

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: **Resolution #2021- 37** 27 N. Aurora, Village of Lancaster
DATE: December 16th, 2021

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 27 North Aurora Street, Village of Lancaster during the 2017 Erie County In-Rem Auction. Upon inspection, the structure was found to be in a condition necessitating demolition. BENLIC approved demolition of the home in early 2018. BENLIC staff solicited adjacent owner interest through direct mail. Additionally, BENLIC staff included an informational flyer produced by the appraisal firm KLV Appraisal as each lot independently appraised ahead of a direct mail campaign to better determine fair market value.

Adjacent owners were directed to submit side lot purchase applications and state the intended use of the lot if acquired. Additionally, the letters stated that offers should be a minimum of \$500 to be considered for purchase.



- 27 N. Aurora Street SBL (#104.74-1-24)

BENLIC staff has reviewed the offer including respective Side-Lot Purchase Application. The purpose of the proposed disposition is congruent with BENLIC's mission to return property to productive use.

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

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

BENLIC Costs
\$13,485.98

Offeror	Offer Value	Appraisal Value	Willing to Combine Property?	Notes
William & Patricia Murphy	\$9,000.00	\$12,000.00	Yes	Fence and maintain as side-yard.

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 27 North Aurora Street, Village of Lancaster, NY (SBL #104.74-1-24) in the amount of \$9,000.00 by an Agreement of Sale of Real Property to offeror William & Patricia Murphy 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 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 property.