

**MEMORANDUM**

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** **Resolution #2019-53** Disposition of 36 Longnecker, City of Buffalo  
**DATE:** November 21, 2019

---

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (“BENLIC”) acquired the vacant lot at 36 Longnecker Street, City of Buffalo via the City of Buffalo Homesteading Program. The property was acquired with intent to construct two detached single-family homes within the Lovejoy Community. BENLIC successfully subdivided 36 Longnecker Street into two parcels, 34 and 36 Longnecker, and contracted Sunset Custom Homes to construct two new single-family residences in August of 2018. BENLIC granted an access easement onto both 34 and 36 Longnecker via BENLIC Resolution #2019-47 to allow future enjoyment of the shared driveway.

BENLIC listed the home in September 2019 shortly after construction was completed for a sale price of \$149,900.00. The listing price was later lowered to \$134,900.00.



BENLIC staff has reviewed all offers on the property including respective Property Purchase Applications. 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:

<b>BENLIC Funded Investment</b>
<b>\$191,185.00</b>

Offeror	Offer Price	Type	Close Date
Jennifer and Alexis Quinones	\$153,700.00 \$8,700.00 Concessions \$145,000.00 BENLIC Net	FHA Premium Mortgage	1/10/20
Shekar Subedi and Kumari Kunwor	\$137,000.00	Conventional M&T Bank	1/13/20

**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 36 Longnecker Street (SBL# 112.57-2-19.111), City of Buffalo, NY in the amount of \$153,700.00, \$145,000.00 net to BENLIC, by an Agreement of Sale of Real Property with offeror, Jennifer and Alexis Quinones, 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 Jennifer and Alexis Quinones are unable to complete the sale of the property, the BENLIC Board of Directors authorizes the disposition of the property of 36 Longnecker Street (SBL# 112.57-2-19.111, City of Buffalo, NY in the amount of \$137,000.00, by an Agreement of Sale of Real Property with second priority to offeror Shekar Subedi and Kumari Kunwor, 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 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.