

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session in the third floor conference room of the Central New York Philanthropy Center located at 431 East Fayette Street Syracuse, New York 13202 on March 29, 2016 at 8:30 a.m.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSPDC were:

PRESENT:

Vito Sciscioli, Chair
James Corbett, Vice Chair (via videoconference)
Daniel Barnaba, Treasurer
Julie Cerio, Secretary
El-Java Abdul-Qadir

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John P. Sidd, Esq.	GSPDC Counsel

The following resolution was offered by Julie Cerio, seconded by Dan Barnaba, to wit:

Resolution No.: 7 of 2016

**RESOLUTION AUTHORIZING THE SALE OF
MULTIPLE PARCELS OF REAL PROPERTY**

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(d) authorizes the GSPDC to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(f) permits the board of directors to delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the land bank; and

WHEREAS, Section 4(e)(i) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") permits the GSPDC to dispose of real property by negotiation after listing the real property for sale with a licensed real estate broker and/or on the GSPDC's website; and

WHEREAS, Section 4(e)(i)(3) of the Property Disposition Policy permits the GSPDC to sell real property to an applicant who has not submitted the highest purchase offer for a variety of reasons consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, all disposals of GSPDC property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the GSPDC owns certain parcels of real property situate in the County of Onondaga, State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, the Executive Director, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has recommended that the GSPDC sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, the GSPDC has determined that each Buyer is a qualified buyer and that that each Buyer's offer is reasonable and consistent with the GSPDC's mission and purpose; and

WHEREAS, the GSPDC has solicited competition for the each Property in accordance with the Property Disposition Policy; and

WHEREAS, if any Property is being sold to a Buyer who has not submitted the highest purchase offer for such Property, the Board of Directors has determined that the sale is justified for the reasons set forth on the Properties List, said reasons being consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, the GSPDC desires to sell each Property to the corresponding Buyer identified on the Properties List at the price set forth therein; and

WHEREAS, as may be noted on the Properties List, the GSPDC shall require certain Buyers to execute and deliver a Development Enforcement Note and Mortgage to ensure that the Buyer fulfills its development and use commitments to the GSPDC.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The Members of the Board hereby authorize the GSPDC to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to enter into a Contract to Purchase with the GSPDC as seller and the Buyer as buyer with respect to each Property. Each Contract to Purchase shall be agreeable in form and content to the Executive Director and GSPDC counsel.

Section 3. The Chairman, Vice Chairman, Secretary and Treasurer are each hereby authorized to execute all documents on behalf of the GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. The Executive Director and the Director of Operations of the GSPDC are each also hereby authorized and directed for and in the name and on behalf of the GSPDC to execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the GSPDC.

Section 4. All other officers, employees and agents of the GSPDC are hereby authorized to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Vito Sciscioli	VOTING	<u>Yes</u>
James Corbett	VOTING	<u>Yes</u>
Daniel Barnaba	VOTING	<u>Yes</u>
Julie Cerio	VOTING	<u>Yes</u>
El-Java Abdul-Qadir	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on March 29, 2016 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 19th day of April, 2016.


Julie Cerio, Secretary



March 29, 2016 Sales Summary

1) 300 Bruce St & Fayette St E – Vacant Single-Family House

Date Acquired: 07/17/2015

Listing Price: \$9,900

Broker: Willowbank Company

Listed: 9/24/2015

Days on Market: 187

This property has been on the market for several months. The Land Bank did not list it with a required scope of renovations. Lloyd Hubbard has renovated and operates five rental properties in Syracuse and owns three others elsewhere in Onondaga County. Hubbard plans to complete most of the renovations himself and has included a detailed renovation plan. He plans to renovate this house and sell it to his son, who will owner-occupy the property.

Based on the Land Bank’s disposition policy staff recommend sale to Lloyd Hubbard subject to an enforcement mortgage that will be discharged only once the renovations are complete and the home is owner occupied.

