MEMORANDUM

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

FROM: Scott Bylweski, Chairperson

SUBJECT: **Resolution #2026-3 Disposition of 442 Berkshire, Vacant Side Lot Sale**

DATE: May 21st, 2026

DISCUSSION:

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC) acquired 442 Berkshire, Buffalo in 2025 from the City of Buffalo as part of the ARPA Infill Initiative (Build Buffalo Roots). The adjacent lot at 440 Berkshire was initially acquired for the purpose of single family infill construction.

After acquisition, it was found that a portion of the land had been previously subdivided and sold to an adjoining property owner. As such, one house was built at 440 Berkshire, and the second house was instead built at another suitable location.

The owner of adjacent property at 444 Berkshire, Ezabul Hoque, contacted BENLIC staff to offer to buy the remaining unutilized property at 442 Berkshire for $3,000 and merge it with his lot. The sale is congruent with BENLIC's mission to return vacant property to productive use through sale to the adjacent property owner.

Pursuant to the Property Disposition Guidelines of BENLIC, section 4.2(A), the Corporation may dispose of real property by negotiation.

Offeror	Offer Value	Willing to Combine Property?	Notes
Ezabul Hoque	**$3,000.00**	**Yes**	**Maintain as side-yard and potentially expand driveway.**

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 442 Berkshire Avenue, Buffalo, NY (SBL #79.81-6-28) in the amount of $3,000.00 by an Agreement of Sale of Real Property to offeror Ezabul Hoque 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 property.