



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
November 19, 2025 – 2:30 PM
Brisbane Building Conference Room 521
403 Main Street
Buffalo, New York 14203

Call to Order by Board Chair, Scott Bylewski

ATTENDANCE:

Board Members *Present*: Scott Bylewski, Daniel Castle, Jeremy Toth,
Michael Milks, Adam McNeill, Karen Utz

Board Members *Excused*: Raymour Nosworthy, Catherine Amdur, Nadine
Marrero, Robert Quinn

BENLIC Counsel *Present*: John Sidd

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

Guests: Sandra Becker, Thomas Baines

HAND OUTS:

Agenda; Minutes of October 2025 Board Meeting; October 2025 Treasurer's Report,

NEW BUSINESS:

1. Roll Call

2. Approval of October 2025 Minutes:

The minutes of the October 16th, 2025 Board of Directors meeting were presented and reviewed.

A motion to approve October 16th, 2025 meeting minutes was made by Karen Utz, seconded by Daniel Castle, and unanimously carried as approved.

3. Treasurer's Report:

BENLIC provided the October 2025 Treasurer's Report to the Board of Directors in advance of the meeting. Executive Director Jocelyn Gordon presented the Treasurer's Report to the Board. BENLIC's combined assets totaled \$14,681,552.01 on October 30, 2025.

A motion to approve the October 2025 Treasurer's report was made by Michael Milks, seconded by Karen Utz, and unanimously carried as approved.

4. **Resolution #2025-9 Select Preferred Builder – 68 Pulaski, Buffalo – LBI Infill**

BENLIC acquired a dilapidated two-family building at 68 Pulaski Street in 2024. The structure was remediated for hazardous materials and demolished in 2025. BENLIC seeks to use funding from the NYS HCR LBI program to build one new, single-family home on this vacant lot.

BENLIC released a Request for Bids on November 6, 2025 and received four bids from local contractors. BENLIC staff recommend approving the bid from Buccilli Renovations for \$345,000.00.

A motion to approve the bid for new construction by Buccilli Renovations was made by Daniel Castle, seconded by Adam McNeill and unanimously carried as approved .

5. **Resolution #2025-10 Select Preferred Builder – 33 Schuele, Buffalo – LBI Infill**

BENLIC acquired a dilapidated multi-family building at 33 Scheule Avenue through the 2022 Erie County In-Rem Vacant Auction. The structure was remediated for hazardous materials and demolished in 2025. BENLIC seeks to use funding from the NYS HCR LBI program to build one new, single-family home on this vacant lot.

BENLIC released a Request for Bids on November 6, 2025 and received four bids from local contractors. BENLIC staff recommends approving the bid from Sunset Custom Homes for \$345,000.00.

A motion to approve the bid by Sunset Custom Homes was made by Adam McNeill, seconded by Karen Utz, and unanimously carried as approved.

Resolution #2025-11 Disposition - 236 Brunswick, Buffalo – LBI Rehabilitation

BENLIC acquired 236 Brunswick Boulevard, Buffalo NY via its 2022 BENLIC-City of Buffalo Property Acquisition Agreement. BENLIC used funding from the NYS Land Bank Initiative to rehabilitate the home. BENLIC listed the property for sale in November 2025 for \$275,000. Three offers were received. BENLIC staff recommend approving the highest offer from Brian Davis for \$290,000.00.

A motion to approve the sale of 236 Brunswick to Brian Davis was made by Michael Milks, seconded by Daniel Castle, and unanimously carried as approved.

6. **Amendment to Resolution #2025-8 (Action)**

Resolution #2025-8 was approved at the October 16th meeting. The resolution established the framework for disposition of the ARPA Infill homes, including the sales price and earnest money deposit requirement. Since that approval, Board members have expressed interest in revisiting the sales prices and explore whether further price reductions may be appropriate to support successful sales and program goals.

Sandra Becker from Belmont Housing Resources of WNY presented data from the first phase of ARPA properties listed for sale. She reported strong online interest but low application completion rates. Sandra stated Belmont staff would contact applicants to determine reasons for non-completion and provide updated data.

Belmont and the Board discussed whether lowering sales prices could expand the qualified applicant pool, improve mortgage qualification ratios, and increase access to down payment/closing cost assistance. The Board also discussed revisiting the earnest money deposit requirement, including the possibility of setting the deposit at 1% of the purchase price. Members noted concern about acting without City of Buffalo representation present.

A motion to table the proposed amendment to **Resolution #2025-8** was made by Daniel Castle, seconded by Adam McNeil, and unanimously carried as approved.

There being no further business, the Chair adjourned the meeting.

NEXT MEETING: Board of Directors Thursday, February 19th, 2026, 2:30 p.m.

Location: Conference Room 521, Brisbane Building 403 Main Street, Buffalo NY 14203

Recorded by: Matthew Azzano, BENLIC Staff

Submitted for Approval: Jocelyn Gordon, Executive Director

Adopted by BENLIC Board Members on February 19th, 2026.