300 Bruce Street Purchase Offer			
Applicant	American First Properties, LLC	Lloyd Hubbard	Vahid Mujakovic
Offer	\$12,150	\$10,100	\$9,900
Plan	Renovate for Rental	Renovate for his Son to Owner-Occupy	Redevelop and Resell to an Owner-Occupant
Notes/Recommendations	Plans to invest \$10,380 in renovations.	Has the most extensive scope of renovations	Plan similar to Hubbard’s but doesn’t address electrical or exterior upgrades

2) 209 Boyden Street – Vacant Single-Family House

Date Acquired: 11/18/2015

Listing Price: \$9,900

Broker: Saja Real Estate

Listed: 1/25/2016

Days on Market: 64

This single-family house was listed with mandatory renovations specs attached. Arthur Burstein and Roxanne Suskin own and operate 10 rental units throughout Syracuse. Mr. Burstein has over 20 years of experience in home renovations. He will be completing some of the work himself and has already identified the contractors he will be utilizing to complete the renovations. This would be Chorwdhury’s first house. He plans to renovate and re-sell the property, but would like the option to rent if unable to sell to an owner-occupant.

Katrina Skinner plans to renovate 209 Boyden and sell the property to a close family friend who will owner-occupy the house. She and her husband note on their application that they may lease it to them for up to two years while they work to get mortgage qualified. Steve and Katrina Skinner are experienced contractors and property managers and Steve is a licensed real estate broker. They are offering to purchase and finance this project with the intention of selling to family friends who are relocating to Syracuse for his job; he is gainfully employed and she owns her own photography business, but they are not mortgage qualified at this time. If this family they have in mind does not ultimately buy this house, the Skinners are committed to selling to an owner-occupant and confirm that this project aligns with similar investments they’ve made in the area in recent years. Since they are not the highest bidders, we would place a second enforcement mortgage on the property for the difference between their offer and the highest

"Schedule A"

offer, which they'd have to pay off if the property isn't made owner occupied within 24 months of their taking title. The Skinners have a successful track record of renovating and flipping homes in this neighborhood to owner occupants.

Based on the Land Bank's disposition policy staff recommend sale to Katrina Skinner subject to an enforcement mortgage to be discharged once the renovations are complete and a second mortgage to be discharged once the house is sold to an owner-occupant (allowing 24 months for this in light of their plan to rent to this family until they qualify for a mortgage).

209 Boyden Street Purchase Offer				
Applicant	Arthur Burstein and Roxanne Suskin	Katrina Skinner	Nayeem Chowdhury	Mike Gilbert
Offer	\$13,000	\$11,900	\$12,000	\$12,000
Plan	Renovate for Rental	Renovate and Resell to Owner-Occupant	Renovate for Rental	Renovate for Rental
Notes/Recommendations	All agreed to the minimum renovation specifications provided by the Land Bank.			

3) 1511 West Colvin St – Vacant Single-Family House

Date Acquired: 9/3/2014

Price: \$5,000

Listed: 3/31/2015

Broker: Willowbank Company

Days on Market: 364

1511 West Colvin St has been on the market for a year, with the price lowered several times. It is listed in the Land Bank's Home Ownership Choice program. The area between the Strathmore neighborhood and South Ave has experienced an increase in vacant homes in recent years and sales to owner-occupants will go a long way toward stabilizing these highly visible blocks.

Daraszal King will owner-occupy 1511 Colvin and has agreed to complete the minimum renovation specifications provided by the Land Bank, which we estimate will cost just over \$20,000. Mr. King will fund the purchase and renovations out of pocket. Based on the Land Bank's disposition policies staff recommend sale to Daraszal King subject to an enforcement mortgage to be discharged once renovations are complete and a second mortgage ensuring the property remains owner occupied for five years.

1511 Colvin Street Purchase Offer	
Applicant	Daraszal King
Offer	\$5,000
Plan	Renovate to owner occupy
Notes/Recommendations	Agreed to the minimum renovation specifications provided by the Land Bank

4) 222 Richmond Ave – Occupied Single-Family House

Date Acquired: 11/25/2015

Appraised Value: \$20,000

222 Richmond was occupied at the time the City foreclosed and conveyed it to the Land Bank. Mr. and Mrs. Pitts have been tenants of 222 Richmond Ave for six years and have been actively working with the Land Bank staff since the property was foreclosed to develop a financing and renovation plan that would enable them to purchase the property.

