

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: **Resolution #2016-39** Approval to Bid Properties at County of Erie Tax Foreclosure Auction – Other Properties
DATE: October 6, 2016

DISCUSSION:

Buffalo Erie Niagara Land Improvement Corporation's (BENLIC) 2016 and 2015 Request for Foreclosure (RFF) process did not produce a sufficient inventory of property for the purposes of residential rehabilitation and resale. Some properties identified through 2016 RFF properties have been redeemed prior to foreclosure and judgment (making them ineligible for acquisition via tax foreclosure).

In an attempt to establish a sufficient inventory of property, BENLIC staff developed a target level of properties. BENLIC consulted with municipal representatives from Erie County towns and villages to affirm vacancy status of identified properties. Additionally some properties were entirely identified by municipalities themselves for the purposes of rehabilitation and resale. The BENLIC Property Selection Subcommittee reviewed these additional other identified property candidates on October 4, 2016.

The BENLIC Board of Directors has accepted the recommendations of the Property Selection Subcommittee to acquire the following properties, by priority, in towns and villages of Erie County at the County's tax foreclosure auction:

1st Priority Properties – properties in which Town or Village has formally requested involvement (alphabetically by municipality):

- 392 Frankhauser, Town of Amherst SBL# 68.05-2-5
- 76 Chestnut, Town of Evans SBL# 249.20-2-1

2nd Priority Properties – properties that BENLIC has identified as fit candidates for rehabilitation and resale (alphabetically by municipality):

- 93 Lake, Village of Angola SBL# 235.15-6-23
- 61 Mill, Village of Angola SBL# 235.16-1-17
- 26 & 0 Newton, Village of Angola SBLs# 251.07-3-10 and 251.07-3-9
- 17 Gilbert, Village of Blasdell SBL# 151.55-1-19
- 166 Pearl, Village of Blasdell SBL# 151.46-5-1
- 110 Brentwood, Town of Cheektowaga SBL# 125.07-13-19
- 309 Cleveland, Town of Cheektowaga SBL# 80.17-14-4
- 51 East End, Town of Cheektowaga SBL# 90.84-1-18
- 77 East End, Town of Cheektowaga SBL# 90.84-1-26
- 138 Toelsin, Town of Cheektowaga SBL# 91.18-7-14
- 185 W. Girard, Village of Kenmore SBL# 66.61-1-28
- 24 Heath, Town of Tonawanda SBL# 66.83-5-15

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- 71 Kenview, Town of Tonawanda SBL# 66.46-1-42
- 286 & 284 Pilgrim, Town of Tonawanda SBLs# 53.75-5-19 and 53.75-5-38
- 110 Duerstein, Town of West Seneca SBL# 133.27-6-16

ACTION:

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

RESOLVED, that BENLIC Board of Directors hereby waives sections 4(ii)(a), 4(ii)(b), 4(ii)(c), and 4(iii)(c) as regards RFF process requirements, and 4(ii)(g) of the BENLIC Rules and Procedures; and be it further,

RESOLVED that BENLIC authorizes Jocelyn Gordon, BENLIC Executive Director, to attend the 2016 Erie County In Rem Tax Foreclosure Auction to and bid the amount of back taxes on the above properties contingent on SEQRA review and satisfactory findings of each such review of each property prior to auction; and be it further,

RESOLVED that Jocelyn Gordon and BENLIC legal counsel are authorized to take whatever actions are necessary subsequent to the 2016 Erie County In Rem Tax Foreclosure Auction to execute an agreement with the County, close on the properties and ensure that BENLIC holds clear title to the properties.