

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

---

**MEMORANDUM**

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** **Resolution #2020-24** Disposition of 531A Herr Road, Town of Evans  
**DATE:** July 16, 2020

---

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 531A Herr Road, Town of Evans via the 2019 Erie County In-Rem Auction. BENLIC invested funds towards securing the property and removing interior debris. The property was listed in June of 2020 for a sale price of \$10,000.00



The property is being sold under BENLIC's "Vacant to Value" 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.

<b>BENLIC Investment</b>	<b>Estimated Cost of Repairs</b>	<b>Lien Value</b>	<b>Development Compliance</b>
<b>\$2,635.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>Obtain Certificate of Occupancy Within 1 Year</b>

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	Offer Price	Offer Details:
David and Linda Lathrop	\$21,000	Renovate and resale
Matthew Newcomb	\$21,000	Incomplete
Sheryl Gleason	\$20,000	Owner Occupy
Keith Szydowski	\$13,000	Operate as rental and/or renovate and resale if no rental interest

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 531A Herr Road, Town of Evans, NY (SBL# 250.08-5-41.1) in the amount of \$21,000 by an Agreement of Sale of Real Property with offeror, David and Linda Lathrop, 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 100% of the work cost estimate prepared by BENLIC, \$50,000.00; 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.

**Resolution 2020-24**

**Buffalo Erie Niagara Land Improvement Corporation Board of Directors**

**RESOLUTION TO AUTHORIZE DISPOSITION OF 531A HERR ROAD, TOWN OF EVANS**

Moved:

Second:

	Yea	Nay	Abstain	Absent
Brendan Mehaffy	[ ]	[ ]	[ ]	[ ]
Michael A. Siragusa	[ ]	[ ]	[ ]	[ ]
Frank E. Krakowski	[ ]	[ ]	[ ]	[ ]
William Reece	[ ]	[ ]	[ ]	[ ]
Scott Bylewski	[ ]	[ ]	[ ]	[ ]
Timothy A. Ball	[ ]	[ ]	[ ]	[ ]
James Comerford, Jr.	[ ]	[ ]	[ ]	[ ]
Donna J. Estrich	[ ]	[ ]	[ ]	[ ]
Oluwole "OJ" McFoy	[ ]	[ ]	[ ]	[ ]
Thomas R. Hersey	[ ]	[ ]	[ ]	[ ]
Amanda Mays	[ ]	[ ]	[ ]	[ ]