

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: Resolution #2019- XX Disposition of 31 Carter, Village of Lancaster
DATE: May 16, 2019

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 6 vacant side-lots within the Village of Lancaster during the 2018 Erie County In-Rem Auction. BENLIC staff solicited adjacent owner interest through direct mail in April of 2019. Additionally, BENLIC staff included an informational flyer produced by the appraisal firm KLV Appraisal as each lot independently appraised ahead of a direct mail campaign to better determine fair market value.

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.



- 31 Carter Street SBL (#104.15-7-10)

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.

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BENLIC Costs
< \$500

Appraised Value Range
\$3,000-\$3,600

Offeror	Offer Value	Willing to Combine Property?	Notes
Paul & Patricia Hughes	\$1,075.00	Yes	Maintain as Greenspace. Have Mowed Lawn Since Demolition

BENLIC Real Estate Subcommittee Members have reviewed all offers and support a disposition by BENLIC Board of Director vote to Paul & Patricia Hughes for the side-lot located at 31 Carter Street.

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 31 Carter Street, Village of Lancaster, NY (SBL #104.15-7-10) in the amount of \$1,075.00 by an Agreement of Sale of Real Property to offeror Paul and Patricia Hughes 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.