

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened via video conference on February 16, 2021 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:

Patrick Hogan, Chair
El Java Abdul Qadir, Vice-Chair
Michael LaFlair, Treasurer
Jonathan Link Logan, Secretary
Nancy Quigg

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Jonathan Link Logan, seconded by Nancy Quigg, to wit:

Resolution No.: 5 of 2021

**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:

Patrick Hogan	VOTING	<u>Yes</u>
Michael LaFlair	VOTING	<u>Yes</u>
El Java Abdul Qadir	VOTING	<u>Yes</u>
Nancy Quigg	VOTING	<u>Yes</u>
Jonathan Link Logan	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 February 16, 2021 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 16th day of March, 2021.



Jonathan Link Logan, Secretary



“Schedule A”

February 16, 2021 Sales Summary

1) 314 W. Pleasant Ave. – Vacant Single-Family Home

Date Acquired: 09/26/2019 Listed: 11/08/2019
Current List Price: \$1,000 Days on Market: 451
Original List Price: \$3,500 Land Bank’s Minimum Renovation Est: \$45,801

314 W. Pleasant Ave. is a vacant, three-bedroom, one-bath, single-family home on the Southside, which has suffered extensive vandalism. There is no driveway and a small backyard. We have recently sold several other homes on this block where renovations are underway.

Resurgence 09 Corp. is owned by Deba Hossain, a NYC resident. Deba has worked for over 10 years on rehabbing and renovating properties with her husband’s company in NYC, and is now branching out with her own corporation. Resurgence 09 Corp. has rehabbed homes in Buffalo and the NYC area, but this will be her first home in Syracuse as well as first Land Bank purchase. Deba’s brother, a resident of the Near Westside, will manage the rental property.

Based on the Land Bank’s disposition policies, staff recommend sale to Resurgence 09 Corp., subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

314 W. Pleasant Ave. Purchase Offer	
Applicant	Resurgence 09 Corp.
Offer	\$1,000
Plan	Renovate for Rental

2) 602 W. Newell St. – Vacant Single-Family Home

Date Acquired: 07/01/2016 Listed: 05/18/2020
Current List Price: \$2,000 Days on Market: 255 days
Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$55,695

602 W. Newell St. is a vacant, three-bedroom, one-bath property in the Brighton neighborhood. It has a driveway and a large backyard.

L & L Construction of CNY, LLC is a newly formed LLC managed by brothers Lamar and Lavaj Kearse. Lamar has previously purchased properties from the Land Bank (169, 163, and 159 E. Bissell St. and 107-09 Rockland Ave.) and rehabbed them for rental. Their father, Lamar Sr., also has significant renovation and rental experience and, although not a member of the LLC, will be assisting his sons in the rehab projects. In addition to 602 W. Newell, L&L Construction has submitted offers on three additional Land Bank properties.

Based on the Land Bank’s disposition policies, staff recommend sale to L&L Construction of CNY, LLC subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

602 W. Newell St. Purchase Offer	
Applicant	L & L Construction of CNY, LLC
Offer	\$2,000
Plan	Renovate for Rental

3) 329 W. Newell St. – Vacant Single-Family Home

Date Acquired: 08/31/2016 Listed: 05/18/2020
 Current List Price: \$1,500 Days on Market: 255
 Original List Price: \$3,000 Land Bank’s Minimum Renovation Est: \$61,975

329 W. Newell St. is a vacant, three-bedroom, one-bath home located in the Brighton neighborhood. The home has natural woodwork throughout, a driveway, garage and backyard. This is one of four properties being purchased by L & L Construction of CNY, LLC.

Based on the Land Bank’s disposition policies, staff recommend sale to L&L Construction of CNY, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

329 W. Newell St. Purchase Offer	
Applicant	L & L Construction of CNY, LLC
Offer	\$1,500
Plan	Renovate for Rental

5) 301-03 Loomis Ave. – Vacant Two-Family Home

Date Acquired: 05/27/2016 Listed: 07/20/18
 Current List Price: \$1,000 Days on Market: 920
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$63,173

301-03 Loomis Ave. is a vacant, two-family home located in the North Valley. The upstairs apartment has three bedrooms and one bath, while the downstairs apartment has two bedrooms and one bath. There is significant water damage along the back, right side of the home extending from the roof to the first floor. The home has an illegal driveway that must be removed. A use variance was approved and extended to 12/6/2021 by which time renovations must be completed in order for it to maintain its two-family status.

