

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation (“GSPDC”) was convened via video conference on June 30, 2020 at 8:00 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  
Julie Cerio, Secretary  
Patrick Hogan, Vice Chair

**EXCUSED:**

Michael LaFlair, Treasurer  
El-Java Abdul-Qadir

**FOLLOWING PERSONS WERE ALSO PRESENT:**

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Patrick Hogan, seconded by Julie Cerio, to wit:

Resolution No.: 17 of 2020

**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>
Patrick Hogan	VOTING	<u>Yes</u>
Mike LaFlair	VOTING	<u>Excused</u>
Julie Cerio	VOTING	<u>Yes</u>
El-Java Abdul-Qadir	VOTING	<u>Excused</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 June 30, 2020 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 19<sup>th</sup> day of August, 2020.



Julie Cerio, Secretary



**June 30, 2020 Sales Summary**

**1) 914 W. Lafayette Ave. – Vacant Single-Family Property**

Date Acquired: 08/30/2018      Listed: 12/31/2019  
 Current List Price: \$6,900      Days on Market: 168 days  
 Original List Price: \$9,900      Land Bank’s Minimum Renovation Est: \$30,593.00

914 W. Lafayette Ave. is a vacant, single-family property located in the Elmwood neighborhood on the Southside. This property has two bedrooms and one full bathroom.

Joann Brown is a full-time Syracuse City School District employee who has lived in Syracuse for most of her life. She worked with Habitat for Humanity to help build her current residence back in 1992. Joann plans to completely renovate 914 W. Lafayette and live there. She is retiring from the SCSD soon and is looking for a home with everything on one level. Joann has a younger sister who lives a few houses away and is looking forward to being near her family.

Based on the Land Bank’s disposition policies, staff recommend sale to Joann Brown, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring it remain owner-occupied for five years.

<b>914 W. Lafayette Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Joann Brown</b>
<b>Offer</b>	<b>\$3,450</b>
<b>Plan</b>	<b>Renovate for Owner-Occupancy</b>

**2) 241 Markland Ave. – Vacant Single-Family Property**

Date Acquired: 01/24/2019      Listed: 11/15/2016  
 Current List Price: \$13,900      Days on Market: 228 days  
 Original List Price: \$15,000      Land Bank’s Minimum Renovation Est: \$21,302.00

241 Markland Ave. is a vacant, single-family home in the Outer Strathmore neighborhood with three bedrooms, one bathroom, and enough space on the first floor to add a half bathroom.

Amanda and Dustin VanNederynen and their son Maverick live near-by on Wolcott Street. They are purchasing the home to rent to Amanda’s mother so she can be closer to them. Dustin is a Lead Carpenter for McClurg Contracting, has 20+ years of experience in residential remodeling and is OSHA certified in lead paint remediation and soil and sediment control. Amanda is a sales representative for E. & J. Gallo with a background in Economics. Amanda and Dustin see this not as an investment property but as a home for their extended family. They are extremely passionate about helping to revitalize the Outer Strathmore neighborhood.

Based on the Land Bank's disposition policies, staff recommend sale to Dustin and Amanda VanNederynen, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

241 Markland Ave. Purchase Offer	
Applicant	Amanda and Dustin VanNederynen
Offer	\$14,900
Plan	Renovate for Rental

**3) 600 W. Ostrander Ave. – Vacant Single-Family Property**

Date Acquired: 08/31/2016	Listed: 09/21/2016
Current List Price: \$1,000	Days on Market: 1,384 days
Original List Price: \$16,900	Land Bank's Minimum Renovation Est: \$48,089.51

600 W. Ostrander Ave. is a single-family property located on a corner lot. It has three bedrooms, one full bathroom, and one half-bathroom. This home has been in our inventory for several years and has deteriorated considerably over time. It has a small driveway with a detached garage to the rear of the property.

Stephen Oduro has been renovating homes since 2004 and has completed several rehabs in the city of Syracuse. He has purchased from the Land Bank before and has successfully completed full home renovations. He is proud that he is able to provide homes to those that desire home-ownership. He is confident that he can renovate 600 Ostrander and sell to an owner-occupant.

Norris Rodgers is an experienced real estate investor who has purchased from the Land Bank before and successfully completed full home renovations. He plans to renovate this home to operate as a rental.

Based on the Land Bank's disposition policies, staff recommend sale to Stephen Oduro subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the home is sold to an owner-occupant.