"Schedule A"

It is the Land Bank's policy that occupants in the home at the time of foreclosure who have sufficient financing to both purchase and renovate the home have the first option to purchase and a chance to do so noncompetitively. The Pitts have qualified for financing sufficient to cover a \$10,000 purchase price and necessary renovations. Their daughter lives in a home next door, which they have owned since 2010. This appraisal came back at \$20,000 but the house needs nearly \$10,000 in renovations and the Pitts only qualify for an \$18,000 mortgage through Home Headquarters – they would pay for the remaining \$2,000 in renovation costs out of pocket. This sale would make the home owner-occupied and allow them to remain near their daughter.

Based on the Land Bank's disposition policies staff recommend sale to Clarence and Sarah Pitts for \$10,000 subject to an enforcement mortgage to be discharged once the renovations are complete and a second mortgage to remain on the property for five years to guarantee owner-occupancy.

222 Richmond Avenue Purchase Offer	
Applicant	Clarence and Sarah Pitts
Offer	\$10,000
Plan	Renovate and Owner-Occupy

5) 244 East Colvin Street – Vacant Single-Family House

Date Acquired: 4/15/2015

Asking Price: \$10,900

Listed: 9/14/2015

Broker: Reppi Realty

Days on Market: 197

American First Properties, LLC is operated by Galal Madkour and is a newly formed LLC. Mr. Madkour purchased 1514-16 South Ave from the Land Bank, has completed those renovations and received a mortgage discharge. Land Bank staff worked with Mr. Madkour to refine the scope of renovations for this property, as this one was not listed with a mandatory renovation spec attached. Based on the Land Bank's disposition policies staff recommend sale to American First Properties, LLC subject to an enforcement mortgage to be discharged once the renovations are complete.

244 E. Colvin St Purchase Offer	
Applicant	American First Properties, LLC
Offer	\$10,900
Plan	Renovate for Rental
Notes/Recommendations	Plans to invest \$15,650 in renovations

6) 1304-06 South Ave – Vacant Two-Family House

Date Acquired: 4/15/2015

Asking Price: \$8,900

Listed: 7/6/2015

Broker: Willowbank Company

Days on Market: 267

NY International RE, LLC is operated by Galal Madkour. Mr. Madkour purchased 1514-16 South Ave from the Land Bank and has completed those renovations and received a mortgage discharge. Land Bank staff worked with Mr. Madkour to refine the scope of renovations for this property, as this one was not listed with a mandatory renovation spec attached. Based on the Land Bank's disposition policies staff recommend sale to NY International RE, LLC subject to an enforcement mortgage to be discharged once the renovations are complete.

1304-06 South Ave Purchase Offer	
Applicant	NY International RE, LLC
Offer	\$8,900
Plan	Renovate for Rental
Notes/Recommendations	Plans to invest \$20,240

"Schedule A"

7) 2219 Valley Drive – Vacant Single-Family House

Date Acquired: 06/22/2015

Asking Price: \$28,400

Listed: 1/8/2016

Broker: Willowbank Company

Days on Market: 81

Zhedadic Barbra is an educator at the Syracuse City School District, he plans to purchase 2219 Valley to renovate and owner-occupy the house. Mr. Barbra has applied through the Public Employees Discount Program, which entitles him to a 50% discount off the listing price. Zhedadic has retained J. E. Bryant and Associates to complete the proposed renovations and expect the renovations to be complete in 3-5 months. He will be financing the purchase and renovations with a loan from Home HeadQuarters. His purchase application was accompanied by a glowing letter of recommendation from SCSD Board President, Derrick Dorsey, praising the discount program and stressing the importance of encouraging more school district employees to live in the community that they serve. Based on the Land Bank’s disposition policies the Land Bank recommend sale to Zhedadic Barbra subject to an enforcement mortgage to be discharged once the proposed renovations are complete and a second mortgage to guarantee the home remains owner occupied for a period of five years.

