

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 #2020-15** Disposition of 9707 Erie Road, Town of Evans  
**DATE:** May 21, 2020

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DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 9707 Erie 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 March of 2020 for a sale price of \$20,000.00



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>\$1,000.00</b>	<b>\$34,000.00</b>	<b>\$27,880.00</b>

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:

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<b>Offeror</b>	<b>Offer Price</b>	<b>Offer Details:</b>
MWE LLC. (Mark Elliott) Renovate and Resale	\$13,500.00 Cash Offer	\$100K Available Funds. Planned Investment of \$40K. Will Perform Work. Has purchased and renovated prior BENLIC property.

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 9707 Erie Road, Town of Evans, NY (SBL# 251.13-4-1) in the amount of \$13,500.00 by an Agreement of Sale of Real Property with offeror, MWE 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 disposition of the property include a Note and Mortgage held by BENLIC to ensure the development of the property in an amount equal to 82% of the work cost estimate prepared by BENLIC, \$27,880.00; 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.