



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
January 20th, 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,
Cavette Chambers, OJ McFoy, William Reece

Board Members *Excused*:

Board Members *Absent*: Stephen Gawlik, Deborah Skulski Wakelam,

Fiscal Agent Present:

BENLIC Counsel Present: John Sidd

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

HAND OUTS:

Agenda; Minutes of December 2021 Board Meeting; December Treasurer's Reports; 2022 County Request for Foreclosures; Dispositions; Vacant to Value Activity; City of Buffalo Property Disposal Agreement

NEW BUSINESS:

1. Roll Call

2. Approval of December 2021 Minutes:

The minutes of the December 16th, 2021, Board of Directors Meeting were presented and reviewed.

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

3. Treasurer's Report:

Executive Director, Jocelyn, presented December 2021 Treasurer's Reports. As of December 31st, 2021, the balance was \$3,329,778.65.

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

4. 2022 County Request for Foreclosure

Resolution #2022-1 Authorization to Submit Properties to Erie County Legislature for Purpose of BENLIC Future Acquisition at County In Rem

BENLIC has engaged in a Request for Foreclosure (RFP) process for the year of 2022 and presented a list of seventeen properties that it has been recommended to acquire. These properties are in the Town of Lancaster, the Town of Tonawanda, the Town of West Seneca, the Village of Sloan, and the Village of Springville.

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

5. Dispositions

Resolution #2022-2 Disposition of 224 S. Huxley, Town of Cheektowaga

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 224 South Huxley Drive, Town of Cheektowaga via Erie County In-Rem Auction in 2019. BENLIC used funding from its general fund to rehabilitate the home. BENLIC listed the property for sale in January 2022 for \$239,000.

BENLIC received an offer for \$275,000 by David Sifkarovski

A motion to approve the disposition of 224 S. Huxley was made by William Reece, seconded by Donna Estrich, and unanimously carried as approved.

Resolution #2021-3 Disposition of 91 Fuller, City of Tonawanda

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 91 Fuller Avenue, City of Tonawanda via Tonawanda In-Rem Auction in 2018. 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 August 2021 for \$184,000. As an OAG funded project, qualified offers must make no more than 100% the Erie County Area Median Income adjusted for household size.

BENLIC received an offer of \$186,000 from Matthew Bagar.

A motion to approve the disposition of 91 Fuller was made by William Reece seconded by Michael Siragusa, and unanimously carried as approved.

Resolution #2022- 4 Disposition of Multiple Residential Vacant Lots

BENLIC acquired many vacant residential lots between 2017-2019 through the Request for Foreclosure Process in anticipation of future residential side lot sales. In December 2021 BENLIC solicited offers from adjacent property owners with the intention of joining the vacant parcels with an adjacent property.

BENLIC Real Estate Subcommittee Members have reviewed the proposed dispositions and support the sale of the seven vacant lots to each corresponding buyer.

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

6. Vacant to Value Activity
Discharges—29 High, Angola

Mark Mazur & Clair Montroy purchased 29 High St. in Angola NY, a Vacant to Value property subject to a Note and Mortgage Lien in the amount of \$50,000. The BENLIC property inspector found on 1/11/22 that all work required of the purchasers has been completed.

A motion to approve of the discharge of the lien was made by Michael Siragusa, seconded by William Reece, and unanimously carried as approved.

7. **Resolution #2022-5** Authorization of BENLIC-City of Buffalo Property Disposal Agreement

BENLIC is able to acquire parcels in a variety of ways—one of which may be receiving properties directly from the City of Buffalo in order to carry out the community needs and revitalization objectives. The BENLIC-City of Buffalo Property Disposal Agreement was introduced for approval by the Board of Directors.

A motion to table the Resolution until the February 24th board meeting was introduced by OJ McFoy, seconded by Donna Estrich, and unanimously carried as approved.

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

NEXT MEETING: Board of Directors – 11 a.m. February 24th, 2021

Location: Virtually via Zoom

Recorded by: Marjorie McAllister, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on _____