

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: Resolution #2023-16 Disposition of 1192 & 0 Walden Avenue, Cheektowaga
DATE: September 21, 2023

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 1192 Walden Avenue via 2022 Erie County In-Rem Auction. This property was marketed to neighboring homeowners as part of BENLIC’s site lot sales program. price for each property. BENLIC did not receive any offers from adjacent homeowners. One offer was received from Abdulla Nagi, owner of a commercial building located at 1196 Walden Avenue. The following offer was received:

Table with 4 columns: Address, SBL, Proposed Use, Offer. Rows include 1192 Walden Avenue and 0 Walden Avenue, both with SBL 102.53-1-21, proposed use 'Combine With Adjacent Commercial Building and Maintain', and an offer of \$3,800.00.

Table with 2 columns: Amount Owed Locally, BENLIC Costs. Rows include 1192 Walden Avenue (\$164,467.00), 0 Walden Avenue (\$10,077.00), and BENLIC Costs (< \$500).

Pursuant to the Property Disposition Guidelines of BENLIC, section 4.2(A), the Corporation may dispose of real property by negotiation.

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 1192 Walden Avenue, Town of Cheektowaga, NY (SBL #102.53-1-21) and 0 Walden Avenue, Town of Cheektowaga, NY (SBL #102.53-1-22) in the amount of \$3,800.00 by an Agreement of Sale of Real Property with offeror Abdulla Nagi 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.