600 W. Ostrander Ave. Purchase Offers		
Applicant	Stephen Oduro	Norris Rodgers
Offer	\$1,000	\$1,001
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate for Rental

**4) 105 Culbert St. – Vacant Single-Family Property**

Date Acquired: 10/30/2018	Listed: 07/15/2019
Current List Price: \$1,000	Days on Market: 531 days
Original List Price: \$3,500	Land Bank's Minimum Renovation Est: \$58,995.00

105 Culbert St. is a vacant, single-family home with three bedrooms and one bathroom located on the Northside. This property needs considerable renovations.

“Schedule A”

Loren Losito is the owner of Eastern Contractors and has been remodeling houses in Syracuse for the last 44 years. He has done work for Community Development, Home HeadQuarters, and private customers. Loren also owns 107 Culbert, which he rents out. His plan is to renovate the home and operate as a rental.

Llyod Hubbard is an experienced real estate investor and contractor who has purchased from the Land Bank before and successfully completed full home renovations. He plans to renovate this home to operate it as a rental property.

Based on the Land Bank’s disposition policies, staff recommend sale to Loren Losito, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

105 Culbert St. Purchase Offers		
Applicant	Loren Losito	Lloyd Hubbard
Offer	\$5,000	\$1,750
Plan	Renovate for Rental	Renovate for Rental

**5) 249 Primrose Ave. – Vacant Single-Family Property**

Date Acquired: 06/29/2017      Listed: 07/20/2018  
Current List Price: \$3,500      Days on Market: 700 days  
Original List Price: \$9,900      Land Bank’s Minimum Renovation Est: \$25,096.22

249 Primrose Ave. is a 1,434 square foot, four-bedroom, one-bathroom home on the Southside. It is located on a dead-end street. This home will require renovation, however it is in fairly good condition and should be an easy rehab for a qualified contractor.

Deon Reese lives across the street with his mother who runs a day care. He has lived on Primrose for 30 years and takes great pride in his community. Deon and his mother are actively involved in community affairs and he looks forward to remaining on Primrose near family and friends. Deon will be an owner-occupant.

Travis Johnson is a local buyer who has purchased from the Land Bank before and successfully completed a whole-house renovation. He plans to purchase 249 Primrose to renovate and operate as a rental.

Edwin and Javier Lorenzo are brothers who are active investors and landlords in the City of Syracuse under the business name of Islander Properties Inc. They wish to purchase 249 Primrose and rehab it as a rental. This would be their first purchase from the Land Bank.

Gregory and Samantha Maddox both attended Syracuse University and now live in Florida where they own and operate two rental properties. They do not own any homes in Syracuse and plan to hire contractors to renovate this home and operate it as a rental. They have do have family still in Syracuse and have also already selected a local Property Manager.

Based on the Land Bank’s disposition policies, staff recommend sale to Deon Reese, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring it remain owner-occupied for five-years.

249 Primrose Ave. Purchase Offers				
Applicant	Deon Reese	Travis Johnson	Edwin and Javier Lorenzo	Gregory and Samantha Maddox
Offer	\$3,700	\$3,500	\$5,000	\$4,000
Plan	Renovate to Owner-Occupy	Renovate for Rental	Renovate for Rental	Renovate for Rental

**6) 302 Bradley St. – Vacant Single-Family Property**

Date Acquired: 08/31/2016      Listed: 02/05/2019  
 Current List Price: \$2,500      Days on Market: 491 days  
 Original List Price: \$9,900      Land Bank’s Minimum Renovation Est: \$19,409.60

302 Bradley St. is a small, 770 square foot, two-bedroom home in the Near Westside neighborhood. Overall, this home is in fair condition, but will still require substantial renovations.

Richard Herman is an investor from Long Island who owns Rental Management LLC. He has renovated ten homes in Buffalo over the past five years, all of which were completed within four months of purchase. This would be his first purchase from the Syracuse Land Bank. He has a local property manager in place.

Norris Rodgers is an experienced, local real estate investor who has purchased from the Land Bank before and successfully completed full home renovations. He plans to renovate this home to operate as a rental.

