



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
September 23rd, 2021 – 11:00 AM – 11:45 PM
Via Teleconference Buffalo, New York 14203

Call to Order by Brendan Mehaffy

ATTENDANCE:

Board Members Present: Brendan Mehaffy, Michael Siragusa, Timothy Ball,
Scott Bylewski, Donna Estrich, Dan Castle

Board Members *Excused*: James Comerford, Jr., OJ McFoy, Amanda Mays,
Michael Grifa, William Reece

Board Members *Absent*:

Fiscal Agent Present: Robert Keating

BENLIC Counsel Present:

BENLIC Staff: Jocelyn Gordon, Ben Brown, Marjorie McAllister, Matt
Azzano

HAND OUTS:

Agenda; Minutes of August 2021 Board Meeting; August Treasurer's Reports; Vacant to Value Activity

NEW BUSINESS:

1. Roll Call

2. Approval of August 2021 Minutes:

The minutes of the August 2021, Board of Directors Meeting were presented and reviewed.

A motion to approve was made by Scott Bylewski, seconded by Tim Ball, and approved by all present members except for Dan Castle. Castle abstained from voting as he was not present in the prior meeting. Without Castle's vote for approval, the motion did not have quorum and was tabled until the next meeting.

3. Treasurer's Report:

Executive Director, Jocelyn Gordon, presented August 2021 Treasurer's Reports. As of August 31st, 2021, the balance was \$3,435,993.68.

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

4. Introduction of BENLIC Counsel

John Sidd introduced as new BENLIC Counsel

5. **Resolution #2021-30** – Hire Part Time Property Analyst Intern

The position of part-time Property Analyst Intern was created to assist with the annual Request for Foreclosure process and to identify property for acquisition. BENLIC engaged in a search process and recommended to hire Matthew Azzano to serve in the capacity of Property Analyst Intern.

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

6. **Resolution #2021-31** 385 Marilla Street, City of Buffalo – Complete Rehab Project

BENLIC acquired 385 Marilla Street, Buffalo NY via its 2020 BENLIC-City of Buffalo Property Acquisition Agreement. The property was a good candidate for BENLIC rehabilitation as a single-family home in within a low-moderate income neighborhood in The City of Buffalo, providing an opportunity for a first-time homebuyer. The property has been cleaned out and stabilized. Funds for rehabilitation will be provided in part by Enterprise Community Partners. Sunset Custom Homes, LLC bid to complete the rehab project for \$309,900.

A motion to approve the bid of Sunset Custom Homes, LLC was made by Tim Ball, seconded by Donna Estrich, and unanimously carried as approved.

7. Dispositions

Resolution #2021- 32 Disposition of 9430 Peach, Town of Evans

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the vacant lot located at 9430 Peach Street in cooperation with the Town of Evans during the 2019 Erie County In-Rem Auction. Officials submitted a formal letter of interest from adjacent property owner, Vickie Isenhart. Ms. Isenhart offered to purchase the lot for \$800. Town Officials support a sale to Ms. Isenhart. The lot is a site of a prior demolition and is non-buildable.

A motion to approve the disposition of 9430 Peach Street was made by Michael Siragusa, seconded by Tim Ball, and unanimously carried as approved.

8. Vacant to Value Activity

A. Discharges

531A Herr, Evans - Note and Mortgage Lien Release

On September 24, 2020, David & Linda Lathrop purchased the above property subject to a Note and Mortgage in the amount of \$50,000.00. On September 07, 2021, BENLIC was notified that David & Linda Lathrop completed the renovation of 531A Herr in the Town of Evans. On September 13, 2021, the BENLIC property inspector found that all required work from the Note and Mortgage documents had been completed in a proper and satisfactory manner. Therefore, it was recommended that the BENLIC Board of Directors approve the discharge of lien regarding the Note and Mortgage.

A motion to discharge the one (1) Note and Mortgage lien for 531A Herr, Evans was made by Donna Estrich, seconded by Michael Siragusa, and unanimously carried as approved.

9. Executive Director's Report:

- Legacy Cities RFP
BENLIC Staff updated the Board of Directors on the Legacy Cities RFP process.

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

NEXT MEETING: Board of Directors – 11 a.m. October 21st, 2021

Location: Virtually via Zoom

Recorded by: Marjorie McAllister, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on _____