

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

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**MEMORANDUM**

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

**FROM:** Brendan Mehaffy, Chairperson

**SUBJECT:** **Resolution #2019- 37** Disposition of 166 Straley, Town of Cheektowaga

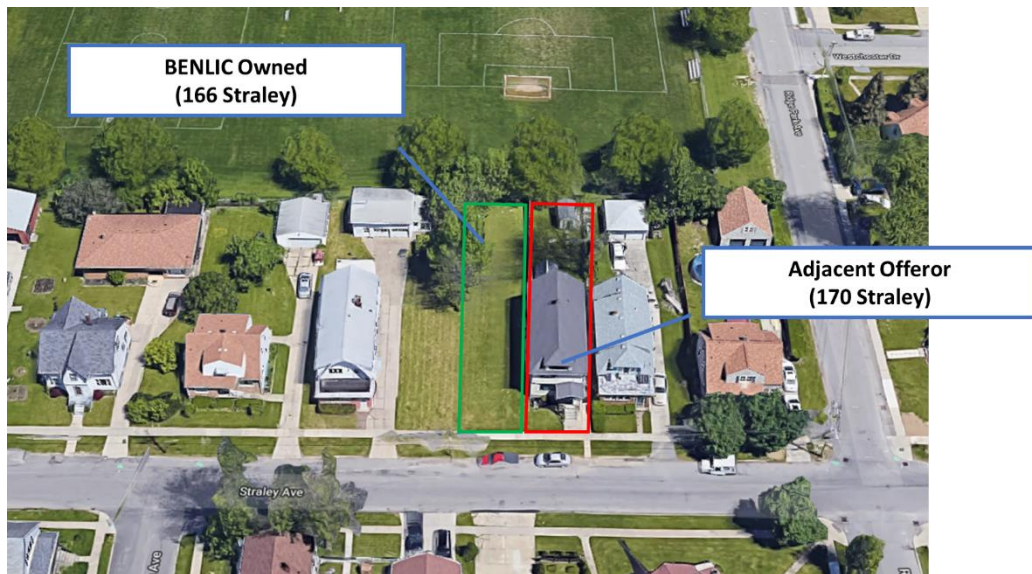
**DATE:** August 15, 2019

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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.



- 166 Straley Avenue SBL (#102.37-2-13)

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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<b>BENLIC Costs</b>
<b>&lt; \$500</b>

Offeror	Offer Value	Appraisal Value	Willing to Combine Property?	Notes
<b>Diana Parnitzke</b>	<b>\$500.00</b>	<b>\$14-17.5K</b>	<b>Yes</b>	<b>Construct Garage and Driveway for Adjacent Residence (Owner Occupied).</b>

BENLIC Real Estate Subcommittee Members have reviewed all offers and support a disposition by BENLIC Board of Director vote to Diana Parnitzke for the side-lot located at 166 Straley 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 166 Straley Avenue, Town of Cheektowaga, NY (SBL #102.37-2-13) in the amount of \$500.00 by an Agreement of Sale of Real Property to offeror Diana Parnitzke 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.