

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Vice Chairperson
SUBJECT: Resolution #: 2017-60 Disposition of 53 Wichita, West Seneca – Vacant Lot
DATE: December 21, 2017

DISCUSSION

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 53 Wichita Road, West Seneca through the County of Erie Tax Foreclosure Auction 2017 In- Rem 165. The Town of West Seneca informed BENLIC that 53 Wichita had been standing vacant since approximately 2008 when the original home was demolished. The listed owner of the property has let it go with over \$81,000 owed in taxes, suggesting it as a good candidate for BENLIC to acquire and transfer through a private sale. The Town of West Seneca notified BENLIC through the 2017 RFF process that the adjacent neighbor, Patricia Zeman (51 Wichita), has been maintaining it since 2008, and wishes to purchase the lot.



- 53 Wichita, West Seneca

SBL# 133.52-3-19

Shortly after BENLIC acquired Title of the property, BENLIC contacted the adjacent neighbor, Miss. Zeman, and in December of 2017 BENLIC received a side-lot purchase application from her. West Seneca notified BENLIC stating Miss. Zeman reimbursed the Town of West Seneca for foreclosure costs to the Land Bank as a “building permit”. BENLIC has received a letter from

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West Seneca Building Inspector, Doug Busse, confirming the lot as non-buildable. The side-lot purchase application stated Miss. Zeman was going to combine the vacant lot with her own. Improvements would include continuing the maintenance of the lot, mowing, a garden, fencing, and possibly a shed. Miss. Zeman has been maintaining the lot since the original home was demolished in 2008.

BENLIC staff has reviewed the offer including respective Property Purchase Application. The purpose of the proposed disposition is congruent with BENLIC's mission to return the property back to productive use.

ACTION

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

RESOLVED that the BENLIC Board of Directors authorizes the disposition of the property of 53 Wichita Road, Town of West Seneca, NY (SBL #133. 52-3-19) in the amount of \$1400.00 by an Agreement of Sale of Real Property with offeror Patricia Zeman, and in so doing follows the proper procedure for disposal of real property by negotiation as described in the Property Disposition Guidelines of the Corporation; and be it further,

RESOLVED, that the Executive Director of BENLIC, Jocelyn Gordon, and BENLIC legal counsel are authorized to execute documents and take any necessary actions to close on the sale of the above-referenced property.