

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: **Resolution #2023-4** Disposition of 39 Long Beach, Town of Evans
DATE: March 23rd, 2023

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 39 Long Beach in the Town of Evans via the 2022 Vacant Erie County In-Rem Auction. BENLIC invested funds towards securing the property. BENLIC listed the property for sale in February 2023 at a price of \$55,000.



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
\$4,428.00	\$80,000.00	\$50,000.00

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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:
Clair Montroy & Mark Mazur	\$35,000.00 Cash Offer	Prior V2V Purchasor. Will Furnish Labor and Material Themselves. Planned investment of \$85,100. Available Funds of \$

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 39 Long Beach, Town of Evans, NY (SBL# 249.20-3-13) in the amount of \$35,000.00 by an Agreement of Sale of Real Property with offeror, Clair Montroy & Mark Mazur, 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 of \$50,000.00; 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.