2219 Valley Drive Purchase Offer	
Applicant	Zhedadic Barbra
Offer	\$14,200 (Public Employee Discount)
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to the minimum renovation specs

8) 1367 Burnet Ave – Vacant Mixed-Use Building

Date Acquired: 01/07/2015

Asking Price: \$23,900

Listed: 1/29/2016

Broker: Willowbank Company

Days on Market: 60

Sam Reppi is currently one of the Land Bank’s listing brokers. This property was listed with Willowbank Company, and their agent made every effort to competitively market the property and to get the Land Bank the highest possible price and highest quality renovation plan. Mr. Reppi will be foregoing the buyers’ agent’s portion of the real estate commission on this sale and has even offered to terminate his brokerage contract with the land bank if this would address any concerns about a conflict of interest. We do not believe there is any conflict in this transaction, as the property was competitively marketed by an independent listing agent and brokerage firm with an incentive to secure the highest possible offer.

Mr. Reppi plans to renovate 1367 Burnet Ave to house his real estate business on the first floor and create an apartment for himself on the second floor. He currently runs his business out of his home, which he would convert to a rental property upon occupying 1367 Burnet. Reppi has years of experience renovating houses throughout Onondaga County and currently operates 12 of his own rental properties, in addition to managing properties for other investors. Reppi’s renovation plan goes well beyond the minimum renovation required by the Land Bank and calls for significant improvements to the façade of the building – he projects that he will spend approximately \$62,000 in renovations.

Lakesha Martin-Hargrett plans to purchase 1367 Burnett Ave to expand her current business, Hair For the Soul. Hair for the Soul is currently operating out of Martin-Hargrett’s home, but has been rapidly expanding. Martin-Hargrett plans to build out the top floor for use as a spa. Currently, Martin-Hargrett operates five rental properties in Syracuse and is experienced in property management and property renovation. Lakesha has also submitted an extensive business plan for operating her salon. Renovations on the property would be completed in two phases; phase 1 would renovate the bottom portion of the building, while phase two would transition the top floor into a spa. Both phases could take up to a year to complete.

"Schedule A"

Jeff and Carol Kemp plan to purchase and renovate 1367 Burnet to operate as an investment property with a commercial rental unit on the ground floor and a residential apartment upstairs. Jeff Kemp has years of experience in general contracting and has proven the quality of his work by purchasing and renovating 1811 Butternut Street, which he purchased from the Land Bank 2015 and sold to an owner-occupant.

Nicole Walker plans to renovate the property to house her business on the first floor and a residential rental unit on the top floor. Ms. Walker has retained JE Bryant & Associates LLC to manage the redevelopment of the property. Nicole Walker holds a NYS Real Estate Brokers License and has managed numerous redevelopment projects throughout her career.

Based on the Land Bank's disposition policies the Land Bank recommends sale to Mr. Reppi, who is both the highest bidder and plans to most extensive renovation of the property, subject to an enforcement mortgage to be discharged once his proposed renovations are complete.

1367 Burnet Ave- Purchase Offer				
Applicant	Nicole Walker	Sam Reppi	Lakesha Martin-Hargett	Jeff Kemp
Offer	\$23,900	\$30,500	\$23,900	\$25,000
Plan	Renovate for her own business + rental unit	Renovate to Owner-Occupy and Operate Business	Renovate for her own business + rental unit	Renovate to Operate as Mixed-Use Rental
Notes/Recommendations	Buyer has agreed to the minimum renovations specifications	Buyer has agreed to the minimum renovations specifications	Buyer has agreed to the minimum renovation specifications, but with spa on third floor	Buyer has agreed to the minimum renovation specifications

9) 1907 Lodi Street

Date Acquired: 5/7/2014

Asking Price: \$6,500

Broker: Reppi Real Estate

Listed: 8/3/2015

Days on Market: 239

Dat Huynh is an active member of the Northside community and is a Neighborhood Advisor with the Syracuse Northeast Community Center, and the Vice President of the Vietnamese Community Center. Huynh also has renovated and owns several rental properties on the Northside. Mr. Huynh plans to purchase 1907 Lodi to renovate and occupy, but says that he may plan to move into another property shortly thereafter.

