

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 #2020-17** Disposition of 257 Chapel, Town of Cheektowaga

**DATE:** May 21, 2020

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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 private sale.

In June of 2018, BENLIC began to publicly market remaining vacant side-lots that did not receive offers from adjacent property owners. BENLIC used prior professional appraisals of nearby vacant lots to establish a per-square-foot price for the remaining properties. BENLIC received, and approved a purchase offer via Resolution #2018-69 but was unable to close on the sale with the interested purchaser.



- 257 Chapel Avenue SBL (#92.17-2-17)

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; \$100</b>

<b>Offeror</b>	<b>Offer Value</b>	<b>Willing to Combine Property?</b>	<b>Notes</b>
<b>Frederick Mullen</b>	\$2,750.00 Cash Offer	N/A	Will Purchase & Maintain. Will Construct Garage and Driveway.

**ACTION:**

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

RESOLVED, that Resolution #2018-69 is hereby rescinded in its entirety; and be it further,

RESOLVED that the BENLIC Board of Directors authorizes the disposition of the property of 257 Chapel Avenue, Town of Cheektowaga, NY (SBL #92.17-2-17) in the amount of \$1,500.00 by an Agreement of Sale of Real Property to offeror Frederick Mullen 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.