

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: **Resolution #2019-6** Disposition of 231 Adam, City of Tonawanda
DATE: February 21, 2019

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 231 Adam Street, City of Tonawanda via the 2017 City of Tonawanda In-Rem Auction. BENLIC invested funds towards securing the property and removing interior debris. BENLIC listed the property for sale in January 2019 at a price of \$39,900.00 This property was one of three City of Tonawanda Note and Mortgage opportunities offered for sale at the same time by a third-party realtor.



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.

BENLIC Investment	Estimated Cost of Repairs	Lien Value
\$4,400.00	\$59,000.00	\$48,380.00

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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. The following offers have been received:

Offeror	Offer Price	Offer Details:
James and Kim DiLorenzo Renovate and Resale	\$43,600.00 Cash Offer	Reside out of State. Have Completed Renovation Projects Outside of NYS. \$120,000 Available Funds. Would Use Contractor for Renovations.
Christine Westenfield Operate as Rental	\$35,000.00 Cash Offer	Proposed Investment of \$58,000. \$380,000 Available Funds. Family (Union Carpenter) to Provide Labor for Renovation. Have Completed Projects in North Tonawanda.

The BENLIC Real Estate Subcommittee has reviewed all offers and supports disposition of the property to James and Kim DiLorenzo.

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 231 Adam Street, City of Tonawanda, NY (SBL# 38.60-2-5) in the amount of \$43,600.00 by an Agreement of Sale of Real Property with offeror, James and Kim DiLorenzo, 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, \$48,380.00; 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.