

TOWN OF WEST SENECA



JOHN A. GULLO
CODE ENFORCEMENT OFFICER,
CFEI, CHS-IV, CDP-I

TOWN SUPERVISOR
SHEILA M. MEEGAN
TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY, JR.

To: Honorable Town Board

From: John A. Gullo, Senior Code Enforcement Officer

Date: December 19th, 2016

Re: Land Bank Act Resolution

Kindly move to adopt the attached resolution in regards to the New York State Land Bank Act.



A RESOLUTION SUBMITTED

BY

Sheila Meegan

OF THE

Town of West Seneca

WHEREAS, in July 2011 in recognition of the growing problem of distressed, vacant, abandoned, and tax-delinquent properties, New York State passed the Land Bank Act, as Article 16 of the New York State Not-for-Profit Corporation Law, which authorizes any Foreclosing Governmental Unit (FGU) to create a land bank to strategically acquire, improve, assemble, and sell these properties; and

WHEREAS, under this law, the Buffalo Erie Niagara Land Improvement Corporation (BENLIC) was formed in May 2012 via an intermunicipal agreement among the county's four FGUs: Erie County and the Cities of Buffalo, Lackawanna, and Tonawanda; and

WHEREAS, county-wide land banks have proven highly successful in Michigan, Ohio, and other regions experiencing growing numbers of problem properties by supporting municipal and regional revitalization efforts by strategically acquiring, improving, assembling, and selling these properties; and

WHEREAS, BENLIC (the land bank) seeks to work collaboratively with the cities, towns, and villages within Erie County to address the growing problem of distressed, vacant, abandoned, and tax-delinquent properties; and

WHEREAS, the ***Town of West Seneca***, Erie County, has recognized the need to address the growing issues of distressed, vacant, abandoned, and tax-delinquent properties and is desirous of partnering with BENLIC to address this problem.

NOW, THEREFORE, BE IT

RESOLVED, that the ***Town of West Seneca*** hereby officially requests that BENLIC acquire the following property(ies):

41 Columbia Pkwy. West Seneca, NY 14224

133.44-2-41

25 Manhasset St. West Seneca, NY 14210

133.27-1-9

59 Harlem Rd. West Seneca, NY 14224

134.45-4-45

53 Woodcrest Dr. West Seneca, NY 14220

133.20-2-16

53 Wichita Rd. West Seneca, NY 14224

133.52-3-19

; and be it further

RESOLVED, that the *Town of West Seneca* has completed the required Standardized Inspector's Reports and Maintenance, Disposition and Reuse Plans (SIR/MDR plans) each property listed above and has attached the SIR/MDR plans to this resolution; and be it further

RESOLVED, that the *Town of West Seneca* agrees to reimburse Erie County for the costs associated with foreclosure of this property; and be it further

RESOLVED, that the *Town of West Seneca* agrees to maintain each property selected by BENLIC during the time in which BENLIC holds title to the property; and be it further

RESOLVED, that the *Town of West Seneca* hereby agrees to the terms and conditions of the BENLIC Pay it Forward Policy, *to be adopted October 23, 2015** and that pursuant to section 1610 of the New York Not-for-Profit Corporation Law will remit to BENLIC 50% of the real property taxes collected for a period of five years on all of the parcels identified herein for which, upon disposition of the parcel, net proceeds are negative

<i>41 Columbia Pkwy. West Seneca, NY 14224</i>	<i>133.44-2-41</i>
<i>25 Manhasset St. West Seneca, NY 14210</i>	<i>133.27-1-9</i>
<i>59 Harlem Rd. West Seneca, NY 14224</i>	<i>134.45-4-45</i>
<i>53 Woodcrest Dr. West Seneca, NY 14220</i>	<i>133.20-2-16</i>
<i>53 Wichita Rd. West Seneca, NY 14224</i>	<i>133.52-3-19</i>

; and be it further

RESOLVED, that certified copies of this resolution will be sent to the Executive Director of the Buffalo Erie Niagara Land Improvement Corporation; the Commissioner of the Erie County Department of Environment and Planning; the Director of the City of Buffalo's Office of Strategic Planning; and the Mayors of the cities of Lackawanna and Tonawanda.

**It is anticipated that the BENLIC Board of Directors will adopt at their next meeting a 2016-effective "Pay-it-Forward" policy in the same form as the 2015-effective "Pay-it-Forward" policy, no changes are expected between the two.*