Based on the Land Bank’s disposition policies, staff recommend sale to Norris Rodgers, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

302 Bradley St. Purchase Offers		
Applicant	Norris Rogers	Richard Herman
Offer	\$2,650	\$2,500
Plan	Renovate for Rental	Renovate for Rental

**7) 1239 Park St. – Vacant Three-Unit Property**

Date Acquired: 09/26/2019      Listed: 03/17/2020  
 Current List Price: \$8,500      Days on Market: 90 days  
 Original List Price: \$8,500      Land Bank’s Minimum Renovation Est: \$54,229.74

1239 Park St. is a three-unit home consisting of three one-bedroom, one-bathroom apartments. This property has retained its non-conforming status and, per Zoning, may be renovated as a three-family. Each unit will need considerable renovation.

Kiet Pham is a local landlord who owns 16 properties in Syracuse, five of which he has purchased from the Land Bank. Kiet does good work and is a reputable landlord. He takes pride in rehabilitating properties on the Northside where he resides.

Rosario (Rick) Decaricifolo and Nicholas Pistillo are local Northside landlords with over thirty properties between them and decades of experience. Rick is the owner of Angelo’s Remodeling and Roofing and Nick is



“Schedule A”

Rosario (Rick) Decariciofolo and Nicholas Pistillo are local Northside landlords with over 30 properties between them and decades of experience. Rick is the owner of Angelo’s Remodeling and Roofing and Nick is a former owner of a local paving company. They have invested heavily in the Northside community where they both reside and have lived for thirty years.

Tim and Megan Brown are owner-occupants on N. Townsend St., which backs up to 1111 N. McBride. Megan is a SCSD employee and they are looking to purchase 1111 N. McBride to use as their primary residence. Their plan would be to convert this property to a single-family residence.

MD Yaser Adnan and Rifata Tamanna are siblings that plan to renovate this home and operate as a rental. MD has helped friends renovate homes and has some experience in construction; they will also be using contractors for most of the work. This will be their first rental property.

Faruq Omar and Mohiuddin Arbab are brothers that plan to purchase this home together, and live in separate units with their families. They want to buy this home and hire contractors to complete the renovation. They would like to live in the home together so their children can be close to family, so they can rely on each other for support, and to help create a better future for their children, which is why they came to America.

Ahmed Abdirahman and Dahird Haji have eight children and plan to use this home as their primary residence. While they plan to follow the Land Bank renovation specs provided to rehabilitate this home as a two-family, they will occupy both units themselves, offering their children more bedroom and bathroom space. They have been looking for a home to suite their family’s needs for a very long time and have not been able to find anything large enough. They would like to stay on the Northside where they currently rent. This will be their first home purchase and they completed the homebuyer education course at Home HeadQuarters. They will utilize funds from the NYS AHC administered through Empire Housing and Development Corporation. This program requires the home be owner-occupied for at least 10 years.

Based on the Land Bank’s disposition policies, staff recommend sale to Ahmed Abdirahman and Dahird Haji, subject to an enforcement mortgage to be discharged once the proposed renovations are completed. Typically, we would also place a Residency Enforcement Mortgage on the property because it is in the Home Ownership Choice Program, but their source of funds requires 10 years of owner-occupancy.

1111 N. McBride St. Purchase Offers							
Applicant	<b>Ahmed A Abdirahman and Dahiro Haji</b>	Timothy and Megan Brown	Faruq O. and Mohiuddin A.	Yaser A. and Rifatia T.	Bin Pham	Kiet Pham	Rosario D. and Nicholas P.
Offer	<b>\$26,000</b>	\$25,000	\$25,000	\$31,300	\$25,500	\$26,000	\$31,500
Plan	<b>Renovate to Owner-Occupy</b>	Renovate to Owner-Occupy	Renovate to Owner-Occupy	Renovate for Rental	Renovate for Rental	Renovate for Rental	Renovate for Rental

**9) 106 Holden St. – Vacant Single-Family Property**

Date Acquired: 10/30/2018  
 Current List Price: \$ 12,500  
 Original List Price: \$19,900

Listed Date: 04/25/2019  
 Days on Market: 381 days  
 Land Bank’s Minimum Renovation Est: \$17,583

"Schedule A"

106 Holden St. is a single-family home with three bedrooms, one full bathroom, and one half-bathroom. This home is located in the Skunk City neighborhood and is in the Homeownership Choice Program. 106 Holden St. is in fairly good condition and should need minimal renovation.

Stephen Oduro has been rehabbing homes since 2004 and has completed several rehabs in the city of Syracuse. Currently, he is nearing completion on 114 Conan St., which he purchased from the Land Bank. Stephen does good work and is proud that he is able to provide homes to those that desire home-ownership. He is looking to renovate 106 Holden St and sell to an owner-occupant.

