



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
April 22<sup>nd</sup>, 2021 – 11:00 AM –  
Via Teleconference Buffalo, New York 14203

---

Call to Order by Brendan Mehaffy

ATTENDANCE:

Board Members Present: Michael Siragusa, Michael Grifa, Timothy Ball,  
James Comerford Jr., Thomas Hersey, William  
Reece, Donna Estrich, OJ McFoy

Board Members *Excused*: Brendan Mehaffy

Board Members *Absent*: Scott Bylewski, Amanda Mays

Fiscal Agent Present: Bob Keating, Carl Widmer, Christine Marino,  
Seth Hennard

BENLIC Counsel Present: Benjamin Macaluso

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

## HAND OUTS:

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

## NEW BUSINESS:

1. Roll Call
2. Approval of March 2021 Minutes with Real Estate Committee Minutes:  
The minutes of the March 18th, 2021 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: Executive Director Jocelyn Gordon presented the March 2021 Treasurer's Report, as of March 31<sup>st</sup>, 2021, the balance was \$2,862,337.73

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

4. Bid Approvals

**Resolution #2021-16** 109 Humason, Buffalo-Complete Rehab Project  
BENLIC acquired 109 Humason Avenue, Buffalo NY via its 2020 BENLIC-City of Buffalo Property Acquisition Agreement. The property is a good candidate for BENLIC rehabilitation as a single-family home in within a low-moderate income neighborhood in The City of Buffalo. This will provide a homeownership opportunity for a first-time homebuyer. The property has been cleaned out and stabilized. Funds for rehabilitation will be provided by Enterprise Community Partners and BENLIC. Four (4) bids were presented to the board. BENLIC recommended that the board accept Dirkson Rehab, LLC's bid of \$187,495.00.

A motion to approve Dirkson Rehab, LLC's bid was made by Timothy Ball, seconded by James Comerford Jr., and unanimously carried as approved.

5. Dispositions

**Resolution #2021-17**  
The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 33 West Avenue, Village of Hamburg as a donation by 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 State. In addition to the residence, BENLIC also received \$20,000.00 in grant funds from NCST towards renovations. BENLIC invested funds from Enterprise Community Partners as part of its New York State Land Bank Program

towards the rehabilitation of the home. BENLIC listed the property for sale in March 2021 at price of \$215,000.00.

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

**Resolution #2021-18**

BENLIC acquired the property of 117 Dupont Avenue, Town of Tonawanda via the Erie County In-Rem Auction in 2019. BENLIC used funding from its general fund to rehabilitate the home. BENLIC listed the property for sale in April 2021 for \$137,900. BENLIC received five (5) offers, recommending the sale to Abdulaziz Banko for \$186,600.00 using a conventional loan from M&T Bank.

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

**Resolution #2021-19**

BENLIC acquired the property of 53 John Brian Lane, Town of Cheektowaga via Erie County In-Rem Auction in 2019. BENLIC used funding from its general fund to rehabilitate the home. BENLIC listed the property for sale in March 2021 for \$191,500. BENLIC received three (3) offers, recommending the sale to Muneer Abdallah and Omar Ali for \$200,000.00 using a conventional loan from Hunt Mortgage.

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

6. Executive Directors Report

- M/WBE Contractor Update
- HGH/City of Buffalo Property Rehab Update
- April 28<sup>th</sup> Regional Institute Virtual Education Session
- Center for Community Progress on Call Technical Support- 50 Hours
- Monday, May 3<sup>rd</sup>-Habitat for Humanity Event

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

**NEXT MEETING: Board of Directors – 11 a.m. July 15th, 2021**

Location: Virtually via Zoom

Recorded by: Angelina White, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on \_\_\_\_\_