

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation (“GSPDC”) was convened in public session in the second floor ballroom at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on September 15, 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 Patrick Hogan, seconded by Michael LaFlair, to wit:

Resolution No.: 26 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 September 15, 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 20th day of October, 2020.



Julie Cerio, Secretary



September 15, 2020 Sales Summary

1) 706 Tully St. – Vacant Two-Family Property

Date Acquired: 11/08/2019	Listed: 07/13/2020
Current List Price: \$3,500	Days on Market: 50
Original List Price: \$3,500	Land Bank’s Minimum Renovation Est: \$86,130

706 Tully St. is a large, vacant, two-family property located on the Near Westside. This property has three bedrooms, and one full bathroom in each unit as well as a driveway and backyard. This is in an area where Home HeadQuarters has made significant investment in renovations and new construction over the past ten years.

Richard Goodell was raised in a construction family and worked with his father rehabbing homes in California and Hawaii for many years. After working for 10 years in his parent’s construction business, he joined his Uncle who owns one of the largest framing companies in Southern California. He recently moved to the East Coast to live with his sister and mother in Northern New Jersey. Richard plans to move to Syracuse while rehabbing this home. He is looking forward to rehabbing Tully St. above and beyond the Land Bank’s required specs, and wishes to buy more homes from the Land bank in the future once this project is complete. He has already secured a local property manager to oversee the rental; however, he also plans to be very actively involved in the management of the property.

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

706 Tully St. Purchase Offer	
Applicant	Richard Goodell
Offer	\$3,500
Plan	Renovate for Rental

2) 324 and 328 Primrose Ave – Vacant Single-Family Properties

324:

Date Acquired: 10/03/2016	Listed: 10/18/2019
Current List Price: \$5,000 (for both)	Days on Market: 319 days
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: Buyer Drafted Specs

328:

Date Acquired: 6/30/2016	Listed: 10/18/2019
Current List Price: \$5,000 (for both)	Days on Market: 319 days
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: Buyer Drafted Specs

324 and 328 Primrose are adjacent properties in the Brighton neighborhood listed as a package deal. 324 Primrose has four bedrooms and one bath, while 328 Primrose is a three-bedroom, one-bath home. The properties share a driveway and each has a small backyard. Each property needs significant rehab.

Niajail Gulley is a Syracuse resident and an educator with the Syracuse City School District who previously purchased what is now his primary residence from the Land Bank. He has significant handyman, grounds-keeping and property maintenance experience. He will be using licensed contractors for the renovation while also doing some of the smaller jobs himself. He looks forward to offering good quality housing for families in Syracuse.

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

324 and 328 Primrose Ave. Purchase Offer	
Applicant	Niajail Gulley
Offer	\$5,000
Plan	Renovate for Rental

3) 167 Clyde Ave. – Vacant Single-Family Property

Date Acquired: 07/31/2018	Listed: 12/06/2019
Current List Price: \$5,000	Days on Market: 270 days
Original List Price: \$5,000	Land Bank's Minimum Renovation Est: \$59,333

167 Clyde Ave is a single-family home in the Elmwood neighborhood with two bedrooms and one-and-one-half bathrooms. It has a driveway and backyard as well as some nice architectural details throughout the house. Once renovated, 167 Clyde will be a nice addition to this block where we recently sold two other properties.

Richard Aitcheson and Mavis Morgan-Aitcheson are first-time homebuyers who currently rent on Clyde Ave. They are excited about purchasing their first home as well as being able to stay on the street where they currently live. Richard and Mavis plan to hire contractors to complete a majority of the work, however they will do some small projects themselves

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

167 Clyde Ave. Purchase Offer	
Applicant	Richard Aitcheson and Mavis Morgan-Aitcheson
Offer	\$5,000
Plan	Renovate to Owner-Occupancy

4) 1203 Milton Ave. – Vacant Mixed-Use Property

Date Acquired: 07/31/2018	Listed: 8/1/2018
Current List Price: \$20,000	Days on Market: 762 days
Original List Price: \$49,900	Land Bank's Minimum Renovation Est: Buyer Drafted Specs

1203 Milton is a very large, mixed-use property on the Far Westside. It has commercial space on the first floor (formerly a bar/restaurant) and six small apartments on the second floor. This building will require extensive renovation. There was a small fire on the upper floor that left a large hole in the roof and requires some rafters to be re-framed. Although the problem is isolated to one corner of the building, we are eager to close on this sale prior to winter.

