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### Papers; 2002; Land Purchase (2)

Hopewell Baptist Church

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# FELLE, STOCKER & MARGULIS

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July 9, 2002

John P. Hannon, Jr., Director  
Office of Strategic Planning  
920 City Hall  
65 Niagara Square  
Buffalo, New York 14202

**RE: HOPEWELL BAPTIST CHURCH  
PURCHASE OF 1299 & 1301 FILLMORE AVE. (VACANT LOTS)**

Dear Mr. Hannon:

I am writing to you in response to your letter dated July 1, 2002. It appears from your letter that the City is seeking between \$12,000.00 to \$22,000.00 for the vacant lots. If this is the case, then this revitalization project may have to be canceled.

To summarize, the City asked the Hopewell Baptist Church officials to hire an appraiser, which the City recommended, to submit appraisal figures on the two (2) vacant lots. Howard P. Schultz & Associates submitted their report to you stating in their professional opinion that the lots were worth \$2,000.00 each.

In our previous conversations, you indicated that the City felt the lots were worth \$5,000.00 each. Therefore, I do not know how the figures in your July 1, 2002 letter were derived. As I indicated to you in our telephone conversation last week, I have had numerous real estate closings in the \$7,000.00 range that included a house on the lot. Therefore, I know it is difficult to obtain comparables on a matter such as this, and the Church is relying on Howard P. Shultz & Associates' work product.

I have had conversations with Councilman Antoine M. Thompson, Councilman Marc A. Coppola, and Mayor Anthony Masiello regarding this revitalization project. The Church has an exciting community program involving teaching inner city children computer skills and other community moral values that this \$400,000.00 project will only further enhance.

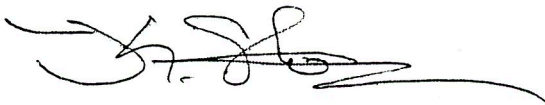
John P. Hannon, Jr., Director  
Re: Hopewell Baptist Church  
July 9, 2002  
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Since the common counsel's last meeting before the summer break is July 18<sup>th</sup>, and since we do not want to miss this construction season, I have been authorized to offer \$3,500.00 for each lot. The Church cannot go much above this figure because it needs to reserve capital to secure the bank loan for the construction project. Kindly, review this with the Board so we can move this matter forward expeditiously.

Thank you for all of your previous cooperation and guidance with respect to this matter. The Church would like to schedule a summer press conference once this deal is finalized to announce this new revitalization project in the City. Please feel free to contact me with any questions or concerns.

Respectfully,

FELLE, STOCKER & MARGULIS



**KEVIN T. STOCKER, ESQ.**

KTS/jmt

cc: Mayor Anthony M. Masiello  
James W. Pitts, President of the Council  
Antoine M. Thompson, Councilman  
Marc A. Coppola, Councilman  
Dennis Lee, Jr., Pastor