



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
July 17, 2025 – 1:00 PM
Brisbane Building Conference Room 200
403 Main St. Suite 602
Buffalo, New York 14203

Call to Order by Board Chair, Scott Bylewski

ATTENDANCE:

Board Members *Present*: Scott Bylewski, Daniel Castle, Jeremy Toth,
Karen Utz, Nadine Marrero, Catherine Amdur

Board Members *Excused*: Debbie Gable, Raymour Nosworthy, Adam
McNeill, Cavette Chambers

BENLIC Counsel *Present*: John Sidd

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

HAND OUTS:

Agenda; March 2025 Treasurer's Report; April 2025 Treasurer's Report; May 2025 Treasurer's Report; June 2025 Treasurer's Report; Handouts for Presentation by John Sidd

NEW BUSINESS:

1. Roll Call
2. Authorize the use of unabridged video recordings as minutes in accordance with New York Public Officers Law Section 106(3) (Action)
The Board discussed the potential use of unabridged video recordings as official meeting minutes in accordance with New York Public Officers Law Section 106(3). Members noted that written minutes remain preferable for clarity, accessibility, and responsibility, though some organizations have adopted video recordings. It was agreed that written minutes should continue to be produced. No action was taken.
3. Treasurer's Report:
BENLIC provided the March, April, May, and June 2025 Treasurer's Report in advance of the meeting. BENLIC's combined assets totaled \$17,726,390.54 on June 30th, 2025.

A motion to approve the March, April, May, and June 2025 Treasurer's report was made by Daniel Castle, seconded by Karen Utz, and unanimously carried as approved.

4. **Resolution #2025-4 – Disposition of 249 East Street, Buffalo – LBI Renovation**
BENLIC acquired 249 East Street, Buffalo NY via its 2022 BENLIC-City of Buffalo Property Acquisition Agreement. BENLIC used funding from the NYS HCR Land Bank Initiative to rehabilitate the home. BENLIC listed the property for sale in June 2025 for \$329,900.

A motion to dispose of 249 East Street to Scott Joseph Ciansiosi and Kristine Olivia Suplico Luna for \$341,000 was made by Nadine Marrero, seconded by Catherine Amdur, and unanimously carried as approved. A competing offer of \$340,000 was also approved in case the sale to the aforementioned offerors is not completed.

5. Presentation and Review of NYS RPTL Revisions by John Sidd – Equitable BENLIC Foreclosure Auction Policy
Corporation Counsel John Sidd presented an analysis of recent legal developments affecting tax foreclosure processes, including implications of the *Tyler v. Hennepin County* Supreme Court decision. He provided recommendations for updating BENLIC's policies to facilitate equitable participation in future property auctions, drawing on approaches used by other New York State land banks, such as Syracuse.
6. Executive Director's Report
Executive Director Jocelyn Gordon provided updates on BENLIC new construction progress. Regarding the ARPA Infill Initiative, twelve of forty-seven City of Buffalo sites are currently

under construction—eight in Black Rock and four in Ken-Bailey. Site clearance has begun in the First Ward for the first foundations to be poured in that neighborhood in the next few weeks.

In Cheektowaga, five homes are under construction; one has been drywalled and two more are expected to be drywalled within two weeks. All Cheektowaga homes remain on schedule for completion in October 2025.

For the Adams Street Infill Initiative, ten of twelve planned homes are framed, nine are roofed, four have electric service hooked up, and three are sided and drywalled. Sewer and water connections are expected to begin within two weeks. The first completed homes—one ranch and one two-story—are expected to be finished within 60 days and will serve as model homes for the marketing and lottery process.

Additional BENLIC LBI rehabilitations at 702 Norfolk, 236 Brunswick, and 149 Northland will be listed for sale in the coming weeks.

NEXT MEETING: Board of Directors Thursday, August 21st, 2025, 2:30 p.m.

Location: Conference Room 200, Brisbane Building 403 Main Street, Buffalo NY 14203

Recorded by: Matthew Azzano, Program Coordinator

Submitted for Approval by: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on August 21st, 2025.