

MEMORANDUM

TO: Board of Directors, Buffalo Erie Niagara Land Improvement Corporation
FROM: Scott Bylewski, Chairperson
SUBJECT: **Resolution #2026-1** Approve Acquisition of City Owned Vacant Lots
DATE: March 26th, 2026

DISCUSSION:

The American Rescue Plan Act (ARPA) Infill Housing Initiative is a collaborative effort between BENLIC, Erie County, and the City of Buffalo to construct high-quality, affordable single-family homes on long-vacant residential lots in order to expand homeownership opportunities and revitalize historically disinvested neighborhoods.

BENLIC previously acquired 45 vacant residential lots from the City of Buffalo in April 2024 (**Resolution #2024-11**) as part of the ARPA Infill Initiative. Vacant lots were selected based on the City of Buffalo's vacant lot analysis which resulted in an initial list of vacant lots that were suitable for residential infill.

Two lots acquired through **Resolution #2024-11** have since been identified by the development team as incompatible for new housing development. As such, the two lots proposed for acquisition through **Resolution 2026-1** have been identified by the City of Buffalo Office of Strategic Planning as suitable for alternative development sites for infill housing.

The properties selected by BENLIC for this project are of strategic value to achieve its mission of returning property back to tax paying and productive use. The lots identified below (collectively the "Properties") are recommended for acquisition by BENLIC and its construction team.

<u>Planning Neighborhood</u>	<u>Address</u>	<u>Type</u>
Masten Park	415 Glenwood	Vacant Residential Land
Masten Park	419 Glenwood	Vacant Residential Land



Street view of 415-419 Glenwood Avenue, City of Buffalo

ACTION:

The Board of Directors hereby approves the following resolution:

RESOLVED, that pursuant to the BENLIC Buffalo Property Disposal Agreement, BENLIC, as sole member of BENLIC Development LLC, hereby authorizes BENLIC Development LLC to acquire the Properties and be it further;

RESOLVED, that the Executive Director and BENLIC Development LLC legal counsel are authorized to take any and all necessary actions and execute the necessary documents to acquire the Properties and obtain good and marketable title to the Properties, subject to the previously disclosed covenants and restrictions imposed by the City.