

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** **Resolution #2022-21** Disposition of Legacy City Access Program Properties  
**DATE:** September 22, 2022

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 273 Cable, 55 Urban and 486 Marilla in the City of Buffalo through negotiation via its 2021 BENLIC-City of Buffalo Property Acquisition Agreement. BENLIC made these properties available to developers through a Request for Proposals (RFP) Process that was issued October 19<sup>th</sup>, 2021. The goal of the RFP was to select a developer to utilize the Legacy Cities Access Program funding to rehab structures. The Legacy City Access Program, administered by New York State Homes and Community Renewal, aims to address market barriers by providing resources to small developers who have the capacity to take title to and renovate vacant properties, creating new opportunities to promote affordable homeownership for underserved families, particularly first-time homebuyers of color.

- 273 Cable SBL # 123.34-3-20
- 55 Urban SBL # 101.53-1-5
- 486 Marilla SBL # 133.71-2-39

BENLIC staff reviewed the RFP submissions and Legacy Cities Project Budgets in preparation for this recommendation. The purpose of the proposed disposition is congruent with BENLIC’s mission to return the 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.

<b>BENLIC Costs</b>
<b>\$8,000</b>

<b>Offeror</b>	<b>Offer Value</b>	<b>Willing to Combine Property?</b>	<b>Notes</b>
<b>Aurora Window Systems</b>	\$35,000	<b>Yes</b>	<b>Rehab and resale with funding from New York State Homes and Community Renewal’s Legacy Cities Access Program</b>

ACTION:

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

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

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RESOLVED, that the BENLIC Board of Directors authorizes the disposition of the properties 273 Cable (SBL# 123.34-3-20), 55 Urban (SBL# 101.53-1-5), and 486 Marilla (SBL# 133.71-2-39), City of Buffalo, NY in the amount of \$35,000 by an Agreement of Sale of Real Property to offeror Aurora Window Systems 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.