

MEMORANDUM

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

FROM: Brendan Mehaffy, Chairperson

SUBJECT: **Resolution #2018-73** Disposition of 24 Eaton, City of Lackawanna

DATE: November 15, 2018

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 24 Eaton Street, City of Lackawanna via donation from Wells Fargo Bank in March of 2018. An additional cash concession was received by BENLIC in the amount of \$16,000.00. BENLIC used this cash concession for stabilization improvements to the home. BENLIC listed the property for sale in September 2018 at a price of \$28,000.00 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. The property 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

BENLIC Investment	Estimated Cost of Repairs	Lien Value
\$21,459.00	\$47,250.00	\$38,745.00

Offeror	Offer Price	Offer Details :
Mohamed Almontaser Owner Occupant	\$35,000.00 Cash	\$110,000 Available Funds (Family) Proposed Investment of \$76,000 Will Hire Licensed Contractor to Perform Rehab Will Occupy with Family.
Mst Sultana Owner Occupant	\$29,000.00 Cash	\$70,000 Available Funds. Will Occupy W/ Wife. Will Perform Rehab with Help of Family.
Omar Saleh Renovate and Reslae	\$29,000.00 Cash	\$55,000 Available Funds. Planned Investment of \$47,000. Will Perform Rehab Himself. Has Renovation Experience

BENLIC Real Estate Subcommittee Members have reviewed all offers and support a disposition by BENLIC Board of Director vote to Mohamed Almontaser with second priority to Mst Sultana.

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 24 Eaton Street, City of Lackawanna, NY (SBL#141.44-2-22) in the amount of \$35,000.00 by an Agreement of Sale of Real Property with the offeror, Mohamed Almontaser, 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 in the event that BENLIC and Mohamed Almontaser are unable to complete the sale of the property, the BENLIC Board of Directors authorizes the disposition of the property of 24 Eaton Street, City of Lackawanna, NY (SBL#141.44-2-22) in the amount of \$29,000.00 by an Agreement of Sale with second priority to offeror Mst Sultana, without further Board approval, and in doing so follows the proper procedure for disposal of real property 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, \$38,745.00; 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.