Based on the Land Bank's disposition policy staff recommend sale to Mr. Huynh subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

1907 Lodi St Purchase Offer	
Applicant	Dat Huynh
Offer	\$6,500
Plan	Renovate for Rental
Notes/Recommendations	Plans to invest \$21,000 in renovations

10) 2520 S Salina Street – Vacant Apartment Building

Date Acquired: 11/06/2015

Asking Price: \$49,900

Broker: Willowbank Company

Listed: 11/18/2015

Days on Market: 132

“Schedule A”

Granite Development Company, LLC is owned, at least in part, by Mark Congel. They plan to renovate this property to operate as an apartment building converting it from its current configuration with 8 units, subdividing two apartments to add two more units for a total of 10. They state that they may consider developing it as affordable housing, but that they are not sure at this point whether that will be necessary. Their pro forma shows a moderate return without any development subsidy.

APD Solutions is a community development firm based in Atlanta, Georgia. Company president, Vaughn Irons, grew up in Syracuse and has expressed great interest recently in redeveloping Syracuse’s Southside. Their plan is to convert the building to 15 units, branding it the Conrad B. McRae Center for Black Greek Life, and turn it into an off-campus housing complex for Syracuse University’s African-American fraternities and sororities. This plan has the potential to connect the SU community to the City’s Southside and bring residents with significant buying power into this commercial corridor. Their application notes that the building would have resident managers and a strictly enforced code of conduct for all residents. The Land Bank will eventually acquire a vacant lot and house immediately to the north of this property and they hope to acquire that to develop greenspace for the apartment building’s residents and to turn the house into a small retail outlet serving the needs of the residents next door.

Staff recommend this item be held in order for both developers to secure financing.

2520 S Salina St Purchase Offer		
Applicant	APD Solutions	Granite Development Company, LLC
Offer	\$25,000	\$5,000
Plan	Renovate for Rental	Renovate for Rental
Notes/Recommendations	Plans to invest \$1.38 million in Renovations	Plans to invest \$1.4 Million in Renovations

11) 1407 Park St – Vacant Four-Unit House

Date Acquired: 6/11/2015

Not listed – demolition candidate

Responsive to our Community is a 501c3 that has been attempting to purchase a property from the Land Bank for quite some time, but has been unable to submit an offer that complies with our pricing policies and includes proof of funds sufficient to cover purchase and renovation costs.

Their goal is to redevelop a property that they will manage as an affordable rental property without using the types of development subsidy typically necessary to make these projects viable. Without government development subsidy, Adam Bushey plans to finance a significant portion of the renovations with charitable donations raised by RTOC. Their tenants may or may not receive Section 8 housing vouchers or other rental assistance; if they are able to secure tenants with rent subsidy and fund the renovations using donations only and no construction financing, the property would be extremely profitable to operate. However, their application promises that they will take low income tenants and place rents as low\$375/month.

The Land Bank offers a discount program for the development of affordable housing, wherein the sales price is set at the Land Bank’s costs associated with the property, rather than fair market value. To qualify for this discount, a third party funding the redevelopment must impose an affordability requirement on the project and monitor tenants’ incomes during the affordability period, ensuring the Land Bank that the property is truly affordable. That type of third party monitoring will not be required here because RTOC is not seeking that type of public subsidy. RTOC has insisted upon an even steeper discount, as well, arguing that the number 153 has religious significance and is related to the mission of this charitable organization. I would argue that the discount is warranted not because of the affordable housing (which we do not plan to monitor), but since this property would otherwise be a demolition candidate the price of \$153 seems reasonable.

"Schedule A"

RTOC plans to invest \$150,000 in renovating this four-unit property. They have \$15,000 in hand at this time. Typically, the Land Bank requires buyers to show proof of funds sufficient to cover both purchase and renovation at the time of application. RTOC is willing to make transfer of the property contingent upon their raising an additional \$20,000 within 150 days.

