



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
April 16th, 2022 – 1:00 PM
Via Teleconference Buffalo, New York 14203

Call to Order

ATTENDANCE:

Board Members Present:	Scott Bylewski, Daniel Castle, William Reece, Stephen Gawlik, “OJ” McFoy
Board Members <i>Excused</i> :	Brendan Mehaffy, Cavette Chambers, Catherine Amdur, OJ McFoy, Stephen Gawlik
Board Members <i>Absent</i> :	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 April 2022 Board Meeting; Minutes of May 2022 Board Meeting; April 2022 Treasurer's Report; May 2022 Treasurer's Report; Resolution #2022-10; Resolution #2022-11, Resolution #2022-12

NEW BUSINESS:

1. Roll Call

2. Approval of April 2022 Minutes:

The minutes of the April 21st, 2022, Board of Directors Meeting were presented and reviewed.

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

3. Treasurer's Report:

Executive Director, Jocelyn Gordon, presented the April 2022 and May 2022 Treasurer's Reports. As of May 31st, 2022, the balance was \$3,260,328.91.

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

4. Acquisitions

Resolution #2022-10 Approval of 2022 Property Tax and Maintenance and Foreclosure Proceeds Distribution Policies

The BENLIC Board of Directors annually votes for Property Tax and Maintenance and Foreclosure Proceeds Distribution Policies to enable authority to use preferred bid power at various public tax auctions. Subsequent approval of the policies is required by the legislative authorities of the Foreclosing Governmental Units—for example, Erie County Legislature, etc.

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

5. **Resolution #2022-11** Approval of 2022 Erie County In-Rem Acquisitions

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) and the towns and villages in Erie County have engaged in a Request for Foreclosure (RFF) process for the year 2022 in which towns and villages identify those respective properties they would like BENLIC to consider for acquisition. The RFF process is outlined in the Rules and Procedures of the Corporation.

The BENLIC Property Selection Subcommittee has fully reviewed and vetted the following RFF submissions for 2022 and has identified those properties appropriate for acquisition by the Corporation.

Address	SBL	Municipality
135 Halwill Drive	68.14-1-22	Amherst
10681 Main Street	72.11-1-2	Town of Clarence
10687 Main Street	72.11-1-3.1	Town of Clarence
44 Long Avenue	90.84-3-6.1	Cheektowaga

A motion to approve the above properties for acquisition was made by Scott Bylewski, seconded by Dan Castle and unanimously carried as approved.

6. **Resolution #2022-12** Approve Acquisition of City Owned Vacant Lots

BENLIC has worked with the City of Buffalo Office of Strategic Planning and local lender, Evans Bank, on a new urban infill initiative within the city’s Broadway-Fillmore Neighborhood. The lots will be combined to construct 10-12 single family homes, supporting the comprehensive vacant lot strategy. This is a collaboration between the City of Buffalo, BENLIC, Evans Bank, and a Developer to be determined by RFP process.

BENLIC is requesting the board to approve of the resolution to acquire the following vacant lots for the project:

Address	Type
516 Adams	Vacant Residential Land
522 Adams	Vacant Residential Land
524 Adams	Vacant Residential Land
526 Adams	Vacant Residential Land
530 Adams	Vacant Residential Land
536 Adams	Vacant Residential Land
538 Adams	Vacant Residential Land
539 Adams	Vacant Residential Land
540 Adams	Vacant Residential Land
541 Adams	Vacant Residential Land
544 Adams	Vacant Residential Land
548 Adams	Vacant Residential Land
559 Adams	Vacant Residential Land
561 Adams	Vacant Residential Land
563 Adams	Vacant Residential Land
572 Adams	Vacant Residential Land
574 Adams	Vacant Residential Land
578 Adams	Vacant Residential Land
579 Adams	Vacant Residential Land
580 Adams	Vacant Residential Land
590 Adams	Vacant Residential Land
592 Adams	Vacant Residential Land
530 Sycamore	Vacant Residential Land
538 Sycamore	Vacant Residential Land

Following a discussion amongst the board and staff about the planned project, a motion to approve the acquisition of these vacant lots was made by OJ McFoy, seconded by Dan

Castle, and unanimously carried as approved.

7. Vacant to Value
315 Kennedy, Evans

On February 10, 2020, Jon C. Driscoll purchased the above property subject to a Note and Mortgage in the amount of \$19,000.00.

Having received a letter from Jon C. Driscoll, dated 6/13/22 informing BENLIC that all work has been completed on the property and requesting that the Note and Mortgage Lien be discharged.

Property having been inspected by the BENLIC property inspector on 5/26/22 who found that all required work from the Note and Mortgage documents has been completed in a proper and satisfactory manner.

It is therefore recommended that the BENLIC Board of Directors approve the discharge of lien regarding the Note and Mortgage.

A motion to approve the discharge of the lien for 315 Kennedy was made by Daniel Castle, seconded by William Reese, and unanimously carried as approved.

A motion to adjourn the meeting was made by Scott Bylewski, seconded by Stephen Gawlik, and approved by acclamation.

NEXT MEETING: Board of Directors – 1 p.m. July 21st, 2022

Location: Virtually via Zoom

Recorded by: Matthew Azzano, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on _____