

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** Resolution #2021-24 Disposition of 8261 Lakeshore, Town of Evans  
**DATE:** July 15, 2021

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 8261 Lakeshore Road, Town of Evans via the 2019 Erie County In-Rem Auction. BENLIC invested funds towards securing the property and removing interior debris. BENLIC listed the property for sale in April 2021 at a price of \$35,000.00



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:
Joshua Bruzgul (Renovate Existing Structure Operate as Ice Cream Parlor)	\$48,000.00 Cash Offer	Renovation Budget \$112,050 Funds Available \$204,000 Catering Operator. Veterinary Hospital Owner
Clair Montroy & Mark Mazur (Renovate Existing Structure)	\$42,000.00 Cash Offer	Renovation Budget \$ Unknown Funds Available \$103,000.00 Prior V2V Purchaser. General Contractor
Gabrielle & Todd Mattina (Renovate Existing Structure Operate as Restaurant and Bar)	\$38,000.00 Cash Offer	Renovation Budget \$104,000 Funds Available \$442,117 Owner/Operator COB Bar and Kitchen. Property Management Company/Commercial Painter

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The property is being sold “As-Is”. Therefore, there are no income limit requirements for potential buyers or a development enforcement lien. The purpose of the proposed disposition is congruent with BENLIC’s mission to return property to productive use.

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 8261 Lakeshore Road, Town of Evans, NY (SBL# 220.00-1-31.12) in the amount of \$48,000.00 by an Agreement of Sale of Real Property with offeror, Joshua Bruzgul, 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 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.