Fateh Saleh of Stony Point, NY wishes to rearrange the upstairs to contain three two-bedroom apartments and divide the ground floor into two commercial units. In one, he plans to open an Arabic Halal Market. The other space will be leased to a yet-to-be-identified tenant. Mr. Saleh hired Matthew Celmer, AIA of MCV Architecture to draft proposed plans for the use and Mr. Celmer submitted these plans to the Land Bank. There is a corner store adjacent to 1203 Milton Ave and, at the request of the Land Bank, Mr. Saleh has given us a written statement via email saying that he will not serve or sell alcohol from the market, nor will he lease the other retail space to a business that will serve or sell alcohol. There is no on-site parking and this proposal will have to go before the Board of Zoning Appeals for a public hearing to request that they waive the required on-site parking. This will give neighbors an opportunity to voice any concerns they may have about the proposed project.

Based on the Land Bank’s disposition policies, staff recommend sale to Fateh Saleh, contingent upon him obtaining the permits and approvals from the City necessary for him to proceed with these planned uses and subject to an enforcement mortgage to be discharged once the proposed renovations and subject to a restrictive covenant in the deed prohibiting mini-marts’ operation in this property.

1203 Milton Ave. Purchase Offer	
Applicant	Fateh Saleh
Offer	\$20,000
Plan	Renovate for Retail Use and Rental

5) 122 W. Newell St. – Vacant Single-Family Property

Date Acquired: 04/28/2017 Listed: 8/6/2020
 Current List Price: \$7,500 Days on Market: 26 days
 Original List Price: \$7,500 Land Bank’s Minimum Renovation Est: \$34,334

122 W. Newell St. is a vacant single-family home in the Brighton neighborhood. It has three bedrooms, one bathroom, a driveway and backyard. It sits directly across the street from McKinley-Brighton Elementary.

Gavona King is a homeowner that lives just down the block. She has owned and maintained her home for the past 14 years. Gavona works in the medical field and is looking to become a landlord for the first time. She plans to contract out all work and will act as her own property manager.

Transformation Realty Group and Maxwell Weber plan to purchase this home to renovate and re-sell to an owner occupant. Cumulatively they have extensive experience in real estate and renovating homes. They are currently building a model to work with a group affiliated with Catholic Charities to get the property renovated. They are hoping this will be the first of many Land Bank properties they will renovate to help strengthen neighborhoods across Syracuse.

“Schedule A”

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

122 W. Newell St. Purchase Offer		
Applicant	Transformation Realty Group, LLC and Maxwell Weber	Gavona King
Offer	\$11,000	\$10,000
Plan	Renovate to Re-Sell to an Owner-Occupant	Renovate for Rental

6) 106 E. Ostrander Ave. – Vacant Single-Family Property

Date Acquired: 07/24/2019 Listed: 8/23/2019
 Current List Price: \$8,900 Days on Market: 375 days
 Original List Price: \$19,900 Land Bank’s Minimum Renovation Est: \$42,335

106 E. Ostrander Ave. is a vacant, single-family home in the Brighton neighborhood. It has three bedrooms, one bathroom, a driveway and a single-car detached garage. This home is in the Home Ownership Choice Program.

Pothwei Bangoshoth is a Syracuse School District employee looking to move his family from the North Side to the Brighton area. He owns his residence on Turtle St. at which he has completed many updates and renovations.

Ramazan Ozturk and his family plan to live in this home as their primary residence. They currently rent. He is a first-time homebuyer and is extremely excited to become a homeowner and has fallen in love with this home. They plan to hire contractors for most of the work.

Based on the Land Bank’s disposition policies, staff recommend sale to Ramazan Ozturk, since this will increase the number of owner-occupants in Syracuse, 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.

106 Ostrander Ave. Purchase Offer		
Applicant	Pothwei Bangoshoth	Ramazan Ozturk
Offer	\$8,900	\$8,901
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy

7) 906 Park Ave. – Vacant Multi-Use Property

Date Acquired: 9/26/19 Listed: 6/23/2020
 Current List Price: \$15,000 Days on Market: 70 days
 Original List Price: \$29,900 Land Bank’s Minimum Renovation Est: Buyer Drafted Specs

906 Park Ave. is a mixed-use building in the Park Ave. Neighborhood on the Westside. The first floor has two small commercial units and a one-bedroom apartment in the rear. There is an additional residential unit upstairs. This property has significant water damage throughout the structure. The Land Bank is not dictating how this property must be renovated since the buyer can decide how many residential units to fit in, or it

could be used for office, retail, restaurant, etc. as it is commercially zoned. Applicants are required to provide a renovation plan and budget based on their planned use of the property. We had another buyer under contract last winter, but she delayed closing and ultimately withdrew her offer due to COVID disrupting her normal business income.

