

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: **Resolution #2019-34** Disposition of 3 Home, Town of Lancaster
DATE: July 18, 2019

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 3 Home Road, Town of Tonawanda via the 2018 Erie County In-Rem Auction. BENLIC invested funds towards securing the property and removing interior debris. BENLIC listed the property for sale in late June 2019 at a price of \$43,900.00.



The property 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.

BENLIC Investment	Estimated Cost of Repairs	Lien Value
\$3,000.00	\$53,500.00	\$43,870.00

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:

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Offeror	Offer Price	Offer Details:
Atlas Enterprises of WNY LLC. Renovate and Resale	\$55,200.00 Cash Offer	Prior Renovation Experience. Owner of Construction Company. Available Funds of \$200K. Planned investment of \$70K.
Kurtz Development Renovate and Resale	\$44,000.00 Cash Offer	Has Purchased and Renovated Prior BENLIC N+M. Proposed investment of \$40K. Available Funds of \$124K

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 3 Home Road, Town of Lancaster, NY (SBL# 93.06-2-49) in the amount of \$55,200.00 by an Agreement of Sale of Real Property with offeror, Atlas Enterprises of WNY LLC., 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 82% of the work cost estimate prepared by BENLIC, \$43,870.00; and be it further,

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