

**MEMORANDUM**

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** **Resolution #2024-11** Approve Acquisition of City Owned Vacant Lots  
**DATE:** April 18th, 2024

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DISCUSSION:

BENLIC is working with the City of Buffalo Office of Strategic Planning, Erie County Department of Environment and Planning, HHL Architects, and Mustard Seed Consulting on an affordable infill housing initiative in the City of Buffalo. BENLIC signed subrecipient agreements in March of 2024 with the City of Buffalo and Erie County to receive funding to build affordable housing through the American Rescue Plan (ARP) funds distributed by the U.S. Treasury. The City of Buffalo is contributing \$10 Million and Erie County is contributing \$13.5 Million.

BENLIC is acquiring 45 vacant residential lots from the City of Buffalo. The lots will be used to construct 50 to 70 single-family and two-family homes. As the houses are sold, the sales proceeds will go toward building additional affordable homes. The homes will help to satisfy the need for moderately priced housing intended for first-time homebuyers and working families. Vacant lots were selected based on the City of Buffalo’s vacant lot analysis which resulted in an initial list of vacant lots that were suitable for residential infill.

BENLIC has been collaborating with HHL Architects and Mustard Seed Consulting to conduct community engagement in affected neighborhoods, with support from Common Council Members and Planners from the City of Buffalo Office of Strategic Planning. At community meetings, residents have shown their excitement and support for infill housing.

The properties selected by BENLIC for this project are of strategic value to achieve its mission of returning property back to tax paying and productive use. The lots identified below (collectively the “Properties”)are recommended for acquisition by BENLIC via **Resolution #2024-11**.

<u>Planning Neighborhood</u>	<u>Address</u>	<u>Type</u>
First Ward	206 Miami	Vacant Residential Land
First Ward	230 Miami	Vacant Residential Land
First Ward	236 Miami	Vacant Residential Land
First Ward	288 Miami	Vacant Residential Land
First Ward	66 O’Connell	Vacant Residential Land
Lower West Side	226 Maryland	Vacant Residential Land
Lower West Side	258 Whitney	Vacant Residential Land
Lower West Side	262 Whitney	Vacant Residential Land
West Side	911 Columbus Pkwy	Vacant Residential Land
West Side	375 Connecticut	Vacant Residential Land
West Side	198 Fourteenth	Vacant Residential Land
West Side	383 Fourteenth	Vacant Residential Land
West Side	138 Jersey	Vacant Residential Land

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West Side	142 Jersey	Vacant Residential Land
West Side	144 Jersey	Vacant Residential Land
West Side	230 Massachusetts	Vacant Residential Land
West Side	251 Normal	Vacant Residential Land
West Side	873 Prospect	Vacant Residential Land
West Side	875 Prospect	Vacant Residential Land
West Side	238 Rhode Island	Vacant Residential Land
West Side	242 Rhode Island	Vacant Residential Land
West Side	670 West	Vacant Residential Land
Black Rock	111 Austin	Vacant Residential Land
Black Rock	18 Calumet	Vacant Residential Land
Black Rock	253 East	Vacant Residential Land
Black Rock	362 East	Vacant Residential Land
Black Rock	92 Gorton	Vacant Residential Land
Black Rock	116 Hamilton	Vacant Residential Land
Black Rock	144 Hertel	Vacant Residential Land
Black Rock	153 Thompson	Vacant Residential Land
Grant-Amherst	88 Bush	Vacant Residential Land
Grant-Amherst	143 Howell	Vacant Residential Land
Riverside	248 Laird	Vacant Residential Land
Kensington-Bailey	762 Amherst East	Vacant Residential Land
Kensington-Bailey	766 Amherst East	Vacant Residential Land
Kensington-Bailey	440 Berkshire	Vacant Residential Land
Kensington-Bailey	442 Berkshire	Vacant Residential Land
Kensington-Bailey	447 Berkshire	Vacant Residential Land
Kensington-Bailey	449 Berkshire	Vacant Residential Land
Kensington-Bailey	685 Minnesota	Vacant Residential Land
Kensington-Bailey	130 Rounds	Vacant Residential Land
Kensington-Bailey	431 Shirley	Vacant Residential Land
University Heights	291 Berkshire	Vacant Residential Land
University Heights	256 Hewitt	Vacant Residential Land
University Heights	143 LaSalle	Vacant Residential Land

**ACTION:**

The Board of Directors hereby approves the following resolution:

RESOLVED, that pursuant to the BENLIC Buffalo Property Disposal Agreement, BENLIC, as sole member of BENLIC Development LLC, hereby authorizes BENLIC Development LLC to acquire the Properties and be it further;

RESOLVED, that following additional community engagement to be undertaken by the City and/or BENLIC, the Executive Director may direct that certain of the Properties not be acquired by BENLIC Development LLC and be it further;

RESOLVED, that the Executive Director and BENLIC Development LLC legal counsel are authorized to take any and all necessary actions and execute the necessary documents to acquire the Properties and obtain good and marketable title to the Properties, subject to the previously disclosed covenants and restrictions imposed by the City.