

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened via video conference on July 21, 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
Michael LaFlair, Treasurer
El-Java Abdul-Qadir

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

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

Resolution No.: 21 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>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 July 21, 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 18th day of August, 2020.



Julie Cerio, Secretary



July 21, 2020 Sales Summary

1) 1217 West Onondaga St. – Vacant Single-Family Property

Date Acquired: 08/17/2017	Listed: 03/23/2018
Current List Price: \$4,500	Days on Market: 470 days
Original List Price: \$16,900	Land Bank's Minimum Renovation Est: \$27,000.00

1217 West Onondaga St. is a vacant single-family property located in the Near Westside neighborhood. This property has four bedrooms, and one full bathroom. It sits up on a hill and does not have a driveway.

Abdulmajeed Pady is looking to purchase this home as his first rental property. He has many friends and family that have renovated homes who are eager to help him renovate this home and he will be hiring contractors for the electric, plumbing, and HVAC work.

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

1217 West Onondaga St. Purchase Offer	
Applicant	Abdulmajeed Abdo Ahmed Pady
Offer	\$4,500
Plan	Renovate for Rental

2) 165 Berger Ave. – Vacant Single-Family Property

Date Acquired: 11/08/2019	Listed: 01/10/2020
Current List Price: \$8,500	Days on Market: 180 days
Original List Price: \$8,500	Land Bank's Minimum Renovation Est: \$26,000.00

165 Berger Ave. is a single-family home on the Southside with three bedrooms and one bathroom. It has a driveway and a double-lot.

Kerry Donai is a first-time homebuyer looking to purchase this home as her primary residence. Her father and brother have both purchased from the Land Bank before and have successfully completed full-house renovations. They plan to help Kerry through the renovation process.

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

165 Berger Ave. Purchase Offer	
Applicant	Kerry Donai
Offer	\$8,500
Plan	Renovate to Owner-Occupy

3) 319 West Pleasant Ave. – Vacant Single-Family Property

Date Acquired: 10/20/2016	Listed: 04/19/2017
Current List Price: \$3,500	Days on Market: 1,205 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$24,000

319 West Pleasant Ave. is a single-family home on the Southside with three bedrooms, one bathroom, some nice original features such as natural woodwork, hardwood floors, stained glass window, and some significant water damage. The property has a driveway and two-car garage that is in need of reconstruction.

Phyllip Martin of Phyllip Martin Real Estate & Property Management LLC, is an experienced local investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. He also owns and operates his own real estate and property management company. He plans to renovate this home and use a rental property.

Based on the Land Bank’s disposition policies, staff recommend sale to Phyllip Martin Real Estate & Property Management LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

319 West Pleasant Ave. Purchase Offer	
Applicant	Phyllip Martin Real Estate & Property Management LLC
Offer	\$3,500
Plan	Renovate for Rental

4) 255 North Midler Ave. – Vacant Single-Family Property

Date Acquired: 11/08/2019	Listed: 12/06/2019
Current List Price: \$9,900	Days on Market: 284 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$70,000.00

255 North Midler Ave. is a single-family home in Eastwood with four bedrooms, one bathroom, a driveway and a detached one-car garage. The second floor of the home has a low ceiling height and the home will need extensive renovations. This home is in the Home Ownership Choice Program.

Silvio Ascenzo is a native of Syracuse and has been a home builder in the Syracuse area since 1973. He plans to renovate this home to re-sell to an owner-occupant.

A Shauvik Mittra is an experienced real estate investor based out of New Jersey. This will be his first purchase in Syracuse. He plans to renovate the home to re-sell to an owner-occupant.

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

255 North Midler Ave. Purchase Offer		
Applicant	Silvio Ascenzo	A Shauvik Mittra
Offer	\$12,900	\$11,900
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant

5) 100 Davis St. – Vacant Two-Family Property

Date Acquired: 10/20/2015	Listed: 01/19/2018
Current List Price: \$2,500	Days on Market: 901 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$36,000.00

100 Davis St. is a two-family home in the Near Westside Neighborhood with three bedrooms and one bathroom in each unit. It also has a large lot where past demolition properties have been added to this property.

