

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation

FROM: Brendan Mehaffy, Chairperson

SUBJECT: **Resolution #2017-20** Disposition of 392 Frankhauser, Amherst

DATE: April 26, 2017

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 392 Frankhauser, Lane, Town of Amherst (SBL# 68.05-2-5) via the 2016 Erie County In-Rem Foreclosure Auction. BENLIC listed the property for sale in April 2017 at price of \$69,000.

BENLIC staff has reviewed all offers on the property including respective Property Purchase Applications and Homebuyer Applications. The is being sold under BENLIC's "Note & Mortgage" program. A lien shall be placed on the property at a value of \$25,021. Lien Value for Note and Mortgage properties is established as 120% of the Repair Cost Estimate. Improvements to the property were done in order to market the property and include debris removal, cleaning, and electrical service to run new sump pump. The purpose of the proposed disposition is congruent with BENLIC's mission to return property to productive use.



BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

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	Comments
Michael J. Graziadei	\$70,000	Cash Offer. Will be seasonal home. Owns Quality Home Service. 30 Day close.
John McLellan	\$74,300	Cash offer. Retired Veteran. Will occupy full time. Moving closer to family and services. 40 Day close.
Delmas J. Costello	\$45,000	Conventional Financing. Will occupy full time. Experienced Inspector. 90 Day Close
Curtis Loveless	\$50,000	Cash offer. Will operate as rental. 20 Day Close.
Shlomo Eskenazi	\$52,000	Cash offer. NYC investor. Will renovate and occupy. 20 Day close.

BENLIC Investment	Repair Cost Estimate	Lien Value
\$6,776	\$20,851	\$25,021

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 392 Frankhauser, Town of Amherst, NY (SBL # 68.05-2-5) in the amount of \$74,300 by an Agreement of Sale of Real Property with offeror John McLellan, 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 Note and Mortgage held by BENLIC to ensure the development by the property in an amount equal to 120% of the work cost estimate prepared by BENLIC, \$25,021; 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.