

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
April 19, 2013 - 9:00 AM  
Edward A. Rath County Office Building, Room 1004

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Call to Order by Chairwoman Maria Whyte.

ATTENDANCE:

Board Members: Chairwoman Maria Whyte, Joseph L. Maciejewski, Frank E. Krakowski, Joseph Hogenkamp, David Comerford, Michael Siragusa.

Absent: Brendan Mehaffy, Timothy Ball, James Comerford, Jr.

Excused: Donna J. Estrich, Christina Orsi

GUESTS:

Joseph Kelemen (WNY Law Center), Jim Magavern (WNY Law Center), Anthony Armstrong (Buffalo LISC), Jennifer Sepulveda-Beltre (City of Buffalo); Jason Knight (ECDEP)

HANDOUTS:

Agenda; Minutes of March 15, 2013 Board Meeting; April Parking Lot Issues.

NEW BUSINESS:

1. Approval of Minutes: The minutes of the March 15, 2013 Buffalo Erie Niagara Land Improvement Corporation (BENLIC) were presented and reviewed. Motion to approve by David Comerford, seconded by Joseph Hogenkamp and unanimously carried as approved.
2. Financial Institution: Motion to Accept KeyBank as the Financial Institution of BENLIC. Motion to approve by David Comerford seconded by Michael Siragusa and unanimously carried as approved.

UPDATES & GENERAL DISCUSSIONS:

1. Working Group Report:
  - a. Village of Angola Property: Jason Knight met with Mayor Hub Frawley and a potentially interested buyer for a tax delinquent property on the Village's Main Street. He discussed various ways the potential buyer and/or Village could acquire the property. Mayor Frawley indicated the Village could take title and then sell it. It was determined that in order for the BENLIC board to consider the property in Angola the board would need an Inspector's Report Form and MDR Plan.
  - b. Class A, B, & C properties/Interest by CDBG Communities: Joseph Maciejewski provided a list of property's in "A," "B," and "C" categories to Maria Whyte. The communities participating in the CDBG Program where provided the list to ascertain if there are any property that the communities could use BDBG funds for. The response was that no properties on the list where of interest for the CDBG program at this time. Jason Knight contacted the villages of Angola, Springville and Depew which are part of the County Consortium, to refine the list provided, which resulted in 9 properties of interest. The county will send its CDBG inspectors to see if any properties would be suitable. The County's In Rem Auction #161 is scheduled for October 2, 2013.
  - c. REO Bank Properties: Discussed the issue of bank-owned properties and the Buffalo News article dated April 2, 2013, titled "Cheektowaga board vents anger over vacant properties." The article highlights the problem county wide where banks continue to pay the property taxes rather than foreclose while letting the property deteriorate and contribute to the blight. As these properties decline in quality, it ties the hands of the communities who can't foreclose due to the taxes being current.

2. Legislative Amendments to the Land Bank Act: Assembly member Sean Ryan will sponsor bill amending land bank act but it must be done by June 17, 2013. Amendments include addressing the Charge Back Fees (520) RPTL; increasing board size from 11 to 13 members (or 15) to allow Niagara Falls to join the BENLIC Board; and amending to allow land bank to use the “super bid” at County auction, which is currently not permitted because the Erie County is a Tax Act County.

## PARKING LOT ISSUES

General Discussion on some of the of Parking Lot issues:

1. WNY Law Center to host land bank and foreclosure forum for CDCs, housing agencies, and community leaders May 8 at 5:30 at the United Way.
2. Maria Whyte stated we are making progress in complying with ABO requirements.
3. MWBE Policy could possibly be adopted using either existing county and state policies.
4. NYPA Proceeds money can be used for staffing and Christina Orsi suggested we apply for NYPA money before July of this year.

Next Meetings:   May 2, 2013       Working Group Meeting at 1:00 p.m.  
                  May 17, 2013     Board of Directors at 9:00 a.m.  
                  Location:         Rath County Office Building, Room 1004

Motion to adjourn made by Joseph Maciejewski. Seconded by Joseph Hogenkamp.

Recorded by:     Frank Krakowski  
Submitted for Approval:   Frank Krakowski, Secretary  
Adopted by BENLIC Board Members on May 17, 2013