Adam Bushey, founder of RTOC, has experience managing rental properties and has submitted letters of support from Liberty Resources, Inc., King + King Architects, LLP, Housing and Homeless Coalition of Syracuse and Onondaga County, and Vera House for his plan to develop and operate affordable housing. It appears that they will appeal to the City of Syracuse to base their assessment on the income generated by the property, rather than the fair market value post-renovation. While RTOC's business model does not conform to the Land Bank's standard procedures, we are intrigued by the idea of expanding the pool of affordable, quality rental housing provided by the private sector in light of Syracuse's extreme poverty. Whether the units will remain affordable or not, the level of investment planned in the property is significant and will enhance the value of this property and surrounding properties.

Based on the Land Bank's disposition policies and consultation with the Land Bank Citizens Advisory Board, staff recommend sale to Responsive to Our Community Housing Development Fund Company, Inc., contingent upon RTOC raising the full amount of funding needed for renovations within six months of today's date, and subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

1407 Park St Purchase Offer	
Applicant	Responsive to our Community Housing Development Fund Company, Inc.
Offer	\$153
Plan	Renovate for Rental

12) 535 Oakwood Ave – Vacant Lot

Date Acquired: 11/06/2015

Tucker Missionary Baptist Church would like to purchase a 32' wide piece of the lot in order to install landscaping and screening for their adjacent parking lot. They are willing to bear the cost of subdivision. We'd rather sell them a piece rather than the entire lot, since the Land Bank will be acquiring a large assemblage of property on this block and it may make a great site for the development of multi-family housing in close proximity to ESF and SU in the future.

Based on the Land Bank's disposition policies staff recommend sale of a 32' strip of 535 Oakwood Ave to Tucker Missionary Baptist Church, contingent upon them combining this with their adjacent property through a resubdivision.

535 Oakwood Ave Purchase Offer	
Applicant	Tucker Missionary Baptist Church
Offer	\$250
Plan	Greenspace

13) 317 Lodi Street – Nonbuildable vacant lot

Date Acquired: 4/23/2014

Ann Lobdell owns and occupies 319 Lodi Street and wants to expand her current yard space and plant a garden. Attorney General grant funds are available to defray acquisition and resubdivision costs for side-lot purchasers and the Land Bank will draw down on these funds to cover the cost of combining this property with 319 Lodi Street and transferring title to Ms. Lobdell.

“Schedule A”

Based on the Land Bank’s disposition policies staff recommend sale to Ms. Lobdell, on the condition that she combine this property with her adjacent home, not transferring the deed until the resubdivision application is submitted to the City’s Zoning Office.

317 Lodi St Purchase Offer	
Applicant	Ann Lobdell
Offer	\$1
Plan	Side-Lot

14) Multiple vacant lots

- 305 Herriman St & Hartson
- 322 Cadwell St
- 318-320 Cadwell St
- 124 Hoefler St
- 125 Hoefler St

The Atlantic States Legal Foundation (ASLF) has been awarded a \$1.1 million Green Innovation Grant through NYS Environmental Facilities Corporation. Part of their plan is to install green infrastructure on vacant lots throughout the City. They would like to proceed with installation on five pilot sites in 2016 and will request the sale of eight additional sites from the Land Bank that they plan to develop in 2017 and 2018.

ASLF needs to demonstrate that they have site control of all 13 sites to the DEC by 4/15, but we haven’t settled on the optimum sites for these installations or had time to engage the neighbors yet. So they would like to at least be able to demonstrate site control of the five planned for 2106 and ask the DEC for an extension on the other sites. ASLF has not yet conducted sufficient neighborhood outreach.

We are seeking the board’s authorization to sell these five properties to ASLF for \$151 each, with closing to occur in October 2016, contingent upon ASLF meeting with Syracuse United Neighbors Skunk City group and addressing any concerns that neighbors voice during these discussions regarding the planned installations and long-term maintenance of the sites.