

MEMORANDUM

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

FROM: Brendan Mehaffy, Chairperson

SUBJECT: **Resolution #2018-11**– Disposition of 86 Caldwell Place, City of Lackawanna

DATE: March 22, 2018

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 86 Caldwell Place, City of Lackawanna via the City of Lackawanna in 2017. BENLIC listed the property for sale in February 2018 at a price of \$10,000. This property was selected for BENLIC in-house sales. BENLIC staff held property showings, collected offers, and fielded property inquiries as opposed to third-party realtors.



BENLIC staff has reviewed all offers on the property including respective Property Purchase Applications. No improvements to the property have been made and is being sold under BENLIC’s “Note & Mortgage” program. Therefore, there are no income limit requirements for potential buyers. 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. The following offers have been received:

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

Offeror	Value Offered	Comments
Abdo M. Fadhel	\$11,000	Cash Offer. 30 Day Close. Husband & Wife Will Occupy Home. Offer and Family to Provide Labor. Planned Initial Investment of \$13,000. Mostly Material.

BENLIC Investment	Estimated Cost of Repairs	Lien Value
\$1,344.57	\$56,375	\$40,590

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 86 Caldwell Place, City of Lackawanna, NY (SBL#142.37-4-25) in the amount of \$11,000 by an Agreement of Sale of Real Property with offeror, Abdo M. Fadhel, 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 of the property in an amount equal to 82% of the work cost estimate prepared by BENLIC, \$40,590; and be it further,

RESOLVED, that Executive Director Jocelyn Gordon and BENLIC legal counsel are authorized to take any and all necessary actions and execute the necessary documents to close on the sale of the above-referenced property.