

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation

FROM: Scott Bylewski, Chairperson

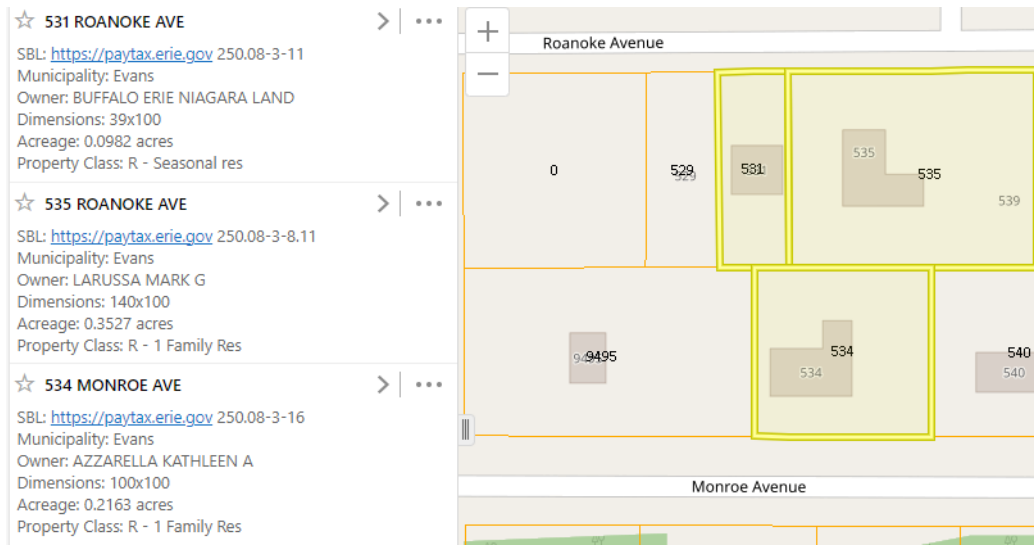
SUBJECT: **Resolution #2024-23** Disposition of 531 Roanoke Avenue, Evans – Side Lot Sale

DATE: December 19th, 2024

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired the property of 531 Roanoke Avenue in the Town of Evans via the 2019 Erie County In-Rem Auction. Due to its deterioration, the house was deemed unsuitable for rehabilitation by the BENLIC property inspector. This property was demolished in July 2024 by N Mathews Enterprises. BENLIC utilized grant funding through NYS HCR to perform this work. After the demolition, BENLIC marketed the property to adjacent homeowners and received two offers. These offers were presented at the October 2024 Board of Directors meeting and the motion was tabled, pending a request for a final-and-best offer from the offerors. The following final offers were received in November, 2024.

Name	Address	Willing to Combine	Amount Offered	Proposed Use
Kathleen & Darren Azzarella	534 Monroe Avenue	Yes	\$700.00	Expand current yard and fence, plant garden, and build a garage.
Mark & Michelle LaRussa	535 Roanoke Avenue	Yes	\$627.00	Expand current yard and fence.



HCR-Funded Costs	Work Performed
\$17,000.00	Asbestos & Lead Survey; Structure Demolition

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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 531 Roanoke Avenue (SBL #250.17-6-37) in the amount of \$700.00 by an Agreement of Sale of Real Property with offeror Kathleen & Darren Azzarella 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.