



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
August 18th, 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, Daniel Castle,
Karen Utz, Catherine Amdur, Delano Dowell,
William Reece (remotely)

Board Members *Excused*: Cavette Chambers, O.J. McFoy, Jeremy Toth

Board Members *Absent*: Deborah Skulski-Wakelam,

BENLIC Counsel Present: John Sidd (remotely)

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

HAND OUTS:

Agenda; Minutes of July 2023 Board Meeting; July 2023 Treasurer's Reports;

NEW BUSINESS:

1. Roll Call

2. Approval of July 2023 Minutes:

The minutes of the July 20th, 2023, Board of Directors Meeting were presented and reviewed.

A motion to approve was made by Karen Utz, seconded by Daniel Castle, and unanimously carried as approved.

3. Treasurer's Reports:

Executive Director, Jocelyn Gordon, presented the July 2022 Treasurer's Reports. As of July 28th, 2023, the Corporation's bank balance was \$2,587,293.94. This balance includes a \$995,948.09 Treasury Bond, as well as a \$500,000.00 Bank CD which will mature in October.

A motion to approve was made by Catherine Amdur, seconded by Delano Dowell, and unanimously carried as approved.

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

This resolution was tabled during the July 2023 meeting, following a request by board members for more information. This table was removed, and the resolution was reintroduced.

As part of the Adams Street Infill Project, BENLIC intends to acquire multiple vacant lots from the City of Buffalo in order to construct and sell new single-family homes. By taking title to these properties, BENLIC is agreeing to the City of Buffalo's Environmental Release and Indemnity Agreement. This agreement would release and indemnify the City of Buffalo in perpetuity from all liability and for all matters related to the condition of the properties. As such, BENLIC has been advised by counsel to form a subsidiary limited liability corporation (LLC) to hold title to these properties in order to limit the liability to the Land Bank and its other projects as a result of the Release and Indemnify Agreement.

BENLIC is requesting approval to take the actions necessary to create a single member LLC in which to hold the Adams Street properties during their development.

A motion to approve was made by Karen Utz, seconded by Daniel Castle, and unanimously carried as approved.

5. Dispositions

Resolution #2023-13 Disposition of 172 Garner Avenue

BENLIC acquired a vacant residential building located at 172 Garner Avenue, City of Buffalo

via the 2020 City of Buffalo Disposal Agreement. This building was in a state of extreme deterioration and was approved for a total rehabilitation project. Sunset Custom Homes completed the rehabilitation in July 2023. The total cost to BENLIC was \$369,322.00.

172 Garner was listed for sale in August 2023 for \$269,900.00. An offer has been received from Abigail Grainge of \$316,000.00. This is the highest offer BENLIC has received for a property to date.

A motion to approve the offer was made by Karen Utz, seconded by Catherine Amdur, and unanimously carried as approved.

6. Acquisitions

Resolution #2023-14 68 Pulaski – Freddie Mac Donation

Since its inception in 2014, BENLIC has worked with local and national lenders to acquire vacant properties via donation and return them to productive use.

In July 2023, BENLIC was contacted by representatives from Freddie Mac, with the possibility of donating 68 Pulaski Street, Buffalo to BENLIC. After being toured by BENLIC staff, it was deemed a suitable donation due to its manageable condition, strong market factors, and strategic location to local amenities.

A motion to approve the donation of 68 Pulaski was made by Scott Bylewski, seconded by Catherine Amdur, and unanimously carried as approved.

7. Executive Director's Report:

Executive Director Jocelyn Gordon delivered this month's report, updating the board on ongoing Land Bank activities.

A total of \$23.5 Million has been pledged to BENLIC for the infill construction of approximately 60 new, affordable homes by the City of Buffalo and Erie County. These funds are sourced from the American Rescue Plan Act (ARPA). The current status of the ARPA infill project is an ongoing discussion between the City and County, sorting out their slightly differing goals for the project.

Seven bids have been received from build/design teams for the Adams Street Infill Initiative project. The three lowest bids will be interviewed by BENLIC staff in the following weeks to determine the awardee.

In September the Lincoln Institute Legacy Cities Initiative will convene in Buffalo. That same month, the New York Land Bank Association will meet in Lake George, NY. In October the

National Land Bank Summit will take place in Cleveland, Ohio. BENLIC will send staff members as representatives to all three meetings.

A motion to adjourn was made by Karen Utz, seconded by Dan Castle, and unanimously carried as approved.

NEXT MEETING: Board of Directors – September 21st, 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 _____