Richard Kelley is a Master Electrician who owns and operates a five-unit rental in the Skunk City neighborhood. He has experience renovating homes and plans to do a large portion of the work himself. He is being represented by Sean Corcoran of CNYAM Realty. He plans to renovate this home to re-sell to an owner-occupant.

Based on the Land Bank's disposition policies, staff recommend sale to Richard Kelley, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the home is sold to an owner-occupant.

106 Holden St. Purchase Offers		
Applicant	Stephen Oduro	Richard Kelley
Offer	\$12,500	\$13,000
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant

**10) 1512 South State St. – Vacant Single-Family Property**

Date Acquired: 09/24/2015	Listed: 12/19/2019
Current List Price: \$11,900	Days on Market: 180 days
Original List Price: \$11,900	Land Bank's Minimum Renovation Est: \$10,000

1512 South State St. is a vacant, single-family property located on the Southside. This property has three bedrooms and one full bathroom. It sits far back from the road behind two other homes on South State Street, but does have a driveway.

Joseph Morgan plans to renovate and use it this home as his primary residence. Joseph is a native of Syracuse who just graduated from SUNY-ESF with a Bachelor of Science in Sustainable Energy Management. He has learned a lot from his father about how to prepare, hire, and manage a home renovation. His father has purchased homes in Syracuse to rent and to sell to owner-occupants and still owns the first home he purchased, which is adjacent to this home on East Kennedy St. His father will assist him in the renovation process.

Based on the Land Bank's disposition policies, staff recommend sale to Joseph Morgan, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

1512 South State St. Purchase Offer	
Applicant	Joseph Morgan
Offer	\$11,900
Plan	Renovate to Owner-Occupy

**11) 1009 Ballantyne Ave. – Vacant Single-Family Property**

Date Acquired: 08/30/2018	Listed: 11/08/2019
Current List Price: \$5,000	Days on Market: 215 days
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: \$67,000

1009 Ballantyne Rd. is a single-family home with four bedrooms, one full bathroom, one half bathroom, first-floor laundry, and an oversized two-car garage. It has its own driveway and a small yard space. This home is in need of major repair.

Ezequias Rodriguez of Sunrise Highway Promised Territory, LLC is an experienced real estate investor from Long Island. This will be his first purchase in Syracuse and he is excited about the opportunity to invest and help the less developed areas of Syracuse. He plans to renovate this home to re-sell to an owner-occupant, but if he is unable to sell it he will rent it.

Based on the Land Bank’s disposition policies, staff recommend sale to Sunrise Highway Promised Territory, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

<b>1009 Ballantyne Ave. Purchase Offer</b>	
Applicant	<b>Sunrise Highway Promised Territory, LLC</b>
Offer	<b>\$5,550</b>
Plan	<b>Renovate for Rental</b>

**12) 128 Wadsworth St. – Vacant Single-Family Property**

Date Acquired: 11/08/2019	Listed: 02/10/2020
Current List Price: \$35,000	Days on Market: 128 days
Original List Price: \$40,000	Land Bank’s Minimum Renovation Est: \$37,000

128 Wadsworth St. is a vacant, single-family home on the Northside. It has three bedrooms, one full bathroom, one half-bathroom, a driveway, and a two-car detached garage. This home will need significant renovations. It is in the Home Ownership Choice Program.

Hawo Issack is a first-time homebuyer who is working with Victor Shattuck or Kirnan Real Estate to purchase this home to live in with her large family. She has no experience in renovating homes and will rely on her Realtor and support from Home HeadQuarters, where she is obtaining financing, to get the home renovated.

Based on the Land Bank’s disposition policies, staff recommend sale to Hawo Issack, subject to an enforcement mortgage to be discharged once the proposed renovations are completed, and another enforcement mortgage requiring the home be owner-occupied for five years.

<b>128 Wadsworth St. Purchase Offer</b>	
Applicant	<b>Hawo Issack</b>
Offer	<b>\$35,000</b>
Plan	<b>Renovate to Owner-Occupy</b>

**13) 145 Milnor Ave. – Vacant Single-Family Property**

Date Acquired: 07/31/2018      Listed: 02/05/2020  
 Current List Price: \$1,000      Days on Market: 133 days  
 Original List Price: \$5,000      Land Bank’s Minimum Renovation Est: \$93,000

145 Milnor Ave. is a single-family home in the Salt Springs neighborhood with three bedrooms, one full bathroom, and one half-bathroom. It has a one-car detached garage and a fenced-in yard. This home will need major renovations including major foundation repair. This home had previously been under contract in July 2019, however the buyer could not close on their financing and it was put back on the market. It is in the Home Ownership Choice Program.

