

MEMORANDUM

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

FROM: Brendan Mehaffy, Chairperson

SUBJECT: **Resolution #2022- XX** – Sale Recission of 1357 Jefferson, Buffalo

DATE: November 17th, 2022

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) wishes to enter into a Stipulation Agreement to rescind the sale of 1357 Jefferson Avenue, Buffalo, New York (“Property”). BENLIC approved the Property for acquisition on April 21, 2022 (Resolution #2022-8). Prior to acquiring the property, BENLIC staff took every effort to ensure vacancy. The property had no electric service (broken/removed utility meters) which staff took as significant evidence of vacancy along with several other indicators. Property was offered and sold at public auction on July 27, 2022 and conveyed to BENLIC via Referee’s Deed recorded in the Erie County Clerk’s Office on August 3, 2022.

The former owner, Mr. Hall, reached out to BENLIC and BENLIC counsel to attempt to get the property back into his ownership. Mr. Hall acknowledges the validity of the property transfer to BENLIC. BENLIC staff recommend the property be transferred back to Mr. Hall due to its apparent occupancy and Mr. Hall’s willingness to repay owed back taxes. In consideration, Mr. Hall will make payment(s) to County of Erie representing the total amount due in real property taxes relative to the Property, the City of Buffalo representing the total amount due in real property taxes relative to the Property, and to BENLIC representing reimbursement of expenses incurred relative to the Property.

ACTION:

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

RESOLVED that the BENLIC Board of Directors authorizes BENLIC to enter into a Stipulation Agreement with Terrance L. Hall, Jr.; 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 execute the above-referenced Stipulation Agreement.