

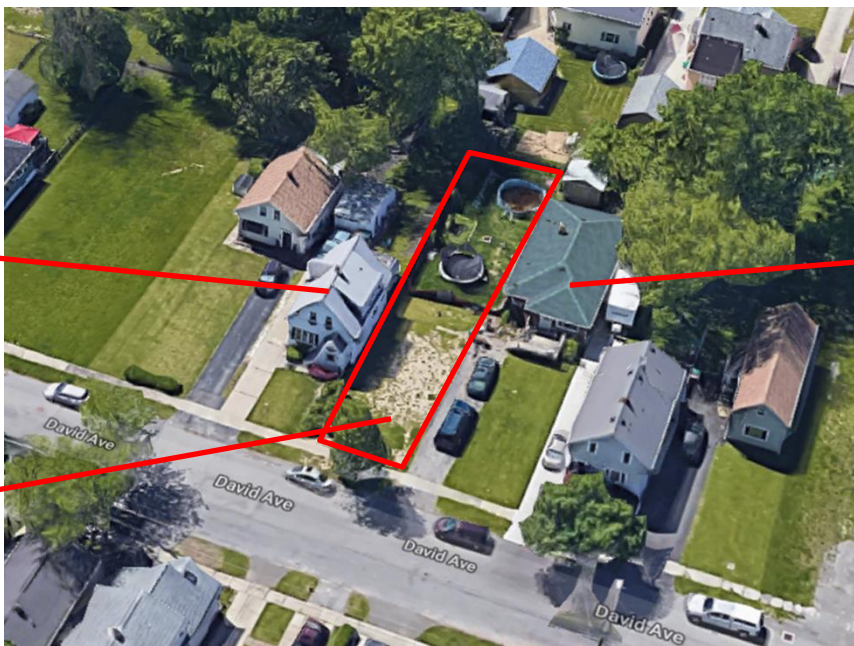
MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: **Resolution #2018- 30** Disposition of 129 David, Town of Cheektowaga
DATE: June 21, 2018

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 12 vacant side-lots within the Town of Cheektowaga during the 2017 Erie County In-Rem Auction. Of these 12 lots, 9 were selected for side-lot sales to adjacent property owners.

In late 2017, BENLIC staff identified all possible adjacent owners, and solicited adjacent owner interest through direct mail. Adjacent owners were directed to submit side lot purchase applications and state the intended use of the lot if acquired. Additionally, the letters stated that offers should be a minimum of \$500 to be considered for purchase.



- 129 David Avenue SBL (#102.21-7-23)

BENLIC staff has reviewed the offer including respective Side-Lot Purchase Application. The purpose of the proposed disposition is congruent with BENLIC’s mission to return property to productive use.

Pursuant to the Property Disposition Guidelines of BENLIC, section 4.2(A), the Corporation may dispose of real property by negotiation.

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BENLIC Costs
< \$100

Offeror	Offer Value	Willing to Combine Property?	Notes
Deborah Wanecski	\$1050	Yes	Will Use Lot as Green Space Amended Offer to Exclude Rear Easement
Ryan Zimbardi	\$1000	Yes	Will Maintain Property as Side-Yard

BENLIC Real Estate Subcommittee Members have reviewed all offers and support a disposition by BENLIC Board of Director vote to Ryan Zimbardi for the side-lot located at 129 David Avenue.

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 129 David Avenue, Town of Cheektowaga, NY (SBL #102.21-7-23) in the amount of \$1,000.00 by an Agreement of Sale of Real Property with first priority to offeror Ryan Zimbardi 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 in the event that BENLIC and Ryan Zimbardi are unable to complete the sale of the property, the BENLIC Board of Directors authorizes the disposition of the property of 129 David, Town of Cheektowaga, NY (SBL#102.21-7-23) in the amount of \$1,050 by an Agreement of Sale with second priority to offeror Deborah Wanecski., without further Board approval, and in doing so follows the proper procedure for disposal of real property 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.