Brian Omar and Chelsea Gomez have a combined knowledge and experience in construction, investment, and property management. They plan to do a bulk of the renovation and property management work themselves and with the help of B&G Flooring, the family company that Brian works for. They will contract out for the electric, plumbing, and HVAC. They plan to reside in Syracuse for the entirety of the property renovation. They plan to renovate this home to operate as a rental. They look forward to completing the renovation and hopefully purchase more properties from the Land Bank in the future.

Jeanette and Michelle Gonzalez are sisters who plan to purchase the property to operate as a rental. Jeanette has previously purchased a home from the Land Bank in the NWS and successfully completed a whole-house renovation.

S. Daniel St. Louis is a real estate investor from NYC. This will be his first purchase in Syracuse. He plans to renovate this home to operate as a rental. He has already engaged local contractors to complete the renovation.

Based on the Land Bank’s disposition policies, staff recommend sale to Brian Omar and Chelsea Gomez, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

100 Davis St. Purchase Offer			
Applicant	Jeanette and Michelle Gonzalez	S. Daniel St. Louis	Brian Omar and Chelsea Gomez
Offer	\$2,600	\$6,000	\$7,000
Plan	Renovate for Rental	Renovate for Rental	Renovate for Rental

6) 512 Cannon St. – Vacant Single-Family Property

Date Acquired: 08/30/2018	Listed: 06/13/2019
Current List Price: \$8,900	Days on Market: 389 days
Original List Price: \$16,900	Land Bank’s Minimum Renovation Est: \$24,649.00

512 Cannon St. is a single-family home with three bedrooms, one bathroom, a driveway and a double-lot. It is in the Home Ownership Choice Program.

Raakhie Mittra lives in New Jersey and plans to renovate this home to re-sell to an owner-occupant. She will be relying heavily on her son Shauvik Mittra to facilitate the renovation. He is a real estate investor who has renovated homes before, this will be the first renovation he has overseen in Syracuse.

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

512 Cannon St. Purchase Offer	
Applicant	Raakhie Mittra
Offer	\$8,900
Plan	Renovate to Re-Sell to Owner-Occupant

7) 325 Hudson St. – Vacant Single-Family Property

Date Acquired: 08/29/2019 Listed: 10/24/2019
 Current List Price: \$5,000 Days on Market: 227 days
 Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$35,000.00

325 Hudson St. is a single-family home in the Southwest Neighborhood with four bedrooms and one bathroom. This home will need significant renovations.

Bruce Newman of One Village LLC is a Real Estate Agent with extensive home rehab experience. He has previously completed three whole-house renovations and plans to do some of the renovations at Hudson St. with his son and hire out for other work including the electric, plumbing, and HVAC.

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

325 Hudson St. Purchase Offer	
Applicant	One Village, LLC
Offer	\$5,000
Plan	Renovate for Rental

8) 212 Lincoln Ave. – Vacant Two-Family Property

Date Acquired: 06/20/2019 Listed: 1/22/2020
 Current List Price: \$14,900 Days on Market: 188 days
 Original List Price: \$14,900 Land Bank’s Minimum Renovation Est: \$47,336.14

212 Lincoln Ave. is a vacant two-family property located on the Southwest side. This property has three bedrooms and one bath in one unit and four bedrooms and one bath in the other unit. This home is adjacent to the back of the Southwest Community Center property.

Md Alamgir Ahsan and his sister Jesmin Farhana Ramiz are Syracuse residents interested in rehabbing and renting 212 Lincoln Ave. This would be their first rental property and experience as landlords.

Anthony Welch and Quentin Bellinger are investors who wish to rehab and rent 212 Lincoln Ave. Anthony is a local resident who grew up on the Southwest side of Syracuse, spent significant time at the Southwest Community Center, and returned here after college with the hopes of revitalizing the neighborhoods in which he grew up. He enlisted the help of his business partner Quentin Bellinger and together they have a goal of

improving inner-city life for residents and to give back to where they are from. They have passion and desire to improve the Southwest neighborhoods.

