

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: **Resolution #2018- 46** Disposition of 1122 Walden Avenue, Town of Cheektowaga
DATE: July 19, 2018

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 12 vacant side-lots within the Town of Cheektowaga during the 2017 Erie County In-Rem Auction. Of these 12 lots, 9 were selected for side-lot sales to adjacent property owners.

In late 2017, BENLIC staff identified all possible adjacent owners, and solicited adjacent owner interest through direct mail. Adjacent owners were directed to submit side lot purchase applications and state the intended use of the lot if acquired. Additionally, the letters stated that offers should be a minimum of \$500 to be considered for purchase.

In June of 2018, BENLIC began to publicly market the remaining vacant side-lots that did not receive offers from adjacent property owners. BENLIC used prior professional appraisals of nearby vacant lots to establish a per-square-foot price for the remaining properties.



1122 Walden Avenue
BENLIC Owned

Rashel Sarwar
1124 Walden Avenue

- 1122 Walden Avenue SBL (#101.60-5-23)
-

BENLIC staff has reviewed the offer including respective Side-Lot Purchase Application. The purpose of the proposed disposition is congruent with BENLIC’s mission to return property to productive use.

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Pursuant to the Property Disposition Guidelines of BENLIC, section 4.2(A), the Corporation may dispose of real property by negotiation.

BENLIC Costs
< \$100

Offeror	Offer Value	Willing to Combine Property?	Notes
Rashel Sarwar	\$1,668	Yes	Will Erect Child Playset and Fence for Children. Currently Renovating Adjacent Home.

BENLIC Real Estate Subcommittee Members have reviewed all offers and support a disposition by BENLIC Board of Director vote to Rashel Sarwar for the side-lot located at 1122 Walden Avenue.

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 1122 Walden Avenue, Town of Cheektowaga, NY (SBL #101.60-5-23) in the amount of \$1,668.00 by an Agreement of Sale of Real Property to offeror Rashel Sarwar 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.