

**MEMORANDUM**

**TO:** Board of Directors, Buffalo Erie Niagara Land Improvement Corporation  
**FROM:** Brendan Mehaffy, Chairperson  
**SUBJECT:** **Resolution #2024- 24** Disposition of 563 Adams, City of Buffalo – Side Lot Sale  
**DATE:** October 17th, 2024

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 23 vacant side-lots within the City of Buffalo as part of its Adams Street Infill Initiative.

After ownership transfer, it was discovered that an Adams Street resident, Albert Hunley encroached on 563 Adams. BENLIC wishes to dispose of 563 Adams to Albert Hunley in an effort to maintain positive relationships with its neighbors and ensure the Adams Street Infill Initiative proceeds forward without delay. Mr. Hunley has agreed to a proposed purchase price of \$2,800 based upon an independent appraisal.



- 563 Adams Street SBL (#111.26-3-37)

BENLIC staff has reviewed the offer including respective Side-Lot Purchase Application. The purpose of the proposed disposition is congruent with BENLIC’s mission to return property to productive use.

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

<b>BENLIC Costs</b>
<b>&lt; \$100</b>

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

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<b>Offeror</b>	<b>Offer Value</b>	<b>Willing to Combine Property?</b>	<b>Notes</b>
<b>Albert Hunley</b>	<b>\$2,800</b>	<b>Yes</b>	<b>Will continue to maintain property and combine vacant lot with his home.</b>

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 563 Adams Street, City of Buffalo, NY (SBL # 111.26-3-37) in the amount of \$2,800.00 by an Agreement of Sale of Real Property to offeror Albert Hunley 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 property.