



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
July 15th, 2021 – 11:00 AM –
Via Teleconference Buffalo, New York 14203

Call to Order by Brendan Mehaffy

ATTENDANCE:

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

Board Members *Excused*: Michael Siragusa, Scott Bylewski, Michael Grifa,
Amanda Mays

Board Members *Absent*:

Fiscal Agent Present:

BENLIC Counsel Present: Ben Macaluso

BENLIC Staff: Ben Brown, Marjorie McAllister

HAND OUTS:

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

The minutes of the June 17th, 2021, Board of Directors Meeting were presented and reviewed.

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

3. Treasurer's Report:

Program Manager, Marjorie McAllister, presented June 2021 Treasurer's Reports. As of June 30th, 2021, the balance was \$3,370,614.31.

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

4. **Resolution #2021-22** Enter into Funding Agreement with the City of Buffalo

BENLIC staff proposed a Funding Agreement to be entered into with the City of Buffalo to support rehabilitating two vacant properties, 42 Butler and 100 Butler, in the City's Homegrown Program that have a funding gap due to increased post-COVID construction costs. Additionally, both these properties are located in a historically designated area which have added to the cost of rehab. The funding amount would total \$100,000 and would be drawn from BENLIC's unrestricted funds that have been dedicated to reactivating vacant properties in the City of Buffalo. BENLIC is able to enter into funding agreements with municipalities per § 1607 of the NYS Land Bank Act and this use of funds is consistent with BENLIC's mission of returning vacant and abandoned property back to productive use. Board member Donna Estrich asked who would be monitoring the work and board member Brendan Mehaffy explained work will be overseen by M&T's construction monitor and by property inspector John Good.

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

5. **Resolution #2021-23** Approve Strategic and Financial Plan Consulting Services

BENLIC staff received two (2) responses to the Request for Proposal for Strategic and Financial Plan Consulting Services released on May 12th, 2021 from JBK

Consulting and Asakura Robinson Company LLC (Asakura Robinson). Staff chose to interview Asakura Robinson based on their experience consulting with Buffalo Urban Renewal Agency and capacity. Asakura Robinson proposed an engagement not to exceed \$34,665. BENLIC has secured a grant in the amount of \$25,000 to subsidize the cost of producing a Strategic and Financial Plan. Based on the extensive proposal and interview responses, staff agreed Asakura Robinson was well suited to work with. BENLIC staff recommended approving Asakura Robinson's Proposal for Strategic and Financial Plan Consulting services.

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

6. Dispositions

Resolution #2021-24 8261 Lakeshore Road, Town of Evans – Unrestricted Sale

BENLIC acquired the property of 8261 Lakeshore Road, Town of Evans 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 \$35,000.00. Three (3) bids were presented to the board. The Town of Evans requested potential buyers submit a business proposal for the site as the property is nearby Bennett Beach. BENLIC recommended that the board accept Joshua Bruzugul's bid of \$48,000.00. Mr. Bruzugul's proposal proposed to renovate and run an ice cream parlor. Mr. Bruzugul also had the largest renovation budget.

A motion to approve the disposition of 8261 Lakeshore Road was made by Timothy Ball, seconded by Donna Estrich, and unanimously carried as approved.

Resolution #2021-25 50-64 Scott Street, Village of Hamburg – Side Lot Sale

BENLIC acquired the property of 50 & 64 Scott Street, Village of Hamburg via Erie County In-Rem Auction in 2014. The parcel is a 5,771-sq. ft. vacant industrial lot surrounded by light industrial activity. At the time of acquisition, Village officials identified a potential purchaser for the parcel. This sale however, did not occur.

In April of 2021 BENLIC received an offer of \$1000 for the property from a nearby business owner, Clyde Millspaugh of Clyde's Feed and Animal Center. Mr. Millspaugh plans to use the property for additional parking.

A motion to approve the disposition of 50 & 64 Scott Street was made by OJ McFoy, seconded by William Reece, and unanimously carried as approved.

7. Vacant to Value Activity

A. Discharges

- 48 Albro, Springville -Enforcement Note Discharge

Clair Montroy and Mark Mazur completed the renovation of 48 Albro in the Village of Springville. There was a \$50,000.00 enforcement lien placed on the property. Mrs. Montroy and Mr. Mazur provided the required certificate of occupancy for Lien Discharge.

A motion to approve the discharge of 48 Albro was made by James Comerford, Jr., seconded by Timothy Ball, and unanimously carried as approved.

8. Executive Director's Report:

- BENLIC Cuyahoga County Site Visit

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

NEXT MEETING: Board of Directors – 11 a.m. August 19th, 2021

Location: Virtually via Zoom

Recorded by: Marjorie McAllsiter, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on _____