

MEMORANDUM

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

FROM: Brendan Mehaffy, Chairperson

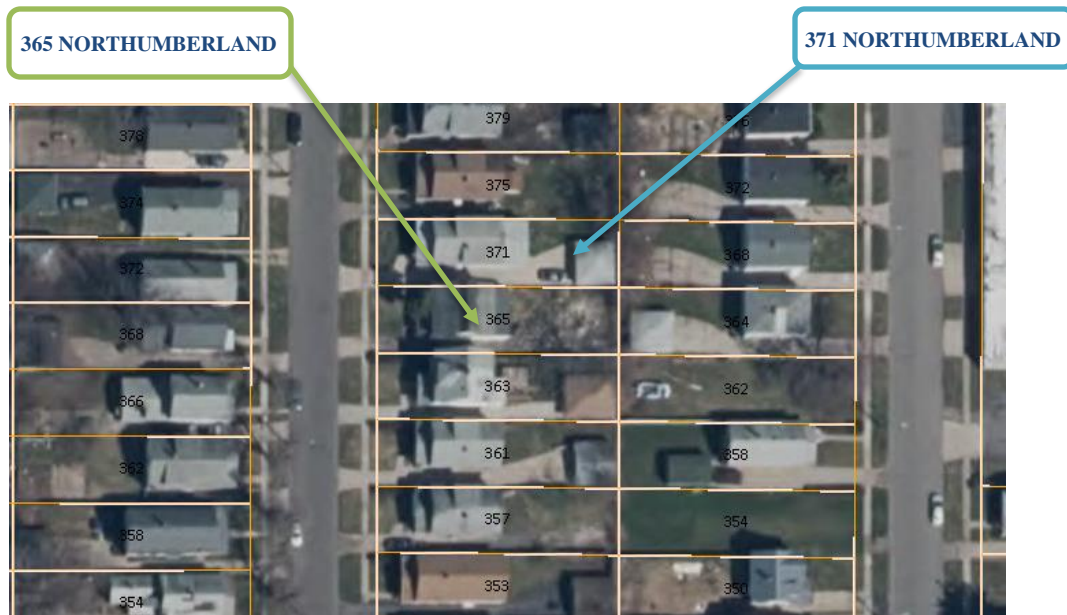
SUBJECT: **Resolution #2017-8** Disposition of 365 Northumberland

DATE: February 22, 2017

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired a structure at 365 Northumberland Avenue (SBL #90.71-5-53), in the City of Buffalo, at the foregoing FGU’s tax foreclosure auction on October 28th, 2015. This action was undertaken on behalf of Buffalo in a strategic effort to address vacancy and abandonment in and around the “Northland Corridor” neighborhood. Upon gaining access to the property, it was apparent that the state of disrepair was extensive. While BENLIC explored several options, including submitting a full rehabilitation project for bid, it became clear that such an undertaking was unfeasible, and that demolition was an inevitability. Such a demolition took place, rendering the property a vacant lot.

BENLIC staff received a side-lot application from a Mr. John H. Montague, dated January 31st of 2017, expressing his intent of obtaining the property for \$150.00. Mr. Montague is the owner and occupant of the adjacent property, 371 Northumberland, as well as a veteran. He intends to fence in the lot, and plant a garden using the extra land. Upon review of his application by staff, BENLIC seeks to convey the property to Mr. Montague for his offer price of \$150.00.



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
John H. Montague	\$150	Neighbor; Fence in for garden

BENLIC Investment
Rehab: \$26,601
Demo: \$9,750
Total: \$36,351

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 365 Northumberland Ave, City of Buffalo, NY (SBL #90.71-5-53) in the amount of \$150.00 by an Agreement of Sale of Real Property with offeror, John H. Montague, 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.