Based on the Land Bank’s disposition policies, staff recommend sale to Anthony Welch and Quentin Bellinger, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

212 Lincoln Ave. Purchase Offer		
Applicant	Anthony Welch and Quentin Bellinger	Md Alamgir Ahsan and Jesmin Farhana Ramiz
Offer	\$20,000	\$14,900
Plan	Renovate for Rental	Renovate for Rental

9) 2201 South State Street. – Vacant Two-Family Property

Date Acquired: 06/20/2019	Listed: 02/11/2020
Current List Price: \$9,900	Days on Market: 145 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$63,155.10

2201 South State Street is a vacant two-family home on the Southside with two bedrooms and one bathroom in each unit. The third floor has been converted to living space but has lost its non-conforming status and the applicants will apply for a change of occupancy to convert it to a two-family. The home sits on the corner of South State Street and McKinley Ave and there is a driveway and deteriorated garage on the McKinley Ave side of the property.

Md Hamiduzzaman, Humayan Kabir and Mohammed Sarker are investors looking to purchase their first home in Syracuse. They plan to renovate and rent 2201 South State Street. Md is a Syracuse resident who has already renovated one home in Syracuse. He will be the local property manager for the property. Humayan and Mohammed own properties in New York City and are experienced landlords. The three were efficient and timely in submitting all required paperwork and show sincere desire to move forward with the rehab and subsequent rental

Based on the Land Bank’s disposition policies, staff recommend sale to Md Hamiduzzaman, Humayun Kabir and Mohammed Sakir, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

2201 South State Street Purchase Offer	
Applicant	Md Hamiduzzaman, Humayun Kabir, and Mohammed Sakir
Offer	\$11,000
Plan	Renovate for Rental

10) 263-65 Calthrop Ave – Vacant Single-Family Property

Date Acquired: 07/31/2018	Listed: 09/23/2019
Current List Price: \$6,500	Days on Market: 286 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$31,879.05

263-65 Calthrop Ave. is a single-family property located on the Southside. It has four bedrooms, one full-bath and one half-bath. This home has a driveway, detached garage and fenced yard. It is listed in our Homeownership Choice Program.

Marion Daniels is a retired Postal Carrier from NYC. She has also worked for the NYPD prior to working for the Postal Service. Currently Marion resides in Ithaca with her son, daughter, and grandchildren and is looking to purchase, renovate and occupy a home in Syracuse where it is more affordable. She has been searching for quite a while and was very pleased with 263-65 Calthrop when viewing it. She is planning to reside there for many years to come and will have a professional contractor complete the necessary work.

Based on the Land Bank’s disposition policies, staff recommend sale to Marion Daniels subject to an enforcement mortgage to be discharged once the proposed renovated.

263-65 Calthrop Ave. Purchase Offer	
Applicant	Marion Daniels
Offer	\$6,500
Plan	Renovate to Owner-Occupy

11) 807 Kirkpatrick St. – Vacant Single-Family Property

Date Acquired: 08/30/2018	Listed: 02/25/2019
Current List Price: \$2,500	Days on Market: 491 days
Original List Price: \$14,900	Land Bank’s Minimum Renovation Est: \$42,207.75

807 Kirkpatrick St. is a vacant single-family home with three bedrooms and one bathroom located on the Northside. This property needs considerable rehab and has been broken into several times. It has a driveway and sits on a large parcel.

Doe Reh is a Northside resident who owns a few other rental properties in that part of the city. He most recently rehabbed 301 Herbert Street and has working experience in the electrical construction trade. Doe will use 807 as a rental property once he has completed the rehab. He is working with Robert Stewart from Coldwell Banker as his real estate agent.

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

807 Kirkpatrick St. Purchase Offer	
Applicant	Doe Reh
Offer	\$5,000
Plan	Renovate for Rental

12) 103 Steuben St. – Vacant Multi-Family Property

Date Acquired: 04/28/2017	Listed: 01/30/2020
Current List Price: \$14,900	Days on Market: 157 days
Original List Price: \$22,500	Land Bank’s Minimum Renovation Est: \$70,068.30

103 Steuben St. is a vacant multi-family property with three units located on the Northside of the city. There are five total bedrooms and three total full bathrooms. The property has a garage and is zoned commercial.

Md Yaser Adnan and his sister Rifatia Tamanna are Syracuse residents who are looking to rehab and rent two of the three units in 103 Steuben. Md Yaser Adnan holds a BS in Engineering and an MBA and currently works as a technician. He and his family will be occupying the third unit. This will be his first experience as a landlord.

