



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
June 17th, 2021 – 11:00 AM –
Via Teleconference Buffalo, New York 14203

Call to Order by Brendan Mehaffy

ATTENDANCE:

Board Members Present: Brendan Mehaffy, Michael Siragusa, OJ McFoy,
Scott Bylewski, Timothy Ball, William Reece,
Donna Estrich, James Comerford, Jr.

Board Members *Excused*: Michael Grifa, Amanda Mays

Board Members *Absent*:

Fiscal Agent Present: Bob Keating

BENLIC Counsel Present:

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

HAND OUTS:

Agenda; Minutes of April 2021 Board Meeting; April and May 2021 Treasurer's Reports; 2021 Proceeds Distribution Policy, BENLIC Strategic and Financial Plan RFP, Vacant to Value Activity

NEW BUSINESS:

1. Roll Call

2. Approval of April 2021 Minutes:

The minutes of the April 25th, 2021, Board of Directors Meeting were presented and reviewed.

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

3. Treasurer's Report:

Executive Director Jocelyn Gordon presented both the April 2021 and May 2021 Treasurer's Reports. As of April 30th, 2021, the balance was \$2,753,980.32. and as of May 31, 2021, the balance was \$3,027,962.45.

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

4. Resolution #2021-20 Approval of 2021 Property Tax and Maintenance and Foreclosure Proceeds Distribution Policies

The BENLIC Board of Directors annually votes for Property Tax and Maintenance and Foreclosure Proceeds Distribution Policies to enable authority to use preferred bid power at various public tax auctions. Subsequent approval of the policies is required by the legislative authorities of the Foreclosing Governmental Units. Three (3) Property Tax and Maintenance & Foreclosure Proceeds Distribution Plans for 2021 were presented and reviewed by the board with Erie County, the City of Tonawanda, and City of Lackawanna as the Foreclosing Governmental Units.

A motion to approve all plans was made by Scott Bylewski, seconded by OJ McFoy, and unanimously carried as approved.

5. Dispositions

Resolution #2021-21 53 John Brian, Town of Cheektowaga-Unrestricted Sale

BENLIC acquired the property of 53 John Brian Lane, Town of Cheektowaga, 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 March 2021 for \$191,500. One (1) bid was presented to the board. BENLIC recommended that the board accept Alaina Benzi and Nicholas Jelonek's bid of \$185,000.00. The home

would be owner occupied with a conventional mortgage and a close in 60 days.

A motion to approve the disposition of 53 John Brian was made by Timothy Ball, seconded by Donna Estrich, and unanimously carried as approved.

6. Vacant to Value Activity

A. Discharges

- 20 Andrews, Cheektowaga-Enforcement Note Discharge
Habitat for Humanity completed the renovation of 20 Andrews Ave in the Town of Cheektowaga. All repairs are complete and were followed by a family ribbon cutting ceremony. There was a \$7,500.00 enforcement lien placed on the property. Habitat has provided the required certificate of occupancy for Lien Discharge.

A motion to approve the discharge of 20 Andrews was made by James Comerford, Jr., seconded by Donna Estrich, and unanimously carried as approved.

7. Executive Director's Report:

- NY HCR Legacy City Access Program-\$25 million Grant for Land Banks
- July BENLIC Cuyahoga County Site Visit
- Personnel Update
- Anticipated Activity for Remainder of 2021

A motion to adjourn the meeting was made by Donna Estrich, seconded by James Comerford, Jr., and unanimously carried as approved.

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 _____