

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Brendan Mehaffy, Chairperson
SUBJECT: Resolution #2024-18 Disposition of 473 Monroe Avenue, Evans
DATE: July 18th, 2024

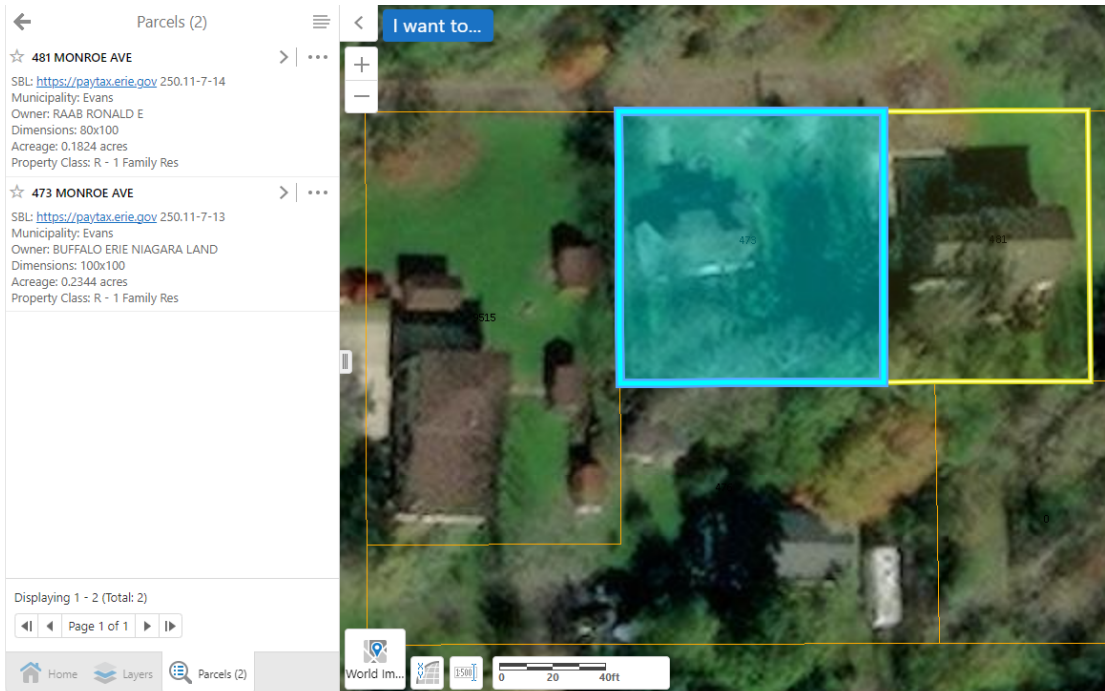
DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 473 Monroe Avenue via the 2022 Erie County In-Rem Auction. BENLIC demolished the vacant and dilapidated residential structure was April 2024. This property was marketed to neighboring homeowners as part of BENLIC's side lot sales program. BENLIC received one offer was received from Ronald Raab, who resides at 481 Monroe Avenue. The offeror agrees to combine the vacant lot with his own parcel. The following offer was received:

Table with 4 columns: Address, SBL, Proposed Use, Offer. Row 1: 473 Monroe Avenue, 250.11-7-13, Raised gardening beds, landscaping, and a flag pole., \$8,500.00

Table with 2 rows: BENLIC Costs, \$18,000

Table with 2 rows: Taxes Owed to Municipality: \$126,900.00



Left: BENLIC-owned vacant parcel; Right: Offeror's parcel

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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.

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 473 Monroe Avenue (SBL #250.11-7-13) in the amount of \$8,500.00 by an Agreement of Sale of Real Property with offeror Ronald Raab 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.