



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
October 21<sup>st</sup>, 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, Donna Estrich, Daniel Castle

Board Members *Excused*: James Comerford, Jr., OJ McFoy

Board Members *Absent*:

Fiscal Agent Present: Robert Keating

BENLIC Counsel Present: John Sidd

BENLIC Staff: Jocelyn Gordon, Ben Brown, Marjorie McAllister

## HAND OUTS:

Agenda; Minutes of September 2021 Board Meeting; September Treasurer's Reports; Audit and Finance Committee Report, Amendment of Lease between Brisbane Realty Associates and BENLIC, Dispositions, Vacant to Value Activity,

## NEW BUSINESS:

### 1. Roll Call

### 2. Approval of August & September 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 Timothy Ball, and unanimously carried as approved.

### 3. Treasurer's Report:

Executive Director, Jocelyn, presented September 2021 Treasurer's Reports. As of September 30<sup>th</sup>, 2021, the balance was \$3,4698,126.65.

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

### 4. Audit and Finance Committee Report

#### **Resolution #2021-33** Approval of 2022 Budget for the NYS ABO Budget Office

As BENLIC is a local public authority of the State, it must provide such budget at least sixty (60) days before start of BENLIC fiscal year (January 1) to remain in compliance. The budget was drafted with the assistance of senior Staff from Lumsden & McCormick, LLP as a part of their contracted menu of services for BENLIC.

A motion to approve the budget was made by William Reece, seconded by Donna Estrich and unanimously carried as approved.

### 5. Approval of Office Rent Extension

BENLIC is currently leasing an office in the Brisbane Building located at 403 Main Street, Buffalo, NY 14203 from Brisbane Realty Associates (LLC). The proposed new lease includes the following tenets:

1. The Lease Term shall be extended from December 1, 2021 through November 30, 2023.

2. The Basic Annual Rent shall be payable in equal monthly installments as follows:

December 1, 2021 through November 30, 2022: \$1,856.25.

December 1, 2022 through November 30, 2023: \$1,925.00.

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

6. Dispositions

**Resolution #2021-34** 91 Fuller, City of Tonawanda

BENLIC acquired the property of 91 Fuller, City of Tonawanda via 2018 Tonawanda In-Rem Auction. BENLIC staff has reviewed the offers including respective Property Purchase Applications and Homebuyer Applications. The purpose of the proposed disposition is congruent with BENLIC's mission to return property to productive use. Devyn Matyjasik offered to purchase the property for \$185,000. The closing date is anticipated to be 1/21/2022

A motion to approve the disposition of 91 Fuller was made by Scott Bylewski, seconded by Donna Estrich, and unanimously carried as approved.

7. Vacant to Value Activity

A. Discharges

- 1185 Tonawanda, Tonawanda - Enforcement Note Discharge

Future Land Inc. completed the renovation of 1185 Tonawanda in the Town of Tonawanda. There was a \$50,000.00 enforcement lien placed on the property. Future Land Inc. provided the required certificate of occupancy for Lien Discharge.

- 136 W. Ferry, Buffalo - Enforcement Note Discharge

Habitat for Humanity Buffalo purchased the above property subject to a Note and Mortgage in the amount of \$7,500.00. Property having been inspected by the BENLIC property inspector on 9/15/21 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 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:

- On 10/28, BENLIC conducted a ribbon cutting ceremony and press conference to commemorate the completion of 159 and 149 Crowley in the Riverside neighborhood of the City of Buffalo. Speakers included BENLIC Executive Director Jocelyn Gordon, Mayor of Buffalo Byron Brown, Erie County Executive Mark Poloncarz, and Developer Brenda Calhoun.
- BENLIC staff updated board members on the current state of Legacy Cities Access Program regarding properties 273 Cable, 95 Grote, 486 Marilla, 55 Urban, and 172 Garner.

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

**NEXT MEETING: Board of Directors – 11 a.m. November 18<sup>th</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 \_\_\_\_\_