

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation

FROM: Brendan Mehaffy, Chairperson

SUBJECT: **Resolution #2018-9** Disposition of 93 Lake, Village of Angola

DATE: March 22, 2018

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 93 Lake Street, Village of Angola via the 2016 Erie County In-Rem Foreclosure Auction. BENLIC listed the property for sale in August 2017 at a price of \$20,000. Shortly after listing the property, BENLIC accepted an offer for 93 Lake Street via BENLIC Resolution #2017-42 but was unable to close with the new buyer once the deal fell through. Since the initial listing, BENLIC has reduced the asking price to \$8,900 and simplified the required work scope to improve offeror interest.



BENLIC staff has reviewed all offers on the property including respective Property Purchase Applications. No improvements to the property have been made and is being sold under BENLIC's "Note & Mortgage" program. Therefore, there are no income limit requirements for potential buyers. The purpose of the proposed disposition is congruent with BENLIC's mission to return property to productive use.

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

Pursuant to the Property Disposition Guidelines of BENLIC, section 4.2(A), the Corporation may dispose of real property by negotiation. The following offers have been received:

Offeror	Value Offered	Comments
Joseph Maiorana	\$5,000	Cash Offer. 30 Day Close. Will Demolish and Rebuild if Possible. Daughter Will Reside in Home.
Emmett & Kelly Lonergan	\$3,500	Cash Offer. 30 Day Close. Will Operate as Rental. Owns Multiple Angola Properties Including Adjacent. \$30,750 Planned Investment.

BENLIC Investment	Estimated Cost of Repairs	Lien Value
\$4,283.96	\$24,067	\$24,067

BENLIC Real Estate Subcommittee Members have reviewed all offers and support a disposition by BENLIC Board of Director vote to Joseph Maiorana. At the time of the Real Estate Subcommittee, BENLIC was not in receipt of the required work-scope by Mr. Maiorana. BENLIC staff did not receive these materials making the offer incomplete and not suitable for consideration.

ACTION:

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

RESOLVED, that Resolution # 2017-42 is hereby rescinded in its entirety, and be it further,

RESOLVED that the BENLIC Board of Directors authorizes the disposition of the property of 93 Lake Street, Village of Angola, NY (SBL #235.15-6-23) in the amount of \$3,500 by an Agreement of Sale of Real Property with offeror, Emmett & Kelly Lonergan, 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 disposition of the property include a Note and Mortgage held by BENLIC to ensure the development of the property in an amount equal to 100% of the work cost estimate prepared by BENLIC, \$24,067; 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.