

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: **Resolution #2021-10** Disposition of 2045 Kimble, Village of North Collins
DATE: February 18th, 2021

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property 2045 Kimble Avenue, Village of North Collins via the 2019 Erie County In-Rem Auction. BENLIC invested funds towards securing the property and removing interior debris. The property was listed in December of 2020 for a sale price of \$44,000.00



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.

BENLIC Investment	Estimated Cost of Repairs	Lien Value
\$2,737.00	\$66,275.00	\$50,000.00

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:
R Spark Construction LLC. Renovate and Resale	\$23,000.00 Cash	\$120K Available Funds. Retired Engineer. Will Furnish Majority of Labor. Prior Renovation Experience.

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 2045 Kimble Avenue, Village of North Collins, NY (SBL# 269.19-5-19) in the amount of \$23,000 by an Agreement of Sale of Real Property with offeror, R Spark Construction 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, \$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.