

# BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

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## MEMORANDUM

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Maria R. Whyte, Chairperson  
**SUBJECT:** **Resolution #: 2014-11**, Approval of BENLIC Property Purchase Application  
**DATE:** September 19, 2014

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### DISCUSSION:

BENLIC, as part of its 2013 Pilot Project, acquired the property of 39 Fowler Avenue in the Town of Tonawanda on October 18, 2013 by bid of the back taxes at Erie County auction In Rem 161. The intended course of action for the property was rehabilitation. From late fall 2013 to February 6, 2014, estimates for rehabilitation to varying degrees were received by the Senior Housing Inspector of Erie County's Department of Environment and Planning. In July 2014, in hopes to encourage greater bid response, trash and debris removal and cleaning services were rendered by the BENLIC Executive Director. A follow-up Request for Proposal for minimal rehabilitation of the structure of the property was issued on August 1, 2014 with a deadline of September 5, 2014. A walk-thru of the property was scheduled to allow contractors to intimately view the property. No bids were solicited under the follow-up RFP. It is the recommendation of the Senior Housing Inspector that the property be demolished.

Alternative to demolition and rehabilitation is sale "as-is". A Property Purchase Application - the contents of which would allow the Board of Directors to determine whether any purchaser of the property is fit to rehabilitate, repurpose or make use of said property – is necessary to achieve an outcome of sale.

### ACTION:

The Board of Directors is hereby requested to approve the following resolution:

RESOLVED, that the BENLIC Board of Directors acknowledges the intended use and outcome of the property, its status as part of the 2013 Pilot Project and the concentrated media response and interest as regards the process in pursuing the stated outcome of the property; and be it further resolved,

RESOLVED, that the BENLIC Board of Directors adopts a BENLIC Property Purchase Application, subject to inclusion of terms contained in the City of Buffalo's Purchaser Application, which serves to evaluate the type of entity constituting the purchaser of property and the development/ management plan of the purchaser of property including the purchaser's financial ability to maintain property as well as the purchaser's experience and qualifications, if any, in completing similar development or rehabilitation of property or properties.