Stephan Pollard is an experienced contractor who has successfully completed several Land Bank renovations. He plans to keep much of the layout of the structure the same and will completely renovate the property. He plans to keep the one-bedroom apartment for personal use for family and friends and will rent out the other three units. We have seen the quality of his work and know his renovations turn out well. This proposal includes everything that is needed in his proposed renovation plan.

Joseph Kelly is a Realtor from Florida who is originally from CNY. As most of his family still resides here, he visits regularly. He plans to keep much of the structure the same and will completely renovate the property. He plans to keep the one bedroom apartment for personal use and rent out the other three units. This scope of work does not include window replacement, which is a concern when it comes to lead paint hazards.

Radhwan Moherem plans to work with family to renovate the entire property. He plans to use this as a rental property. His proposed scope of work was far less than this building actually needs.

Based on the Land Bank’s disposition policies, staff recommend sale to Stephan Pollard, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and subject to a restrictive covenant in the deed prohibiting mini-marts’ operation in this property.

906 Park Ave. Purchase Offer			
Applicant	Radhwan Moherem	Joseph Kelly	Stephan Pollard
Offer	\$20,500	\$18,500	\$21,500
Plan	Renovate for Rental	Mostly rental, plans to live in one unit for more than 50% of the year	Renovate for Rental

8) 1008 Glencove Rd. – Vacant Single-Family Property

Date Acquired: 07/29/2020 Listed: 08/14/2020
 Current List Price: \$39,900 Days on Market: 18 days
 Original List Price: \$39,900 Land Bank’s Minimum Renovation Est: \$52,971

1008 Glencove Rd. is a vacant single-family home in the Eastwood neighborhood. It has three bedrooms and two full baths, a garage and small backyard. This home is in the Home Ownership Choice Program.

Luyen Tran is a Syracuse resident and single dad. He works full-time at Cathedral Candle Company on the Northside and part-time as a handy man for a local property developer. Mr. Tran would hire experienced and licensed contractors to complete the major renovations at Glencove while doing things such as painting, cleaning and other non-structural work himself.

Stephen Oduro has purchased several properties from the Land Bank. Stephen does good work in flipping the properties and reselling them to owner-occupants. He currently has two Land Bank properties that he is working on, hoping to complete both by the end of this year.

“Schedule A”

Celestine Lacey owns several properties in Syracuse is experienced with real estate. She plans use this homes as her primary residence.

Scott Milnamow plans to purchase this home with his daughter Corinne Milnamow. Corinne is completing Law School at Syracuse University and would occupy this home as her primary residence. They are CNY natives and have extensive experience in renovating properties.

Jahi Jahiu is an Eastwood resident who has completed many whole-house renovations and flips. He purchased 264 S. Midler from the Land Bank and flipped it to an owner-occupant. He is experienced in real estate and plans to renovate this home to re-sell to an owner-occupant.

Mohammad Azad is hoping to purchase this home to renovate and re-sell to an owner-occupant.

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

1008 Glencove Rd. Purchase Offer						
Applicant	Luyen Tran	Celestine Lacey	Scott and Corinne Milnamow	Stephen Oduro	Mohammad Azad	Jahi Jahiu
Offer	\$39,900	\$45,000	\$50,750	\$39,900	\$46,000	\$60,000
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy	Renovate to Owner-Occupy	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant

9) 213 Graves St. – Vacant Two-Family Property

Date Acquired: 05/31/2018 Listed: 01/13/2020
 Current List Price: \$6,500 Days on Market: 214 days
 Original List Price: \$13,500 Land Bank’s Minimum Renovation Est: \$53,472

213 Graves St. is a two-family home on the Northside. The upstairs apartment has one bedroom; the first floor apartment has two bedrooms. There is a driveway with this property.

Wanna Aung plans to work with family to renovate this home to operate as a rental.

Ferial Benjaimi and her family live directly behind this home on Jasper St. She plans to work with her husband who has completed whole-house renovations with the Land Bank to completely renovate this home and operate it as a rental. They are also considering the possibility of converting it back to a single-family home.

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

213 Graves St. Purchase Offer	
Applicant	Wanna Aung Ferial Benjaimi
Offer	\$7,000 \$7,500
Plan	Renovate for Rental Renovate for Rental

Zsolt (George) Kondor is an experienced carpenter and general contractor relocating to Syracuse from downstate NY. He is relocating his construction company and already has two major home renovations lined up in Syracuse. He plans to do most of the work himself in renovating this home and will occupy this home with his wife as their primary residence.

