

**MEMORANDUM**

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** **Resolution #2023-11** Disposition of Multiple Residential Vacant Lots  
**DATE:** July 20<sup>th</sup>, 2023

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DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the below residential lots during the 2022 annual Request for Foreclosure Process for future residential side lot sales. In April of 2023 BENLIC solicited offers from adjacent property owners interested in acquiring and combining the vacant parcels into their own.

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:

Address	Buyer	SBL	Willing to Combine	Proposed Purchase Price	Delinquent Taxes
9679 Sisson Hwy, Eden	James Emmick	255-2-33.2	Yes	\$5,000.00	\$41,426.00
11 Halstead Ave, Sloan	Nicole Pearce	112.44-3-11	N/A	\$5,000.00	\$200,259.00
288 Lackawanna Ave, Sloan	Michael & Laura Stephens	112.28-1-1	Yes	\$2,500.00	\$104,642.00

ACTION:

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

RESOLVED that the BENLIC Board of Directors authorizes the disposition of each Property to the corresponding Buyer identified on the Properties List by an Agreement of Sale of Real Property 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 properties.