



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
April 21st, 2022 – 1:00 PM
Via Teleconference Buffalo, New York 14203

Call to Order by Brendan Mehaffy

ATTENDANCE:

Board Members Present: Michael Siragusa, Scott Bylewski, Daniel Castle,
William Reece, Catherine Amdur, Cavette Chambers

Board Members *Excused*: Brendan Mehaffy, Donna Estrich, OJ McFoy, Stephen
Gawlik

Board Members *Absent*: Deborah Skulski-Wakelam

Fiscal Agent Present: Robert Keating

BENLIC Counsel Present: John Sidd

BENLIC Staff: Jocelyn Gordon, Ben Brown, Marjorie McAllister

HAND OUTS:

Agenda; Minutes of March 2022 Board Meeting; March 2022 Treasurer's Reports; Resolution #2022-8 Approve Erie County In-Rem Vacant Acquisitions and Legal Fees; Resolution #2022-9 Disposition of 102 Humason, City of Buffalo

NEW BUSINESS:

1. Roll Call

2. Approval of March 2022 Minutes:

The minutes of the March 24th, 2022, Board of Directors Meeting were presented and reviewed.

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

3. Treasurer's Report:

Executive Director, Jocelyn, presented the March 2022 Treasurer's Reports. As of March 31st, 2022, the balance was \$3,743,518.27.

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

4. Acquisitions

Resolution #2022-8 Approval of Erie County In-Rem Vacant Acquisitions and Legal Fees

In response to BENLIC's low inventory of properties due to the COVID-19 Pandemic and related lack of municipal foreclosure auctions, BENLIC has worked with Lippes Mathias Wexler LLP and the Erie County Office of Real Property Tax Services to coordinate holding a separate sale of tax-delinquent, vacant, and abandoned properties for the benefit of BENLIC only. All the properties which are the subject of this Resolution were previously identified through BENLIC's Request for Foreclosure Process. All properties are tax delinquent and have been approved for acquisition by the Board of Directors. Lippes Mathias anticipates a cost per parcel of approximately \$1,250.00 to conduct the BENLIC-only sale. In total, it is estimated that a BENLIC only sale will cost BENLIC approximately \$56,250.00 and will take in approximately 40 properties depending on whether the properties are redeemed between now and the auction date.

All properties are confirmed as vacant, and their acquisition will greatly increase BENLIC's inventory without displacing any residents.

After the presentation of the report a motion to approve the resolution was made by William Reece, seconded by Dan Castle, and unanimously carried as approved.

5. Disposition

Resolution #2022-9 102 Humason, Buffalo – Enterprise Funded Rehab

BENLIC acquired 109 Humason Avenue, Buffalo NY via its 2020 BENLIC-City of Buffalo Property Acquisition Agreement. BENLIC used funding from the New York State Attorney General’s (OAG) Office Community Revitalization Initiative 4.2 grant award to rehabilitate the home. BENLIC listed the property for sale in April 2022 for \$139,900. As an OAG funded project, qualified offers must make no more than 100% the Erie County Area Median Income adjusted for household size.

The highest qualified offer has been made by Julissa Montanez for \$158,000. The Board of Directors has been requested to approve of this sale to Julissa Montanez subject to BENLIC review of an institutional appraisal.

A motion to approve this disposition was made by Dan Castle, seconded by Michael Siragusa, and unanimously carried as approved.

6. Asakura Robinson – 5 Year Strategic/Financial Plan Presentation

Alexandra Miller from Asakura Robinson Consultants shared the draft Strategic Plan to the Board for consideration. The firm identified four strategic focus areas for BENLIC:

- Ensuring financial stability through acquisition growth and new funding sources,
- Unlocking opportunities for productive reuse of vacant properties,
- Adding more focus on affordability and equity, and
- Continuing to build relationships strategically.

Suggestions for each strategic area were shared with the Board.

Ms. Miller stressed in the draft Plan that building a “predictable pipeline of properties”, so a regular pace of projects is maintained is essential for BENLIC’s long term success.

Following a discussion amongst the board and staff about the strategic plan, a motion to adjourn the meeting was made by Daniel Castle, seconded by Michael Siragusa, and approved by acclamation.

NEXT MEETING: Board of Directors – 1 p.m. May 19th, 2022

Location: Virtually via Zoom

Recorded by: Matthew Azzano, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on _____