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

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

12) 225 Stolp Ave. – Vacant Single-Family Property

Date Acquired: 07/24/2019	Listed: 10/2/2019
Current List Price: \$9,900	Days on Market: 335 days
Original List Price: \$14,900	Land Bank’s Minimum Renovation Est: \$198,118

225 Stolp is a large home in the Strathmore Neighborhood with four bedrooms, two full bathrooms, one-half bathroom, a two-car detached garage, and has major water damage and foundation damage. This home will need major renovations and is in the Home Ownership Choice program.

Mark Teasley is a Syracuse native who plans to renovate this home to re-sell to a close friend who will owner-occupy this home. He is self-financing this project. We previously had a buyer under contract on this house who was unable to close due to issues with his construction loan.

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

225 Stolp Ave. Purchase Offer	
Applicant	Mark Teasley
Offer	\$9,900
Plan	Renovate to Re-Sell to Owner-Occupant

13) 110 E. Beard Ave. – Vacant Single-Family Property

Date Acquired: 10/04/2019	Listed: 10/25/2019
Current List Price: \$5,500	Days on Market: 312 days
Original List Price: \$8,500	Land Bank’s Minimum Renovation Est: \$45,725

110 E. Beard Ave is a three-bedroom, one-bathroom home in the Brighton neighborhood. This home will need major renovations. Karen Rodriguez plans to renovate this home to rent to her brother Luis while he attends Syracuse University.

410 W. Colvin St. Purchase Offer	
Applicant	Sam Rowser
Offer	\$1,000
Plan	Renovate for Rental

16) 110 Wiman Ave. – Vacant Single-Family Property

Date Acquired: 08/31/2016 Listed: 02/26/2020
 Current List Price: \$5,000 Days on Market: 189 days
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$36,097

110 Wiman Ave. is a vacant single-family home in the Brighton neighborhood in need of moderate renovations.

Jayon George resides in Florida, but has renovated and flipped several properties in Rochester, NY. He works with Stephon Oduro, who has recently purchased and flipped several Land Bank properties. He plans to flip this property to an owner-occupant buyer.

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

110 Wiman Ave. Purchase Offers	
Applicant	Jayon George
Offer	\$5,000
Plan	Renovate to Re-Sell to Owner-Occupant

17) 709 and 713 Valley Dr. – Each a Vacant Single-Family Property

709:

Date Acquired: 5/31/18 Listed: 6/19/19
 Current List Price: \$6,500 Days on Market: 440 days
 Original List Price: \$13,900 Land Bank’s Minimum Renovation Est: \$32,833

713:

Date Acquired: 11/8/19 Listed: 2/21/21
 Current List Price: \$9,900 Days on Market: 193 days
 Original List Price: \$19,900 Land Bank’s Minimum Renovation Est: \$43,692

We listed these adjacent single-family homes individually and encouraged bidders to consider buying both for a discounted price.

eLumination offered on both but was willing to take just one if the board opted to sell 709 to an owner-occupant instead. Nelly Torres qualifies for a 10% discount since her income is less than 80% of AMI under our Affordable Home Ownership Program. If we sell 709 to her and 713 to eLumination, LLC the total sales price for both will be \$13,850. Diane Robinson is the highest bidder and is willing to make both owner-occupied. She planned to buy one for her daughter and one for her sister anyway, and she has stated that she’ll commit to deeding them over to them once the homes are renovated, making both owner-occupied.

Based on the Land Bank’s disposition policies, staff recommend sale to Diane Robinson, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and they are both sold to owner-occupants.

709 ad 713 Valley Dr. Purchase Offers			
Applicant	Nelly Torres	eLumination, LLC	Diane Robinson
Offer	\$5,850 (709 only)	\$8,000 for 713 \$4,000 for 709	\$14,500 for both
Plan	Renovate to Owner-Occupy	Renovate for Rental	Renovate to Re-Sell to Owner-Occupants

18) 122 Mary St. – Non-Buildable Vacant Lot

Date Acquired: 07/29/2020
 Dimensions: 33’ x 107’

The Land Bank acquired this non-buildable vacant lot in July of this year. The Burmese Muslim Community Center is located next door at 120 Mary Street and would like to purchase the lot for additional yard space.

Based on the Land Bank’s disposition policies, staff recommends the sale of 122 Mary St. to the Burmese Muslim Community Center, contingent upon them resubdividing and combining the lot with their adjacent property.

