



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
September 21st, 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,
Oluwole McFoy, Delano Dowell, Karen Utz

Board Members *Excused*: Cavette Chambers

Board Members *Absent*: Deborah Skulski-Wakelam

BENLIC Counsel *Excused*: John Sidd

BENLIC Staff: Alexis Duwe, Benjamin Brown, Matthew Azzano

HAND OUTS:

Agenda; Minutes of August 2022 Board Meeting; August 2022 Treasurer's Report; **Resolution 2023-15** Select Preferred Builder for Adams Street Infill Housing Initiative; **Resolution 2023-16** Disposition of 1192 Walden Avenue, Cheektowaga; **Resolution 2023-17** Disposition of 109 Humason Avenue, Buffalo

NEW BUSINESS:

1. Roll Call

2. Approval of August 2023 Minutes:

The minutes of the August 17th, 2023, Board of Directors Meeting were presented and reviewed.

A motion to approve the August 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 August 2023 Treasurer's Reports. As of August 31st, 2023, the Corporation's bank balance was \$2,432,051.03.

The main source of credit in August were from side lot sale deposits and the deposit for the sale of 172 Garner. The main expenses were rehab costs for 109 Humason, 172 Garner, and 78 Diane.

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

4. Adams Street Infill Housing Initiative

Resolution 2023-15 Select Preferred Builder for Adams Street Infill Housing Initiative

The Adams Street Infill Housing Initiative is a collaboration between the City of Buffalo, BENLIC, Evans Bank, and NYS HCR to build 12 new, single-family homes on vacant lots on Adams Street in the City of Buffalo. The most recent stage of this project was the evaluation of bids received from design-build teams. Throughout August, BENLIC staff interviewed these teams to determine which proposed team was the lowest responsible bidder.

After conducting interviews, reviewing submitted information, and grading the proposals using a rubric based on the definition of "responsible bidder" by the NYS Office of Comptroller, BENLIC staff recommends awarding the bid to Buccilli Custom Homes. Buccilli Custom Homes was the lowest bid, coming in at \$3,700,000.00. BENLIC has a history of working with Buccilli and has been satisfied with their quality of work.

A motion to approve was made by O.J. McFoy, seconded by William Reece, and unanimously carried as approved.

5. Dispositions

Resolution #2023-16 Disposition of 1192 Walden Avenue, Cheektowaga

1192 Walden was acquired via the 2022 Erie County In-Rem Auction. Earlier in September, BENLIC staff received an offer from Abdulla Nagi to purchase two vacant parcels which make up the parking lot located at 1192 Walden Avenue. Abdulla Nagi owns a mixed-use building next door at 1196 Walden Avenue. He plans to merge both parcels with his parcel and use the parking space for the business and residents of 1196 Walden Avenue.

A motion to approve the disposition of 1192 Walden Avenue was made by Karen Utz, seconded by Jeremy Toth, and unanimously carried as approved.

6. **Resolution #2023-17** Disposition of 109 Humason Avenue, Buffalo

BENLIC acquired 109 Humason Avenue, Buffalo via the 2020 BENLIC—City of Buffalo Property Acquisition Agreement. Funding from the Enterprise Community Partners grant was used to rehabilitate the home. BENLIC Invested almost \$200,000.00. An additional \$10,000 grant was provided by the M&T Foundation which was used to build a back deck.

The property was listed for sale in July 2023 for \$165,900. As a grant funded project, qualified offers must make no more than 100% the Erie County Area Median Income adjusted for household size.

BENLIC has received an offer from Demar Harvey for \$170,000. A motion to approve the disposition to Demar Harvey was made by William Reece, seconded by Catherine Amdur, and unanimously carried as approved.

7. Executive Director's Report

Program Manager, Alexis Duwe, delivered the Executive Director's Report, updating the board on recent BENLIC activities.

The BENLIC DEVELOPMENT LLC is in the process of obtaining an operating agreement. The October board meeting is planned to follow with a BENLIC DEVELOPMENT LLC meeting.

The ARP Infill Initiative is progressing as the City of Buffalo and Erie County work on the subrecipient agreements. A vacant lot planning day is planned for Thursday, September 28th.

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

NEXT MEETING: Board of Directors October 19th, 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 11/16/2023