



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
August 19th, 2021 – 11:00 AM –  
Via Teleconference Buffalo, New York 14203

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Call to Order by Brendan Mehaffy

ATTENDANCE:

Board Members Present: Brendan Mehaffy, Michael Siragusa, Timothy Ball,  
William Reece, Scott Bylewski, Michael Grifa,  
Amanda Mays

Board Members *Excused*: James Comerford, Jr., OJ McFoy, Donna Estrich,  
Thomas Hersey

Board Members *Absent*:

Fiscal Agent Present: Robert Keating

BENLIC Counsel Present:

BENLIC Staff: Jocelyn Gordon, Ben Brown, Marjorie McAllister

## HAND OUTS:

Agenda; Minutes of July 2021 Board Meeting; July 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 July 2021 Minutes:

The minutes of the July 15<sup>th</sup>, 2021, Board of Directors Meeting were presented and reviewed.

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

### 3. Treasurer's Report:

Executive Director, Jocelyn, presented July 2021 Treasurer's Reports. As of July 31<sup>th</sup>, 2021, the balance was \$3,289,263.24.

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

### 4. **Resolution #2021-26** Approve Engagement for General Counsel Legal Services

The Corporation terminated legal services from Lippes Mathias Wexler Friedman, LLP effective August 31<sup>st</sup>, 2021 due to the assigned associate leaving the firm. To fill the vacancy, BENLIC staff proposed selecting new General Counsel services from John Sidd from Hancock, Estabrook, LLP. based on a Request for Proposal process that was solicited in July 2020. John Sidd brings Land Bank expertise as he is the attorney for the New York State Land Bank Association, Mohawk Valley Land Bank and the Greater Syracuse Land Bank.

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

### 5. **Resolution #2021-27** 146 Royal, City of Buffalo – Complete Rehab Project

BENLIC acquired 146 Royal, Buffalo via 2020 BENLIC-City of Buffalo Property Acquisition Agreement. The property was a good candidate for BENLIC rehabilitation as a single-family home and in a strong neighborhood near goods and services. The funding for this project will come from Enterprise Community Partners and BENLIC general funds. BENLIC received two (2) bids for this project, recommending Buccilli Renovations for \$261,300. 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 of Buccilli Renovations, LLC was made by Amanda Mays, seconded by Michael Grifa, and unanimously carried as approved.

6. Dispositions

**Resolution #2021-28** 2076 Langford Road, Village Collins – As-Is Sale

BENLIC acquired the property of 2076 Langford Road, Village Collins via the 2019 Erie County In-Rem Auction. BENLIC invested funds towards securing the property and removing interior debris. BENLIC listed the property for sale in April 2021 at a price of \$7,000.00. One (1) bid were presented to the board. BENLIC recommended that the board accept Michael Wiley’s offer of \$5,000.00

A motion to approve the disposition of 2076 Langford Road was made by Michael Siragusa, seconded by Scott Bylewski, and unanimously carried as approved.

**Resolution #2021-29** 44 Sunset Court, Town of Amherst – HOME Vacant Lot Sale

BENLIC acquired the property of 44 Sunset Court, Town of Amherst via Erie County In-Rem Auction in 2019. The Town of Cheektowaga targeted this vacant lot to use in its HUD HOME funded affordable housing projects. The guidelines suggest a disposition price of the properties set by appraised value but in this case, the appraised value sale price made the project untenable therefore the town requested a purchase price of \$5000.

A motion to approve the disposition of 44 Sunset Court was made by William Reece, seconded by Michael Siragusa, and unanimously carried as approved.

7. Vacant to Value Activity

A. Discharges

- 16 Strawn, Sloan - Enforcement Note Discharge

Kyle Kollatz completed the renovation of 16 Strawn in the Village of Sloan. There was a \$50,000.00 enforcement lien placed on the property. Mr. Kollatz provided the required certificate of occupancy for Lien Discharge.

- 9707 Erie, Evans – Enforcement Note Discharge

Mark Elliott completed the renovation of 9707 in the Town of Evans. There was a \$27,880.00 enforcement lien placed on the property. Mr. Elliott provided the required certificate of occupancy for Lien Discharge.

A motion to discharge the two (2) Note and Mortgage liens was made by William Reece, seconded by Michael Grifa, and unanimously carried as approved.

8. Executive Director's Report:

- Personnel Updates: Marjorie McAllister to start full time effective September 1<sup>st</sup> and BENLIC will be bringing on a Property Analyst Intern for the fall semester.
- BENLIC Strategic Planning process to begin
- Legacy Cities Grant Update
- 91 Fuller: Ribbon Cutting on September 7<sup>th</sup>

A motion to adjourn the meeting was made by Michael Siragusa, seconded by Scott Bylewski, and unanimously carried as approved.

**NEXT MEETING: Board of Directors – 11 a.m. October 21<sup>st</sup>, 2021**

Location: Virtually via Zoom

Recorded by: Marjorie McAllister, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

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