



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
September 26th, 2022 – 1:00 PM
Brisbane Building Conference Room 521
403 Main St. Suite 602
Buffalo, New York 14203

Call to Order by Board Chair, Brendan Mehaffy

ATTENDANCE:

Board Members Present: Brendan Mehaffy, Scott Bylewski, Daniel Castle,
William Reece, Jeremy Toth, Cavette Chambers,

Board Members *Excused*: “OJ” McFoy, Catherine Amdur, Karen Utz

Board Members *Absent*: Deborah Skulski-Wakelam, Delano Dowell

BENLIC Counsel Present: John Sidd

BENLIC Staff: Jocelyn Gordon, Marjorie McAllister

HAND OUTS:

Agenda; Minutes of August 2022 Board Meeting; August 2022 Treasurer's Reports; Resolution #2022-19; Resolution #2022-20; Resolution #2022-21

NEW BUSINESS:

1. Roll Call
2. Approval of August 2022 Minutes:
The minutes of the August 18th, 2022, Board of Directors Meeting were presented and reviewed.

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

3. Treasurer's Reports:
Executive Director, Jocelyn Gordon, presented the August 2022 Treasurer's Reports. As of August 31st, 2022, the balance was \$3,265,020.02.

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

4. **Resolution #2022-19** Approval to Bid Properties at County of Erie In Rem Auction 2022:

Municipalities across Erie County including the Towns of Tonawanda, Cheektowaga, Evans, and West Seneca and the Villages of Orchard Park, Springville, and Lancaster have participated in BENLIC's annual RFF (Request for Foreclosure) process and requested that BENLIC acquire twenty (20) properties. The list of these twenty (20) properties were included for consideration.

BENLIC is requesting that the Board approve use of its super bid at the Erie County In Rem Auction to acquire twenty (20) properties for its programming and disposition strategies. The Erie County Legislature has not yet approved this year's Proceeds Distribution Policy that is typically approved annually. After some discussion amongst Board members and BENLIC counsel, the Board decided to allow BENLIC staff to bid on any of the properties that are auctioned.

A motion to approve the resolution was made by Jeremy Toth, seconded by Daniel Castle, and unanimously carried as approved.

Resolution #2022-20 Select Preferred Developer for Adams Street Infill Housing Initiative:

In a collaborative pilot project with The City of Buffalo and Evans Bank, BENLIC will identify an appropriate developer partner and contribute \$500,000 toward the construction of infill single family homes on Adams Street in the City of Buffalo. Following input from the Adams Street Infill Housing Selection Committee and the BENLIC Board, Severyn Development has been selected as the preferred developer. Severyn was selected because of their relevant local

experience, their likelihood of successfully completing the project, the number of houses proposed to be built, and their high quality of work. BENLIC will own the properties until they are completed and sold.

A motion to approve Severyn as the approved developer was made by William Reece, seconded by Cavette Chambers, and unanimously carried as approved.

5. **Resolution #2022-21** Disposition of Legacy City Access Program Properties:

BENLIC acquired the residential structures at 273 Cable, 55 Urban, and 486 Marilla through the 2021 BENLIC – City of Buffalo Property Acquisition agreement. BENLIC made these properties available to developers through a Request for Proposals (RFP) Process that was issued October 19th, 2021. The goal of the RFP was to select a developer to utilize the Legacy Cities Access Program funding to rehab structures. The Legacy City Access Program, administered by New York State Homes and Community Renewal, aims to address market barriers by providing resources to small developers who have the capacity to take title to and renovate vacant properties, creating new opportunities to promote affordable homeownership for underserved families, particularly first-time homebuyers of color. Through the Program, a minority developer will receive \$150,000 in subsidy per unit for rehabilitating these properties. The RFP process identified Aurora Window Systems as the preferred developer.

BENLIC is requesting that the Board approves the disposition of these three (3) properties to Aurora Window Systems owned by Darold Fountain. BENLIC will dispose the properties to Aurora Window Systems for \$35,000 and the Community Preservation Corporation and New York States Homes and Community Renewal will provide the oversight.

A motion to approve the disposition of the three (3) aforementioned properties was made by William Reece, seconded by Scott Bylewski, and unanimously carried as approved.

6. Executive Director's Report:

Jocelyn Gordon delivered the Executive Director's report. She mentioned the various programs that BENLIC has been able to use as funding for projects such as the National Fuel Grant for new high efficiency hot water tanks and furnaces. Most recently, BENLIC has submitted an application to the M&T Bank Foundation for funding for BENLIC's Equitable Home Ownership program for lead and asbestos abatement.

A Legal Services RFP has been released to ensure that BENLIC has access to an updated list of closing attorneys in the future.

Legal Counsel John Sidd has confirmed that Governor Hochul has not renewed the State Disaster Emergency which means future Board meetings must continue to be conducted in person. Attending the meeting via video conference is not recommended.

A motion to adjourn the meeting was made by Scott Bylewski, seconded by Cavette Chambers, and unanimously carried as adjourned.

NEXT MEETING: Board of Directors – 1 p.m. October 20th, 2022

Location: Brisbane Building Conference Room 521, 403 Main St. Suite 602, Buffalo, New York
14203

Recorded by: Matthew Azzano, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on _____