



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
September 17th, 2026 – 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,
Thomas Baines, Michael Milks, Rosa Pizzi,
Louis Petrucci, Bryce Link

Board Members *Excused*: Karen Utz, Adam McNeill

BENLIC Counsel *Present*: John Sidd

BENLIC Staff: Marjorie McAllister, Benjamin Brown, Matthew
Azzano, John Good

Guests: Zachary Evans, Hailey Whitney

HAND OUTS:

Agenda; Minutes of August 2026 Board Meeting; August 2026 Treasurer's Report; **Resolution #2026-9** Authorization to Acquire Property Through In Rem Auction

NEW BUSINESS:

1. Roll Call

Call to order by Board Chair Scott Bylewski.

2. Approval of August 2026 Minutes:

The August 2026 Board of Directors meeting minutes were provided to the Board ahead of the meeting and reviewed.

A motion to approve the August 2026 Board of Directors meeting minutes was made by Daniel Castle, seconded by Louis Petrucci, and unanimously carried as approved.

3. Treasurer's Report:

BENLIC staff provided the August 2026 Treasurer's Reports to the Board of Directors in advance of the meeting. Executive Director Marjorie McAllister presented the Treasurer's Report to the Board. Staff also provided an update regarding ongoing banking and account access transitions associated with the Executive Director transition. BENLIC's total assets were reported to be \$6,169,083.11.

A motion to approve the August 2026 Treasurer's Reports was made by Thomas Baines, seconded by Louis Petrucci, and unanimously carried as approved.

4. Personnel Committee Report – Executive Director Employment Agreement

Personnel Committee Chair Daniel Castle presented an amendment to Executive Director Marjorie McAllister's employment agreement. The amendment clarified that, in the event employment is terminated without cause, the Executive Director would be entitled to eight weeks of severance pay. Staff noted that no other terms of the agreement were modified.

A motion to approve the amended Executive Director employment agreement was made by Jeremy Toth, seconded by Michael Milks, and unanimously carried as approved.

5. Note and Mortgage Discharge – 44 Sunset Avenue, Amherst

Staff presented a request from the Town of Amherst related to 44 Sunset Avenue, a vacant residential lot previously conveyed by BENLIC for the development of affordable housing. Following engineering and geotechnical investigations, the Town determined that significant soil conditions rendered the site infeasible for residential development.

The Town requested that BENLIC discharge the associated enforcement note and mortgage, allowing the property to be conveyed to an adjacent property owner. Staff reported that the Town

had attempted to advance the project and provided documentation supporting its determination that development was not feasible.

A motion authorizing the Executive Director to execute the note and mortgage discharge for 44 Sunset Avenue was made by Daniel Castle, seconded by Jeremy Toth, and unanimously carried as approved.

6. **Resolution #2026-9 Authorization to Acquire Property Through In Rem Auction**

The Board reviewed **Resolution #2026-9** authorizing BENLIC to acquire twelve tax-delinquent parcels comprising the former Pfol Brothers Landfill Site through the Erie County In Rem foreclosure process. Staff reported that the property has been the subject of ongoing discussions among Erie County, the Town of Cheektowaga, and other stakeholders regarding its future use.

Under the proposed transaction, BENLIC would acquire the property through the In Rem auction process and subsequently convey it to the Town of Cheektowaga for redevelopment as part of a planned solar energy project. Staff reported that the transaction would allow the property to return to productive use while ensuring BENLIC's costs associated with the acquisition process are addressed.

A motion to approve **Resolution #2026-9** authorizing acquisition of the property through the In Rem auction process was made by Jeremy Toth, seconded by Louis Petrucci, and unanimously carried as approved.

7. **Executive Director's Report**

Executive Director Marjorie McAllister provided an update on her first week with BENLIC, including ongoing efforts to transition financial accounts, meet with project partners, and become familiar with organizational operations.

Staff reported that the Adams Street housing project is nearing completion, with seven of the twelve homes currently under contract. Staff also provided an update regarding 10544 Main Street in North Collins, noting that discussions are planned with the Rural Outreach Center regarding potential redevelopment opportunities for the property.

Additional updates included preparations for a September 9th event celebrating the first completed Build Buffalo Roots home sale in the City of Buffalo and ongoing efforts to address vandalism and security concerns at Building Buffalo Roots housing sites.

There being no further business before the Board, the meeting was adjourned by unanimous consent.

NEXT MEETING: Board of Directors Thursday, October 15th, 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: Marjorie McAllister, Executive Director
Adopted by BENLIC Board Members on October 15th, 2026.