

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Vice Chairperson
SUBJECT: Resolution #: 2015-14
Authorization for BENLIC Executive Director to Bid at In Rem 163 – Non-Annual,
Late Submission Properties for Acquisition
DATE: September 18th, 2015

DISCUSSION

The Buffalo Erie Niagara Land Improvement Corporation's (BENLIC) 2015 Request for Foreclosure (RFF) process did not produce an adequate inventory of property for the purposes of residential rehabilitation. Some properties identified through the 2015 RFF were redeemed prior to foreclosure sale and judgment (making them ineligible for acquisition via tax foreclosure) and others were further vetted by BENLIC and determined to present undue financial risk to the Corporation and are no longer in consideration for acquisition.

In an attempt to establish an adequate inventory of property, BENLIC Staff developed a target inventory of property in Erie County's *In Rem 163* Foreclosure Auction. BENLIC consulted with Community Development representatives from various municipalities to affirm vacancy status of target properties. Municipal Resolutions, the requisite Standardized Inspector Report (SIR) forms, and Maintenance, Disposition and Reuse (MDR) plans for each property were provided to BENLIC for each candidate. Such Resolutions, forms, and plans were received less than 60 days before Erie County's *In Rem* Foreclosure Auction scheduled for September 24, 2015.

The BENLIC Property Selection Subcommittee and/or BENLIC Board members reviewed, vetted and recommended for acquisition the following Late Submission Properties for the purposes of establishing a BENLIC inventory of property for residential rehabilitation in accordance with grant award funding and deliverable under the NYS Office of the Attorney General Community Revitalization Initiative:

- 11 Normandy Ave. (SBL# 102.21-1.20), Town of Cheektowaga
- 12 Lyman Ave. (SBL # 102.38-3-27), Town of Cheektowaga
- 64 Hedwig Ave. (SBL# 102.53-2-3), Town of Cheektowaga
- 54 Reo Ave. (SBL# 102.53-53-4-4), Town of Cheektowaga
- 33 Donna Ct. (SBL# 93.17-11-1), Village of Depew
- 121 Irwinwood Rd. (SBL# 115.07-1-17) Village of Lancaster

The following Late Submission Properties were uniquely identified by the respective municipalities as having high Community Development priority, and are vacant lots with identified interested buyers:

- 71 Central Ave. (SBL# 104.660-3-10) Village of Lancaster
- 278 Reiman St. (SBL# 112.27-1-23) Village of Sloan

All of the above properties have not been redeemed as of September 18th, 2015.

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ACTION

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

RESOLVED, that BENLIC Board of Directors hereby waives section 4(ii)(g) of the BENLIC Rules and Procedures, thereby allowing the Corporation to consider acquisition of the above mentioned property as the respective Resolutions from the various municipalities were received less than 60 days prior to the date of the Erie County In Rem Auction; and be it further,

RESOLVED, that BENLIC Board of Directors authorizes Jocelyn Gordon, as BENLIC Executive Director, to attend the Erie County In Rem 163 Tax Foreclosure Auction and bid the amount of back taxes on the slate of approved properties; and be it further,

RESOLVED, that Jocelyn Gordon is authorized to take whatever actions are necessary subsequent to Erie County Tax Foreclosure Auction to execute an agreement with the County, close on the properties, and ensure that BENLIC holds clear title to the properties.