

**MEMORANDUM**

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

**FROM:** Scott Bylewski, Chairperson

**SUBJECT:** **Resolution #2025-11** Select Preferred Builder for 33 Schuele, Buffalo – LBI Infill

**DATE:** November 20th, 2025

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**DISCUSSION:**

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) seeks to enter into a Construction Agreement with a qualified builder for the development of one (1) home in the City of Buffalo as part of the NYS Homes and Community Renewal (HCR) Land Bank Initiative (LBI). The LBI program provides grant funds for NYS Land Banks.

BENLIC released a Request for Bids on November 6, 2025, with a submission due date of November 19, 2025. All four bids received are presented in the table below.

The purpose of this infill construction project is congruent with BENLIC’s mission to return vacant property to productive use.

**ACTION:**

WHEREAS, the Buffalo Erie Niagara Land Improvement Corporation wishes to approve bids and enter into contract for construction services for the construction of a new single-family home at 33 Schuele, an LBI-funded project.

WHEREAS, pursuant to the Corporation’s Procurement Policy for Goods and Services estimated to exceed \$35,000.00, a Request for Bids for construction services was released on November 6, 2025, with a deadline to submit bids of November 19, 2025; and

WHEREAS, the bids of the various bidders are presented in the table below:

Builder	Bid
Sunset Custom Homes	\$345,000
WNY First Choice Construction	\$365,000
Buccilli Renovations	\$368,000
Burke Homes	\$438,000

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

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RESOLVED, that the BENLIC Board of Directors approves the bid from Sunset Custom Homes for construction services for 33 Schuele, Buffalo of \$345,000 and authorizes the execution of a contract for said amount to perform construction services for the benefit of BENLIC; and be it further,

RESOLVED, that this Resolution, approving the bid of Sunset Custom Homes, 3172 South Park Ave, Lackawanna, NY 14218 shall take effect immediately.