Based on the Land Bank’s disposition policies, staff recommend sale to Md Yaser Adnan and Rifatia Tamanna, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

103 Steuben St. Purchase Offer	
Applicant	Md Yaser Adnan and Rifatia Tamanna
Offer	\$14,900
Plan	Renovate for Owner-Occupancy and Rental

13) 1629 W. Onondaga St. – Vacant Single-Family Property

Date Acquired: 10/30/2018	Listed: 06/25/2019
Current List Price: \$1,000	Days on Market: 376 days
Original List Price: \$14,900	Land Bank’s Minimum Renovation Est: \$63,355.60

1629 W. Onondaga St is a four-bedroom, one-full bathroom home in the Skunk City neighborhood. It has a driveway and backyard. This home is in our Homeownership Choice Program.

Sol Karen Tellez and her husband Jose are residents of California who will be moving their family to Syracuse in the near future. Karen works in education and Jose is a carpenter. They have seven children and the size of 1629 W. Onondaga is perfect for their family.

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

1629 W. Onondaga St. Purchase Offer	
Applicant	Sol Karen Tellez
Offer	\$1,000
Plan	Renovate to Owner-Occupy

14) 113 Byrne Place – Vacant Single-Family Home

Date Acquired: 10/26/2017	Listed: 7/8/20
Current List Price: \$94,500	Days on Market: 1 day
Original List Price: \$94,500	Land Bank’s Minimum Renovation Est: N/A – this house was fully renovated using HOME funds. Sale is subject to income/affordability restrictions.

We initially tried selling this home as is with no luck. In the summer of 2018, we replaced the septic tank thinking that would help, but still didn't have any luck selling it. We applied for HOME funds in 2019 and just completed a full renovation. The home will have to be sold to a buyer whose household income is 80% of Area Median Income (AMI) or less and their monthly housing expenses cannot exceed 30% of their gross

monthly income. We listed the home on 7/8/20 and had an offer by the next morning from a buyer who is income qualified. Neighborhood and Business Development has confirmed that the buyer is income qualified. NBD will supply us with restrictive covenants to include in the deed and the buyer will have to sign a HOME Program Agreement with them. Since it is a fully renovated house subject to their income/owner-occupancy restrictions (for which we will have to do annual monitoring), there is no need for one of the Land Bank’s enforcement mortgages. She is buying this home with an FHA mortgage and offering \$100,531.91 so that she can ask for \$6,031.91 in seller’s concessions to cover her closing costs – this will net the Land Bank our asking price of \$94,500. I have attached a project budget showing that this project will generate approx. \$13,000 in developer fee revenue for the Land Bank.

Based on the Land Bank’s disposition policies, staff recommend sale to Carly Pelletier subject to the HOME funding restrictions placed on the house.

113 Byrne Place Purchase Offer	
Applicant	Carly Pelletier
Offer	\$94,500
Plan	Renovate to Owner-Occupy

15) 1223, 1225, and 1227 W Fayette Street - Two vacant lots and one demo candidate (all commercially zoned)

Dates acquired: 3/24/17, 4/1/15, and 3/29/18

Total size: .2 acres

Listing price: \$5,000

We listed these three as a group, indicating that the Land Bank would demolish the existing structure if a buyer would build new here. This is zoned Local Business, Class A. The parcels front on both W. Fayette Street and Nelson Street. The applicant owns properties on Tipp Hill and has experience with commercial development projects from recently redeveloping Brillbeck’s into the Now & Later. He understands that the new construction here will have to go through Project Site Review with the City. He wishes to build a woodshop. Carpentry is a hobby for him and his uncle and they wish to grow it into a small furniture business. They are willing to build either a metal pole barn type structure or a two-story building with an apartment upstairs. Elevations of each option attached. His \$6,000 offer will help offset the cost of demolition. Demo bids are due Monday, July 20.

Based on the Land Bank’s disposition policies, staff recommend sale to Jason Purdy, on the condition that the Land Bank demolish this structure and that Mr. Purdy obtain all necessary permits for new construction prior to closing and subject to an enforcement mortgage requiring him to complete the permitted project within 12 months of taking title.

