

**MEMORANDUM**

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** **Resolution #2021- 29** 44 Sunset, Court, Town of Amherst –HOME Vacant Lot Sale  
**DATE:** August 19, 2021

---

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 44 Sunset Court via 2019 Erie County In-Rem Auction. The vacant lot was targeted by the Town during the 2018 Request for Foreclosure Process for future HUD HOME funded affordable housing development. BENLIC provided the Town with disposition guidelines for lot transfers HUD HOME development. The guidelines suggest a disposition price of the properties by set at the appraised value. The Town of Amherst communicated that they would be unable to purchase the lots for this value due to significant overall project costs. BENLIC received communication from Amherst detailing a \$5,000.00 purchase offer for the lot. The Town estimates over \$270K will be invested into construction of the new home. The proposed purchase and appraised value are as follows:

Address	SBL	Appraised Value	Proposed Purchase Price
44 Sunset Court	26.15-3-30	\$28,900.00	\$5,000.00

BENLIC Costs
< \$1,000

BENLIC Real Estate Subcommittee Members have reviewed the proposed dispositions and support the sale of the property to the Town of Amherst.

Pursuant to the Property Disposition Guidelines of BENLIC, section 4.2(A), the Corporation may dispose of real property by negotiation.

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 44 Sunset Court, Town of Amherst, NY (SBL #26.15-3-30) in the amount of \$5,000.00 by an Agreement of Sale of Real Property with offeror Town of Amherst 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 HUD Development Note and Mortgage held by BENLIC to ensure the development of the property in an amount of \$24,900.00; and be it further,

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

---

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 properties.