

MEMORANDUM

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

FROM: Scott Bylewski, Chairperson

SUBJECT: **Resolution #2025-5** Disposition of 702 Norfolk Avenue, City of Buffalo

DATE: September 18th, 2025

DISCUSSION:

BENLIC acquired 702 Norfolk Avenue, Buffalo NY via its 2022 BENLIC-City of Buffalo Property Acquisition Agreement. BENLIC used funding from the NYS Land Bank Initiative to rehabilitate the home. BENLIC listed the property for sale in September 2025 for \$165,000. There are no income restrictions associated with this sale.



BENLIC staff has reviewed the offers including respective Property Purchase Applications and Homebuyer Applications. The purpose of the proposed disposition is congruent with BENLIC's mission to return property to productive use.

Grant Rehab Investment: \$325,000.00

Pursuant to the Property Disposition Guidelines of BENLIC, section 4.2(A), the Corporation may dispose of real property by negotiation. The following offers have been received:

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

Offeror	Value Offered/Lender	Type	Close Date
Monica Hairston	\$190,000 \$5,700 Seller Concessions \$184,300 Net to BENLIC Deposit: \$2,000.00 M&T Bank	Conventional	10/17/2025
Carolyn Annette Pope	\$168,000.00 Deposit: \$2,000.00 Community Bank	Conventional	10/17/2025
Noor Miah	\$150,000 Deposit: \$3,000.00	Cash	10/31/2025
Emmanuel Anane	\$111,301.00	Cash	10/20/2025

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 702 Norfolk Avenue, City of Buffalo NY (SBL # 90.40-3-16) in the amount of \$190,000.00 by an Agreement of Sale of Real Property to offeror Monica Hairston. 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 in the event that BENLIC are unable to complete the sale of the property to Monica Hairston, the BENLIC Board of Directors authorizes the disposition of the property of 702 Norfolk Avenue, City of Buffalo NY (SBL # 90.40-3-16) in the amount of \$168,000.00 by an Agreement of Sale of Real Property second priority to offeror Carolyn Annette Pope, without further Board approval, and in doing so follows the proper procedure for disposal of real property negotiation as described in the Property Disposition Guidelines of the Corporation; and be it further,

RESOLVED, that Executive Director Jocelyn Gordon and BENLIC legal counsel are authorized to take any and all necessary actions and execute the necessary documents to close on the sale of the above-referenced property.