1223, 1225, and 1227 W Fayette Street Purchase Offer	
Applicant	Jason Purdy
Offer	\$6,000
Plan	New Construction

16) 409 Shonnard St. – Non-Buildable Vacant Lot

Date Acquired: 03/03/2016

Dimensions: 33’ x 152’

Pricilla Roberts owns the two-family house at 407 Shonnard St. where her sister lives. She would like to purchase the non-buildable vacant lot at 409 Shonnard Street for additional yard space. The City owns the property on the other side of the lot which contains a segment of the pedestrian pathway that traverses the Near Westside neighborhood so there is no logical buyer on the other side.

Based on the Land Bank’s disposition policies, staff recommends the sale of 409 Shonnard Street to Pricilla Roberts, contingent upon her resubdividing and combining the lot with her adjacent property.

409 Shonnard St. Purchase Offer	
Applicant	Pricilla Roberts
Offer	\$976.00

17) 927 Butternut Street – Non-Buildable Vacant Lot

Date Acquired: 9/21/2017

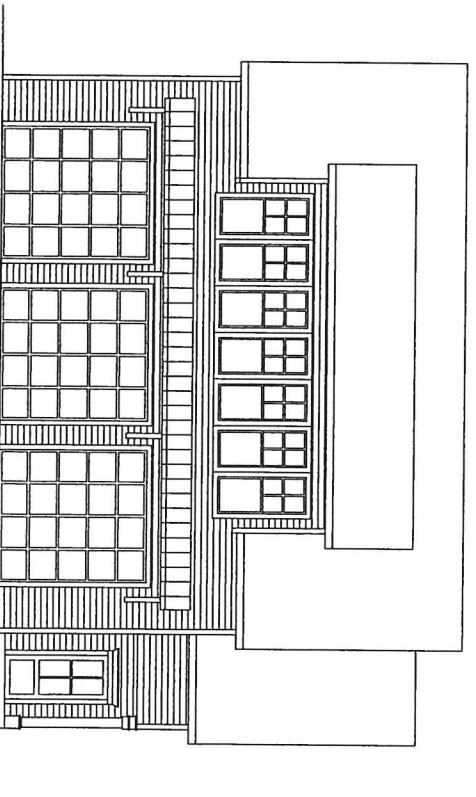
Dimensions: 30’ x 136’

The Land Bank acquired this non-buildable vacant lot in September 2017. Lynn Musenga recently purchased the three-family house at 925 Butternut Street and would like the vacant lot to use it as additional yard space for her tenants. The owner at 931 Butternut Street is disqualified due to owing back taxes.

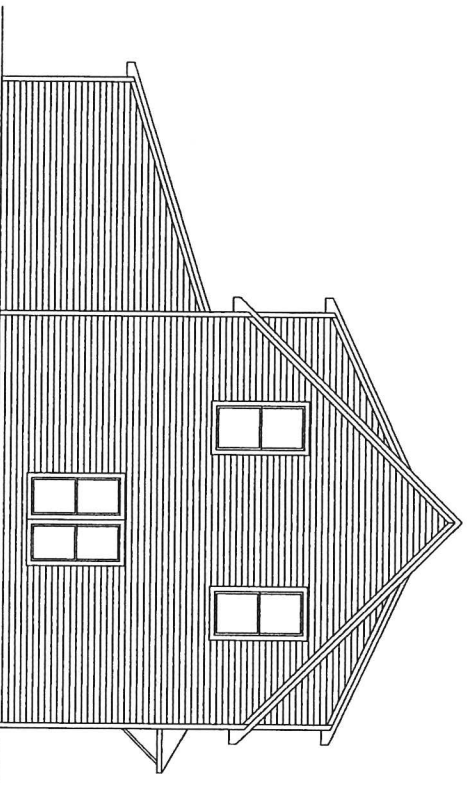
Based on the Land Bank’s disposition policies, staff recommends the sale of 927 Butternut Street to Lynn Musenga, contingent upon her resubdividing and combining the lot with her adjacent property.

927 Butternut St. Purchase Offer	
Applicant	Lynn Musenga
Offer	\$976.00

Option 2



1
WEST ELEVATION
0 3 7 11 FT



2
WEST ELEVATION
0 3 7 11 FT