

**MEMORANDUM**

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** **Resolution #2021-8** Disposition of 178 Mapleview, Town of Tonawanda  
**DATE:** February 18, 2021

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**DISCUSSION:**

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 178 Mapleview Drive, Town of Tonawanda via Erie County In-Rem Auction in 2018. BENLIC used funding from the New York State Attorney General’s (OAG) Office Community Revitalization Initiative grant award to rehabilitate the home. BENLIC listed the property for sale in October 2020 for \$189,900. As an OAG funded project, qualified offers must make no more than 100% the Erie County Area Median Income adjusted for household size.



BENLIC staff has reviewed the offers including respective Property Purchase Applications and Homebuyer Applications. The purpose of the proposed disposition is congruent with BENLIC’s mission to return property to productive use.

**OAG Rehab Investment: \$197,000.00**

**BENLIC Rehab Investment: \$50,000.00**

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

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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	Value Offered/Lender	Type	Close Date
Santos Chavez	\$225,000.00 Citizens One	Fannie Mae	3/18/2021
Tyler Petrik	\$211,000.00 Movement Mortgage	FHA	4/18/2021
Jaime Leigh Marrero	\$206,000.00 Hunt Mortgage	Conventional	3/18/2021

**ACTION:**

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

RESOLVED, that Resolution # 2020-44 is hereby rescinded in its entirety, and be it further,

RESOLVED that the BENLIC Board of Directors authorizes the disposition of the property of 178 Mapleview Drive, Town of Tonawanda, NY (SBL #65.41-2-25) in the amount of \$225,000 by an Agreement of Sale of Real Property with offeror Santos Chavez. 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 in the event that BENLIC and Santos Chavez are unable to complete the sale of the property, the BENLIC Board of Directors authorizes the disposition of the property of 178 Mapleview Drive, Town of Tonawanda, NY (SBL #65.41-2-25) in the amount of \$211,000.00 by an Agreement of Sale of Real Property second priority to offeror Tyler Petrik, without further Board approval, and in doing so follows the proper procedure for disposal of real property negotiation as described in the Property Disposition Guidelines of the Corporation; and be it further,

RESOLVED, that the disposition of property includes a Restrictive Covenant that shall run with the land for a period of 10 years from the date of recording with required affordability standards that residents shall have incomes at 100% or below of the Area Median Income (AMI) as calculated by the United States Department of Housing and Urban Development (HUD) and adjusted for family size, 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.