



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
December 16th, 2021 – 11:00 AM
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, Daniel Castle

Board Members *Excused*:

Board Members *Absent*: James Comerford, Deborah Skulski Wakelam,
OJ McFoy, William Reece

Fiscal Agent Present:

BENLIC Counsel Present: John Sidd

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

HAND OUTS:

Agenda; Minutes of November 2021 Board Meeting; November Treasurer's Reports; Dispositions, Executive Session

NEW BUSINESS:

1. Roll Call

2. Approval of November 2021 Minutes:

The minutes of the November 18th, 2021, Board of Directors Meeting were presented and reviewed.

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

3. Treasurer's Report:

Executive Director, Jocelyn, presented November 2021 Treasurer's Reports. As of November 29th, 2021, the balance was \$3,418,273.02.

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

4. Dispositions

Resolution #2021-36 Disposition of 159 Crowley, City of Buffalo

BENLIC acquired the property of 159 Crowley, City of Buffalo via In-Rem Auction 52 through use of its City of Buffalo Bid Assignment Agreement. BENLIC used funding from the New York State Attorney General's (OAG) Office Community Revitalization Initiative grant award to construct the home. BENLIC listed the property for sale in November 2021 for \$179,900.

BENLIC received multiple offers, with the highest one from Fadega W. Fadega for \$215,000.

As an OAG funded project, qualified offers must make no more than 100% the Erie County Area Median Income adjusted for household size. The purpose of the proposed disposition is congruent with BENLIC's mission to return the property to productive use.

A motion to approve the disposition of 159 Crowley was made by Michael Siragusa, seconded by Scott Bylewski, and unanimously carried as approved.

Resolution #2021-37 Disposition of 149 Crowley, City of Buffalo

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 149 Crowley Avenue, City of Buffalo via In-Rem Auction 52 through use of its City of Buffalo Bid Assignment Agreement. BENLIC used funding from

the New York State Attorney General's (OAG) Office Community Revitalization Initiative grant award to construct the home. BENLIC listed the property for sale in November 2021 for \$154,900.

BENLIC received an offer for \$185,000 from Stephanie Robinson.

As an OAG funded project, qualified offers must make no more than 100% the Erie County Area Median Income adjusted for household size. The purpose of the proposed disposition is congruent with BENLIC's mission to return the property to productive use.

A motion to approve the disposition of 149 Crowley was made by Donna Estrich, seconded by Timothy Ball, and unanimously carried as approved.

Resolution #2021- 38 Disposition of 27 N. Aurora, Village of Lancaster

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 27 North Aurora Street, Village of Lancaster during the 2017 Erie County In-Rem Auction. Upon inspection, the structure was found to be in a condition necessitating demolition. BENLIC approved demolition of the home in early 2018.

BENLIC staff solicited adjacent owner interest through direct mail. Adjacent owners were directed to submit side lot purchase applications and state the intended use of the lot if acquired. Additionally, the letters stated that offers should be a minimum of \$500 to be considered for purchase.

While the lot has been appraised at \$12,000, an offer was made by William and Patricia Murphy, owners of an adjacent property, to purchase the property and combine it with their own for \$9,000.

A motion to approve the disposition of 27 N. Aurora was made by Michael Siragusa, seconded by Timothy Ball, and unanimously carried as approved.

5. Approval of 2022 Board of Directors Meeting Schedule

BENLIC introduced an action to change the 2022 Board Meeting regularly scheduled time from 11:00 AM to 1:00 PM to better accommodate the schedules of the board members.

A motion to approve the schedule change was made by Timothy Ball, seconded by Michael Siragusa, and unanimously approved.

6. Executive Director's Report

Executive Director Jocelyn Gordon informed the Board Members regarding BENLIC's use of M/WBE (Minority/Woman owned businesses) and tax repayments to municipalities for the entirety of 2021.

7. Executive Session

A motion to enter into Executive Session was made by Dan Castle, seconded by Timothy Ball, and unanimously carried as approved.

Salary increases for BENLIC staff were presented to the board for Executive Director, Program Manager, Property Inspector, and Sales Analyst/Program Coordinator. A 5% cost of living increase was proposed for all staff members.

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

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. January 20th, 2021

Location: Virtually via Zoom

Recorded by: Marjorie McAllister, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on _____