122 Mary St. Purchase Offer	
Applicant	Burmese Muslim Community Center
Offer	\$151

19) 130 Clyde Ave. – Buildable Vacant Lot

Date Acquired: 09/03/2014
 Dimensions: 40’ x 101’

The Land Bank acquired this property in September of 2014. We demolished a dilapidated single-family house in October 2015 using Attorney General funds. Sheila Vallancourt is the owner of Restoration Specialists, Inc., an S Corporation that owns and manages multiple investment properties, including the single-family home at 126 Clyde Ave. She would like to use the lot for additional parking and yard space for her tenant.

Based on the Land Bank’s disposition policies, staff recommends the sale of 130 Clyde Ave. to Restoration Specialists, Inc., contingent upon them resubdividing and combining the lot with their adjacent rental property.

130 Clyde Ave. Purchase Offer	
Applicant	Restoration Specialists, Inc.
Offer	\$976

20) 102 Elk St. – Non-Buildable Vacant Lot

Date Acquired: 08/05/2015
 Dimensions: 43' x 123'

The Land Bank demolished a dilapidated single-family house in July 2020 using CDBG funds. The lot is technically buildable but is irregularly shaped and not optimal for a new construction site. Both neighbors were offered the opportunity to purchase the lot, but we cannot split it because we'd be required to merge each ½ with the buyers' property and the owner of 104 Elk, Charlie Pierce-El, is having problems getting his late wife's estate settled and he won't be able to merge ½ of 102 with his property at 104 until that issue is resolved. Mr. Pierce-El reports that he has a friendly relationship with the owners of 100 Elk and hopes to someday buy ½ of the lot from them once the property at 104 is in his name. Kharif A. Strange and Damika M. Armstrong are owner-occupants and they would like to fence the lot in to expand the yard for their children and their dogs.

Based on the Land Bank's disposition policies, staff recommends the sale of 102 Elk St to Kharif A. Strange and Damika M. Armstrong, contingent upon them resubdividing and combining the lot with their adjacent property.

102 Elk St. Purchase Offer	
Applicant	Kharif A. Strange and Damika M. Armstrong
Offer	\$151



21) 234-36 Garfield Ave. – Buildable Vacant Lot

Date Acquired: 03/29/2018
 Dimensions: 53' x 132'

The Land Bank demolished a dilapidated two-family house at this property in June 2020 using CRI 4.2 funds. Latoya Allen recently closed on the purchase of the adjoining single-family home at 230 Garfield Ave. which she owner-occupies. Ms. Allen is the third district Common Councilor. This property was offered only to her and not to the neighboring landlord, as his tenants have been illegally parking and dumping garbage on this lot. Ms. Allen will use the property for additional yard and garden space.

Based on the Land Bank’s disposition policies, staff recommends the sale of 234-36 Garfield Ave. to Latoya Allen, contingent upon her resubdividing and combining the lot with her adjacent property.

234-36 Garfield Ave. Purchase Offer	
Applicant	Latoya Allen
Offer	\$151

22) 434 W. Ostrander Ave. – Non-Buildable Vacant Lot

Date Acquired: 08/31/2016
 Dimensions: 33' x 115'

The Land Bank demolished a dilapidated single-family house in July 2020 using CRI 4.2 funds. Loretha and Roosevelt Baums are owner occupants at 436 W. Ostrander Ave. and they would like to purchase the lot to expand their yard and install fencing and landscaping to beautify and protect the property. Both adjoining neighbors were offered the property and only the Baums responded.

Based on the Land Bank’s disposition policies, staff recommends the sale of 434 W. Ostrander Ave. to Loretha and Roosevelt Baums, contingent upon them resubdividing and combining the lot with their adjacent property.

434 W. Ostrander Ave. Purchase Offer	
Applicant	Loretha and Roosevelt Baums
Offer	\$151

23) 100 E. Beard Ave. – Non-Buildable Vacant Lot

Date Acquired: 6/11/15
 Dimensions: 40' by 85'

The Land Bank demolished a dilapidated single-family house here in 2019 using Attorney General funds. 100 and 102 E. Beard are both zoned Residential Class AA so this lot can be merged with the home at 102. It cannot be merged with the neighboring properties on the west, which face Salina Street, because they are in a different zoning district. 102 E. Beard was recently purchased by Richard Houde who occupies the house as his primary residence. He is eager to buy the lot next door to provide a larger fenced yard for his children.

Based on the Land Bank’s disposition policies, staff recommends the sale of 100 E. Beard Ave. to Richard Houde, contingent upon them resubdividing and combining the lot with their adjacent property.

“Schedule A”

100 E. Beard Ave. Purchase Offer	
Applicant	Richard Houde
Offer	\$151