



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
July 20th, 2023 – 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, Jeremy Toth,
Catherine Amdur, William Reece, Cavette
Chambers, Daniel Castle, Delano Dowell, Karen Utz

Board Members *Excused*:

Board Members *Absent*: Deborah Skulski-Wakelam

BENLIC Counsel Present: John Sidd (remotely)

BENLIC Staff: Jocelyn Gordon, Benjamin Brown, Matthew
Azzano, Alexis Duwe

HAND OUTS:

Agenda; Minutes of May 2023 Board Meeting; May 2023 Treasurer's Report; June 2023 Treasurer's Report

NEW BUSINESS:

1. Roll Call

2. Approval of May 2023 Minutes:

The minutes of the May 17th, 2023, Board of Directors Meeting were presented and reviewed. A motion to approve the May 2023 minutes was made by Jeremy Toth, seconded by William Reece, and unanimously carried as approved.

3. Treasurer's Report:

Executive Director Jocelyn Gordon presented the May and June 2023 Treasurer's Reports. As of June 30th, 2023, the Corporation's bank balance was \$2,623,790.99. A motion to approve the Treasurer's Report was made by Scott Bylewski, seconded by William Reece, and unanimously carried as approved.

4. **Resolution #2023-11 Disposition of Multiple Residential Side Lots**

Three vacant lots in residential areas received offers to purchase. These lots were marketed to neighboring homeowners as part of BENLIC's side lot program.

9679 Sisson Highway; Eden 11 Halstead, Sloan; and 288 Lackawanna, Sloan were all acquired in 2022 via the Erie County In Rem Auction. 9679 Sisson Highway is a large, wooded rural lot (approximately 5 acres). This property will be purchased by James Emmick, owner of the adjacent parcel, who will combine it with his own land. 288 Lackawanna is an average-sized lot in a residential neighborhood. This property will be purchased by Michael and Laura Stephens and combined with their adjacent property. 11 Halstead is also a buildable lot in a residential neighborhood. This property will be bought by a resident of Halstead Avenue with development experience, Nicole Pearce, who plans to construct a new residential building there.

A motion to approve the sales of the three aforementioned lots was made by William Reece, seconded by Jeremy Toth, and unanimously carried as approved.

5. **Resolution #2023-12 Creation of a Subsidiary in Accordance with §1607 of the Land Bank Act**

BENLIC intends to undertake a project consisting of the acquisition of twelve buildable City of Buffalo-owned parcels and the construction of new affordable single-family housing. BENLIC is required to release and indemnify the City of Buffalo from any environmental-related concerns that may occur during the construction process. In order to limit any potential liability from impacting the Land Bank and/or any of the Land Bank's other project, BENLIC intends to form a Limited Liability Corporation (LLC) in which to hold the parcels for this project. The proposed name for this subsidiary is "BENLIC DEVELOPMENT LLC".

After the board members discussed the issue in depth, a motion was made by William Reece to table the item. This motion was seconded by Daniel Castle, and unanimously carried as approved.

Executive Director's Report

Executive Director Jocelyn Gordon updated the board on BENLIC's recent activities.

The City of Buffalo and Erie County have both pledged to award American Rescue Plan Act (ARPA) funds to BENLIC in a plan to spur construction of affordable housing. A total of \$23.5 Million is proposed to be used to build new houses on vacant lots owned by the City of Buffalo.

BENLIC recently released a Request for Proposals (RFP) for design builders capable of construction 12 single family homes in the City of Buffalo. This project will be funded by a 5.5% interest rate loan from Evans Bank.

A motion to adjourn the meeting was made by Jeremy Toth, seconded by Catherine Amdur, and unanimously carried by acclamation.

NEXT MEETING: Board of Directors August 23rd, 2023, 1:00 p.m.

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

