



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
November 16th, 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, Daniel Castle,
Delano Dowell, Cavette Chambers

Board Members *Excused*: Karen Utz, Oluwole McFoy

Board Members *Absent*: Deborah Skulski-Wakelam

BENLIC Counsel *Excused*: John Sidd

BENLIC Staff: Alexis Duwe, Benjamin Brown, Matthew Azzano

HAND OUTS:

Agenda; Minutes of September 2023 Board Meeting; September 2023 Treasurer's Report; October 2023 Treasurer's Report; **Resolution #2023-18** Approval of 2024 Budget; **Resolution #2023-19** Accept NYS HCR Affordable Homeownership Opportunity Program Award; **Resolution #2023-20** Disposition of 29 Marne, Town of Cheektowaga – CDGB Funded Rehab; **Resolution #2023-21** Disposition of 1035 Eden Evans Center, Evans – Side Lot Sale

NEW BUSINESS:

1. Roll Call

2. Approval of September 2023 Minutes:

The minutes of the September 21st, 2023, Board of Directors Meeting were presented and reviewed.

A motion to approve the September 2023 minutes was made by Willaim Reece, seconded by Scott Bylewski, and unanimously carried as approved.

3. Treasurer's Report:

Program Manager, Alexis Duwe, presented the September and October 2023 Treasurer's Reports. As of October 31st, 2023, the Corporation's bank balance was \$2,662,771.21.

The source of major credits in October come from earnings on the treasury bill held by BENLIC, a quarterly infusion of the LBI I grant from NYS HCR to be applied towards BENLIC's administration expenses, and the sale of 172 Garner Avenue.

A motion to approve the September and October Treasurer's reports was made by Daniel Castle, seconded by Delano Dowell, and unanimously carried as approved.

4. **Resolution #2023-18** Approval of 2024 Budget for the NYS ABO Budget Office

The 2024 Budget was prepared with the assistance of staff from Lumsden & McCormick. The budget was presented to the Board along with the 2023 Budget for comparison.

A motion to approve the submission of the 2024 Budget to the NYS ABO Budget Office was made by William Reece, seconded by Daniel Castle, and unanimously carried as approved

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

5. Adams Street Infill Initiative

Resolution #2023- 19 Accept NYS HCR Affordable Homeownership Opportunity Program Award

New York State Homes and Community Renewal (NYS HCR) has awarded BENLIC an Affordable Homeownership Opportunity Program (AHOP) forgivable loan in the amount of up to \$1,800,000.00.

This forgivable loan will be used to fund the Adams Street Infill Housing Initiative. Evans Bank will hold on to the NYS HCR Loan and draw the loan down throughout the process of constructing twelve affordable single-family homes on Adams Street in the City of Buffalo.

AHOP provides a \$150,000 subsidy for each unit sold to a buyer making 100% or less of the Area Median Income. This subsidy will be instrumental in making sure the completed houses are affordable for people in this income bracket.

The BENLIC Board of Directors wishes to accept and implement the NYS HCR AHOP Infill Initiative.

A motion to approve the acceptance of the loan was made by William Reece, seconded by Catherine Amdur and unanimously carried as approved.

6. Dispositions

Resolution #2023-20 Disposition of 29 Marne – CDGB Funded Rehab

The Town of Cheektowaga Community Development Office wishes to acquire the single-family home located at 29 Marne Road for affordable housing rehabilitation. The Town expressed interest in acquiring the property for a community development related project at the time of BENLIC acquisition. After reviewing the Town’s proposed investment, BENLIC is satisfied with the Town’s plan for rehabilitation.

Staff and the Town of Cheektowaga have proposed a \$7,500.00 disposition value. The money that the Town will save by purchasing the property at a below-market-value will allow for greater investment in the property’s rehabilitation. This value enables the Town of Cheektowaga to maximize CDGB investment dollars towards improvements while keeping the overall project within budget.

A motion to approve the disposition of 29 Marne was made by Scott Bylewski, seconded by Cavette Chambers, and unanimously carried as approved.

7. **Resolution #2023-21** Disposition of 1035 Eden Evans Center Road

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

8. **Resolution #2023-22** Authorize Ownership Transfer of 2246 Bailey, City of Buffalo

The Buffalo Erie Niagara Land Improvement Corporation Board of Directors authorized the disposition of 2246 Bailey Avenue, City of Buffalo via BENLIC **Resolution #2018-50**. This property was sold under the BENLIC Note and Mortgage Program and closed on June 19, 2019. The purchaser, Bailey Green LLC, has always intended on finding a community organization to develop the property.

Bailey Green LLC has communicated with BENLIC Staff that their chosen developer to transfer ownership of 2246 Bailey is Westminster Economic Development Initiative (WEDI). WEDI plans to renovate the structure for use as a training and entrepreneurial development center.

WEDI will continue to work in partnership with Bailey Green LLC on the redevelopment. Plans have been developed by Brad Wales, professor of Architecture at University at Buffalo.

The purchaser is requesting the BENLIC Board to approve the following:

- Authorization of the transfer of 2246 Bailey Avenue to Westminster Economic Development Initiative through the execution of an Assignment and Assumption Agreement with the parties;
- Release Bailey Green LLC from all obligations under the Development Enforcement Note and Mortgage

A motion to approve the disposition of 2246 Bailey Avenue to WEDI was made by Scott Bylewski, seconded by Cavette Chambers, and unanimously carried as approved.

9. BENLIC Development LLC Enter Operating Agreement with BENLIC

BENLIC Development LLC was created by BENLIC by **Resolution #2023-12** for the purpose of owning the lots which will be developed during the Adams Street Infill Initiative. The operating agreement is a standard LCC operating agreement enabling the subsidiary, BENLIC Development LLC, to be controlled by BENLIC. All state reporting requirements of BENLIC will apply to BENLIC Development LLC in accordance with the Land Bank act

A motion to approve BENLIC Development LLC entering the operating agreement with BENLIC was made by William Reece, seconded by Catherine Amdur, and unanimously carried as approved.

Resolution #2023-1 Approve Acquisition of City Owned Vacant Lots by BENLIC Development LLC.

Twenty-three City of Buffalo-owned lots will be acquired and combined to construct 12 single family homes during the Adams Street Infill Housing Initiative. These lots are all located within the 500 block of Adams Street. A significant amount of community engagement has been conducted, led by the City of Buffalo. Residents have shown their excitement and support for the Project.

Funding for this Project will include City land investment, BENLIC, Evans Bank, and NYS HCR. The properties selected by BENLIC are of strategic value to achieve its mission to return property back to safe and productive use.

A motion to approve the acquisition of the city-owned vacant lots on Adams Street was made by Walden Avenue was made by Delano Dowell, seconded by Daniel Castle, and unanimously carried as approved.

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

10. Executive Director's Report

Jocelyn Gordon delivered the Executive Director's Report, updating the board on developments

for the planned City of Buffalo and County of Erie funded ARPA Infill project. Both the City and County will use American Rescue Plan Act funds to invest in the construction of new, affordable housing throughout the City of Buffalo and Erie County. Jocelyn stated that six target neighborhoods have been identified and a request for architectural services is being prepared for the development of building plans for this project.

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

NEXT MEETING: Board of Directors Thursday, December 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 _____