1576 E. Delavan Avenue, Town of Cheektowaga at Erie County In-Rem 165 and 166. Both two-family homes were identified by Habitat for Humanity as a strategic acquisition for rehab and resale to an income-eligible family. BENLIC has abated both homes of all asbestos containing materials. Funds for abatement work have been provided by Enterprise Community Partners as part of the NYS OAG Community Reinvestment Initiative program in the amount of \$30,000. Habitat for Humanity plans to renovate the residence with the help of volunteers and staff members. BENLIC staff and Habitat for Humanity have negotiated a sale price of \$7,500.00 per property.

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

Resolution #2021-5 - Disposition of 10838 New Oregon, Collins

BENLIC acquired the property of 10838 New Oregon Road, Town 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 \$19,900.00.

A motion to approve the disposition was made by Michael Siragusa, seconded by Thomas Hersey and unanimously carried as approved.

Resolution #2020-6 - Authorization of BENLIC-City of Buffalo Property Disposal Agreement

BENLIC, as a New York State Land Bank, is able to acquire parcels in a variety of ways, including "transfer to the land bank real property and interests in real property of the municipality on such terms and conditions and according to such procedures as determined by the municipality" as authorized by Article 16 of the New York State Not-for-Profit Corporation Law ("The Land Bank Act").

Properties acquired through this disposal agreement previously had one or more years of delinquent City, BSA, BWB, County property taxes and fees owed by the property owner(s) and/ or interest(s). It is therefore appropriate for BENLIC to follow a Proceeds Distribution Policy in this instance where a property(ies) originally acquired by the City of Buffalo as the primary FGU is transferred to BENLIC. In summary, BENLIC and the City of Buffalo are partners in this process and must work in a cooperative manner.

A motion to approve this authorization was made by James Comerford Jr., seconded by William Reece, and unanimously carried as approved.

7. Vacant to Value Activity

A. Discharges

93 Lake, Angola - Note and Mortgage Lien Release

On June 22, 2018, Emmett and Kelley Lonergan purchased the above property subject to a Note and Mortgage in the amount of \$24, 067.00. Having received a letter from Emmett and Kelley Lonergan, dated 1/19/21 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 1/16/21 who found that all required work from the Note and Mortgage documents has been completed in a proper and satisfactory manner.

231 Adam, City Tonawanda - Note and Mortgage Lien Release

On March 29, 2019, James and Kim Dilorenzo purchased the above property subject to a Note and Mortgage in the amount of \$48,380.00. Having received a letter from James and Kim Dilorenzo, dated 1/19/21 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 1/17/21 who found that all required work from the Note and Mortgage documents has been completed in a proper and satisfactory manner.

19 Grove, City of Tonawanda

On August 2, 2019, Leone Dwellings LLC. purchased the above property subject to a Note and Mortgage in the amount of \$31, 898.00. Having received a letter from Leone Dwellings, dated 1/18/21 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 1/17/21 who found that all required work from the Note and Mortgage documents has been completed in a proper and satisfactory manner.

449 Dawn, Evans-Note and Mortgage Lien Release

On March 19, 2020, Home Sweet Homez LLC. purchased the above property subject to a Note and Mortgage in the amount of \$37,763.00. Having received a letter from Home Sweet Homez LLC., dated 1/15/21 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 1/11/21 who found that all required work from the Note and Mortgage documents has been completed in a proper and satisfactory manner.

898 East Delavan, Buffalo-Note and Mortgage Lien Release

On December 19, 2018, Abdul Khalique purchased the above property subject to a Note and Mortgage in the amount of \$50,000.00. Having received a letter from Abdul Khalique, dated 12/23/20 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 10/5/20 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 five (5) Note and Mortgage liens was made by Timothy Ball, seconded by James Comerford, and unanimously carried as approved.

7. Executive Director's Report

- BENLIC 2020 Audit -Letter of Engagement Signed-Drescher and Malecki
- 91 Fuller-Video Ribbon Cutting
- Projecting BENLIC Inventory Needs-Foreclosure delays

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

NEXT MEETING: Board of Directors – 11 a.m. February 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 _____