

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: **Resolution #2019- 4** Disposition of 72 Schauf, City of Buffalo
DATE: February 21, 2019

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 72 Schauf Avenue from the City of Buffalo in 2016 to fill its inventory of rehab candidates. The small single-family home was considerably distressed, and as such, underwent a complete rehab. The second story, and rear bedroom, were particularly deteriorated as a fire had damaged portions of the home prior to BENLIC acquisition. Funding was provided through the New York State Office of the Attorney General. BENLIC utilized a third-party realtor to list, market, and receive offers.

BENLIC listed the property for sale in January of 2019 at a price of \$75,900. As an OAG CRI funded project, the home is available only to homebuyers who meet pre-determined income limits.



BENLIC staff has reviewed the offers including respective Property Purchase Applications and Homebuyer Applications. The purpose of the proposed disposition is congruent with BENLIC's mission to return property to productive use.

OAG Funded Rehab: \$138,539.00

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
Heather Kappel	\$90,000.00 M&T – SONYMA	First Time Homebuyer. Single Household.
Petrenna Burgess	\$85,159.00 NACA	First Time Homebuyer. Single Household.
Demetriua Hardy	\$83,500.00 SEFCU-Conventional	First Time Homebuyer. Two Family Household

ACTION:

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

RESOLVED, that Resolution # 2018-13 is hereby rescinded in its entirety, and be it further,

RESOLVED that the BENLIC Board of Directors authorizes the disposition of the property of 72 Schauf Ave, City of Buffalo, NY (SBL #90.77-5-18) in the amount of \$90,000.00 by an Agreement of Sale of Real Property with offeror, Heather Kappel, 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 BENLIC and Heather Kappel are unable to complete the sale of the property, the BENLIC Board of Directors authorizes the disposition of the property of 72 Schauf Ave, City of Buffalo, NY (SBL #90.77-5-18) in the amount of \$85,159.00, by an Agreement of Sale of Real Property with second priority to offeror Petrenna Burgess, 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 property includes a Restrictive Covenant that shall run with the land for a period of 5 years from the date of recording with required affordability standards that residents shall have incomes at 100% or below of the Area Median Income (AMI) as calculated by the United States Department of Housing and Urban development (HUD) and adjusted for family size, 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.