

BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORPORATION

MEMORANDUM

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

FROM: Scott Bylewski, Chairperson

SUBJECT: **Resolution #2025-12** Disposition of 236 Brunswick Boulevard, City of

DATE: Buffalo November 20th, 2025

DISCUSSION:

BENLIC acquired 236 Brunswick Boulevard, Buffalo NY via its 2023 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 November 2025 for \$275,000. 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: \$502,000.00

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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. The following offers have been received:

Offeror	Value Offered/Lender	Type	Close Date
Brian Davis Owner Occupy	\$290,000.00 Deposit: \$10,000 Premium Mortgage	Conventional	1/30/2026
Leyana Steed Owner Occupy	\$270,000.00 Deposit: \$5,000.00 Premium Mortgage	Conventional	1/15/2026
Jalayah Bineyard Owner Occupy	\$260,000.00 Deposit: \$5,000.00 M+T Bank	FHA	1/16/2025

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 236 Brunswick Boulevard, City of Buffalo NY (SBL # 100.270-3-36) in the amount of \$290,000.00 by an Agreement of Sale of Real Property to offeror Brian Davis. 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 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.