Ken Kinsey of TKTD Inc. is an experienced and highly regarded general contractor and real estate investor in Syracuse, NY. He plans to renovate this home to re-sell to an owner-occupant.

Based on the Land Bank’s disposition policies, staff recommend sale to TKTD Inc., subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the home is sold to an owner-occupant.

<b>145 Milnor Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>TKTD Inc.</b>
<b>Offer</b>	<b>\$1,000</b>
<b>Plan</b>	<b>Renovate to Re-Sell to Owner-Occupant</b>

**14) 129 Cheney St. – Vacant Single-Family Property**

Date Acquired: 03/29/2018      Listed: 12/13/2018  
 Current List Price: \$3,500      Days on Market: 551 days  
 Original List Price: \$3,500      Minimum Renovation Est: \$65,000

129 Cheney St. is a single-family home in the Southwest neighborhood with three bedrooms, one bathroom, natural woodwork, original light fixtures, one fireplace, an open front porch, and will need major renovations. It is in the Home Ownership Choice Program.

Thalia Robinson is a full-time Onondaga County employee and will be receiving half-off the purchase price. She currently lives next-door to this home and has adored it for years. She wants to renovate the home to bring it back to life and fix up her block. She plans to live in the home as her primary residence once the renovation is complete. Thalia has been through the home renovation process before and has a contractor that she has worked with for years. He has been involved in this process and has already assessed the home renovations required. Thalia will also be utilizing a NYS AHC grant administered through Empire Housing and Development Corporation.

Based on the Land Bank’s disposition policies, staff recommend sale to Thalia Robinson, subject to an enforcement mortgage to be discharged once the proposed renovations are completed. Typically, we would also place a Residency Enforcement Mortgage on the property because it is in the Home Ownership Choice Program, but her source of funds requires 10 years of owner-occupancy.

129 Cheney St. Purchase Offer	
Applicant	Thalia Robinson
Offer	\$1,750
Plan	Renovate to Owner-Occupy

**15) 316-22 W. Matson – Vacant Single-Family Home**

Date Acquired: 09/21/2017      Listed: 10/24/2017  
 Current List Price: \$5,000      Days on Market: 966 days  
 Original List Price: \$19,900      Buyers’ Renovation Est: \$98,000

This property has been on the market for 2 ½ years. It appears that it was a farmhouse with a lot of property and the rest of the 300 block of W. Matson was subdivided around it. The property includes a ~1,800 sq. ft. house (built in 1875 per Assessment records), a two-car garage, and a small barn. The lot is approximately .6 acres.

The surrounding homes are all of mid-1900s construction. This block is not served by City Sewer and all the homes here are on septic systems. The septic tank here is in good shape, but some of the lines may require replacement. It is served by City Water and has electric service. The basement contains an old oil burning furnace and the buyer plans to run natural gas to the property to run a modern furnace.

Mr. Eaton works as a financial advisor, has a good credit score and strong income and has submitted a pre-qualification for a \$165,000 renovation loan, but he wants to purchase this house cash, get the utilities and furnace hooked up before winter, and do much of the demolition himself. His ability to do this work himself will be limited if he works with a conventional lender. His plan is to borrow from a private investor in early 2021 and work with a friend of his who is a general contractor to renovate the house. Since he wants to do much of the work himself and works a full-time job, he’s asking for a total of three years to complete the project.

Based on the Land Bank’s disposition policies, staff recommend sale to Jason J. Eaton, subject to an enforcement mortgage allowing him three years to complete the proposed renovations.

316-22 W Matson Ave. Purchase Offer	
Applicant	Jason J. Eaton
Offer	\$5,000
Plan	Renovate to Owner-Occupy

**16) 20.5’ of 112 White Street – Non-Buildable Vacant Lot**

Date Acquired:      08/31/2016  
 Dimensions:      36’ x 105’

Victor and Maria Montanez recently closed on the purchase of 116 White Street from Jubilee Homes. They would like to purchase 20.5’ of 112 White Street from the Land Bank for additional yard space. The Land Bank will reserve the balance of 112 White Street (15’5’) and merge it with 110 White Street to create a buildable new construction site measuring 55’ x 130’.

