

MEMORANDUM

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

FROM: Brendan Mehaffy, Chairperson

SUBJECT: **Resolution #2018-31** Acquisition of 36 Longnecker, Buffalo – City -Owned Lot

DATE: April 19, 2018

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) received a \$180,000 grant award made by LISC (Local Initiatives Support Corporation) to develop a residential urban infill project within the City of Buffalo. BENLIC, with assistance from the City of Buffalo Office of Strategic Planning, identified the vacant lot at 36 Longnecker Street within the Lovejoy Neighborhood due to its strategic location and the project's ability to strengthen a historically healthy, low-moderate income community.

BENLIC has secured the professional services of Conway and Company Architects via BENLIC Board of Director Resolution #2017-65 to design and gain the required site-plan approvals to initiate new housing construction on the parcel. Additionally, BENLIC has worked with Lovejoy District Councilmember, Richard Fontana, as well as local residents to discuss the project and address any potential stakeholder concerns.

- 36 Longnecker (SBL #112.57-2-19.11)

As BENLIC must hold title in its own name during the development process and must hold clear title to the property to subsequently convey the property, an agreement to convey the properties to BENLIC is necessary. BENLIC staff proposes that the City convey the properties to BENLIC with the terms of the agreement following the City of Buffalo "Proceeds Distribution Policy" 2017. BENLIC, upon disposition of the properties, would have the same obligation to pay proportionately in whole or part the various amounts of prior-owing taxes and fees for the properties.

ACTION:

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

RESOLVED that the BENLIC Board of Directors agrees to the recommendation to acquire and authorizes the acceptance of the above-mentioned property through execution of an agreement with the City of Buffalo and conveyance by quit claim deed from the City of Buffalo, and be it further

RESOLVED, that the BENLIC Board of Directors hereby waives section 4(iii)(c) of its Rules and Procedures regarding the requirement of the municipality (Buffalo) to submit Standardized Inspector Report forms and Maintenance, Disposition and Reuse plans for the above mentioned properties, for the purpose of expeditiously acquiring the above-mentioned properties.

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

RESOLVED, that BENLIC authorizes Jocelyn Gordon, as Executive Director, along with BENLIC legal counsel to take all necessary actions required to execute an agreement with the City of Buffalo, close on the property, and ensure that BENLIC holds clear title to the property.