

**MEMORANDUM**

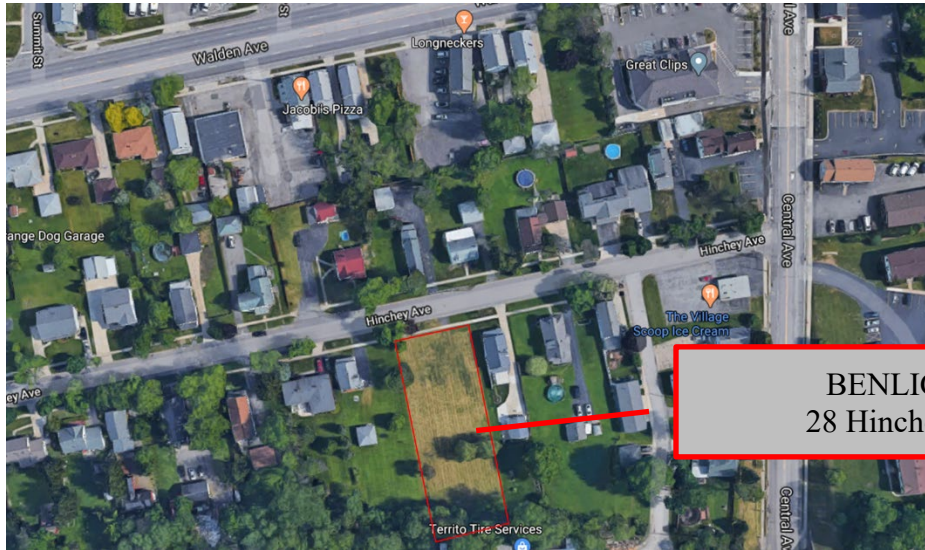
**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** **Resolution #2020- 9** Disposition of 28 Hinchey, Village of Lancaster  
**DATE:** March 5, 2020

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DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired six (6) vacant side-lots in cooperation with the Village of Lancaster during the 2018 Erie County In-Rem Auction. BENLIC staff solicited adjacent owner interest through direct mail in April of 2019. Additionally, BENLIC staff included an informational flyer produced by the appraisal firm KLV Appraisal as each lot independently appraised ahead of a direct mail campaign to better determine fair market value.

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.



- 28 Hinchey Avenue SBL (#104.11-5-14)

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. The following offers have been received:

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

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<b>BENLIC Costs</b>	<b>Appraised Value</b>
<b>&lt; \$1000.00</b>	<b>\$22,000.00</b>

<b>Offeror</b>	<b>Offer Value</b>	<b>Willing to Combine Property?</b>	<b>Notes</b>
<b>Divert Properties LLC.</b>	<b>\$20,100.00</b>	<b>N/A</b>	<b>Explore Single Family Residential Infill. Has Discussed Proposed Plan W/Village Bldg. Dept.</b>
<b>Joseph Ligammare</b>	<b>\$15,000.00</b>	<b>N/A</b>	<b>Explore 2-3 Unit Infill Construction. Has Discussed Proposed Plan w/Village Bldg. Dept.</b>

BENLIC Real Estate Subcommittee Members have reviewed all offers and support a disposition by BENLIC Board of Director vote to Divert Properties LLC. for the side-lot located at 28 Hinchey 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 28 Hinchey Avenue, Village of Lancaster, NY (SBL #104.11-5-14) in the amount of \$20,100.00 by an Agreement of Sale of Real Property to offeror Divert Properties LLC. 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.