"Schedule A"

Based on the Land Bank's disposition policies, staff recommends the sale of a 20.5' x 105' portion of 112 White Street to Victor and Maria Montanez, contingent upon them resubdividing and combining their portion with their adjacent property.



Purchase Offer for 20.5' of 112 White Street	
Applicant	Victor and Maria Montanez
Offer	\$151.00

**17) 107 Olive Street – Non-Buildable Vacant Lot**

Date Acquired: 12/22/2016  
 Dimensions: 33' x 165'

The Land Bank acquired this non-buildable vacant lot in December 2016. David Perdomo is on active duty in the Army but his fiancée and child are living in the two-family house at 109 Olive Street. They would like to purchase the lot for a garden and additional yard space. The other adjacent neighbor was offered half of the property but the offer letter was returned as undeliverable.

Based on the Land Bank's disposition policies, staff recommends the sale of 107 Olive Street to David Perdomo, contingent upon him resubdividing and combining the lot with his adjacent property.

107 Olive Street Purchase Offer	
Applicant	David Perdomo
Offer	\$151.00

**18) 740 Otisco Street – Non-Buildable Vacant Lot**

Date Acquired: 11/08/2019  
 Dimensions: 46' x 66'

The Land Bank acquired this non-buildable vacant lot in November of 2019. Darrenton Heath owns and resides at the adjacent two-family home at 734 Otisco Street, which has virtually no backyard space. Both properties are zoned Local Business, Class A. He would like to purchase the lot for a garden and additional yard space and he plans to fence it in. While this resubdivision will create a lot with 133’ of frontage, the depth of the lot is only 66’. At some point in the future, Mr. Heath plans to install a driveway. (Note, the map below makes it appear that the corner store is encroaching on 740, but we have already obtained a survey and confirmed that it is not.)

Based on the Land Bank’s disposition policies, staff recommends the sale of 740 Otisco Street to Darrenton Heath, contingent upon him resubdividing and combining the lot with their adjacent property.

740 Otisco Street Purchase Offer	
Applicant	Darrenton Heath
Offer	\$151.00



**19) 250-52 West Brighton Ave (20’) – Non-Buildable Vacant Lot**

Date Acquired: 09/26/2019

Dimensions: 40’ x 165’

Donald Smith is the owner-occupant at 254-56 West Brighton Ave. He purchased this home and the lot at 250-52 in 2018 knowing that they were tax-delinquent. He has been working on paying off both, but claims he didn’t receive the foreclosure notice for the lot. He was focused on paying off the house first and fully did so in early June 2020. The lot was foreclosed upon last September. We recently merged it with the lot next door, where we plan to demo a dilapidated house making way for Housing Visions to build a two-family home. Shortly after the merger was approved by the Planning Commission Mr. Smith called asking why we were mowing the lawn on his lot. I explained that we typically don’t sell properties back to the foreclosed owner and that we were already underway on a plan to build a new two-family here, but we are asking the board to deviate from this policy in this case because:

- 1) He has come current on the taxes on the house.
- 2) His house is very close to the western property line and on the eastern side there is only enough room for his driveway. He is concerned that it will feel very cramped once the new two-family house is built next door.

“Schedule A”

- 3) His backyard is currently fenced in to include both the area behind his house and the back half of 250-52 W. Brighton. He does intend to install a new fence soon and will install it 20’ to the west if we are able to sell him this 20’ wide strip.
- 4) We created an 80’ wide lot by merging this lot with 246. The Planning Commission would prefer not to see such large lots, but at the time we prepared our application we explained to them that we couldn’t sell a part of the lot to the neighbor because he was the foreclosed owner and was currently tax-delinquent. The Planning Commission will prefer this 60’ lot that remains if we sell him back 20’.
- 5) Housing Visions has confirmed that a 60’ lot will be large enough for them to build a two-family home.

His tax billing address is currently his father’s address in Camillus, but he is in the process of revising that and applying for a STAR exemption. Based on the Land Bank’s disposition policies, staff recommends the sale of a 20.5’ x 165’ strip of 250-52 W Brighton Ave to Donald Smith, contingent upon him resubdividing and combining his portion with his adjacent property.

<b>20’ x 165’ section of 250-52 W Brighton Ave</b>	
<b>Applicant</b>	<b>Donald Smith</b>
<b>Offer</b>	<b>\$151.00</b>