This is one of four properties being purchased by L&L Construction of CNY, LLC.

Based on the Land Bank’s disposition policies, staff recommend sale to L&L Construction of CNY, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

301-03 Loomis Ave. Purchase Offer	
Applicant	L & L Construction of CNY, LLC
Offer	\$1,000
Plan	Renovate for Rental

6) 601 Kirkpatrick St. – Vacant Two-Family Home

Date Acquired: 12/20/2020	Listed: 01/19/2021
Current List Price: \$30,000	Days on Market: 13
Original List Price: \$30,000	Land Bank’s Minimum Renovation Est: \$68,372

601 Kirkpatrick St. is configured as a three-unit home on the Northside. It is in a zoning district that only allows one- and two-family homes so this property will require a Change of Occupancy and conversion to a single- or two-family residence. The property sits on the corner of Kirkpatrick and Carbon Streets with a two-car detached garage off Carbon St. The second floor is currently a large three-bedroom apartment; the first floor has two, one-bedroom apartments. It appears as though the first floor was originally a single unit, therefore conversion of this house two a two-family residence will be easily done. All the utilities are on a single service and overall the home is in fair condition.

Dr. Afix Famosa hopes to purchase this home to use as his primary residence. He is a doctor at St. Joseph’s Hospital and is excited about living closer to his place of work. He plans to hire a contractor for the majority of the renovations and use the upstairs apartment for his family and rent out the lower apartment.

Louis Geswaldo has purchased from the Land Bank before (107 Lawrence and 203 Douglas). Louis and his father purchase and rehab homes for rent and do good quality work. He is interested in rehabbing 601 Kirkpatrick St. for use as a rental property.

Based on the Land Bank’s disposition policies, staff recommend sale to Afix Famosa, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and he occupies the home as his primary residence.

601 Kirkpatrick St. Purchase Offers		
Applicant	Afix Famosa	Louis Geswaldo
Offer	\$41,000	\$40,000
Plan	Renovate to Owner-Occupy	Renovate for Rental

7) 331 Wilson St. – Vacant Single-Family Home

Date Acquired: 11/10/2020	Listed: 12/23/2020
Current List Price: \$30,000	Days on Market: 40
Original List Price: \$35,000	Land Bank’s Minimum Renovation Est: \$35,667

331 Wilson St. is a small, two-bedroom home with no driveway. It has a very small lot and is adjacent to a fire station. The condition is fair and will not need a major amount of renovation.

Rodney Flores of The Phoenix Clan Inc is an experienced contractor who has bought and several homes in Buffalo, Rochester, and on Long Island where he lives. While this will be his first purchase in Syracuse, he is working closely with his nephew Stephan Pollard who has purchased from the Land Bank before and who will supervise the renovation at 331 Wilson St. Rodney plans to renovate the home to re-sell to an owner-occupant.

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

331 Wilson St. Purchase Offer	
Applicant	The Phoenix Clan Inc
Offer	\$30,000
Plan	Renovate to Re-sell to Owner-Occupant

8) 134 Hartson St. – Vacant Two-Family Home

Date Acquired: 02/21/2019 Listed: 06/23/2020
 Current List Price: \$1,000 Days on Market: 222 days
 Original List Price: \$1,000 Land Bank’s Minimum Renovation Est: \$83,038

134 Hartson St. is a two-family home in the Skunk City neighborhood. Each unit has two bedrooms, a formal dining room, living room, and enclosed front porch. There is a minor foundation issue and significant settling over time in addition to the rest of the whole house renovation that is needed.

Trinisha Sanjurjo hopes to purchase this property to operate as a rental. She has purchased from the Land Bank before (2017 South Ave. and 332-36 Furman St.) and has successfully completed whole-house renovations. She will use a contractor for the majority of the renovation.

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

134 Hartson St. Purchase Offer	
Applicant	Trinisha Sanjurjo
Offer	\$1,000
Plan	Renovate for Rental

9) 107 Stevens Pl. – Vacant Single-Family Home

Date Acquired: 11/10/2020 Listed: 01/12/2021
 Current List Price: \$15,000 Days on Market: 20 days
 Original List Price: \$15,000 Land Bank’s Minimum Renovation Est: \$85,130

107 Stevens Pl. is a small, three-bedroom, one-bathroom, single-story home, with a driveway and rear enclosed porch. It is located in the Outer Comstock neighborhood on a dead-end street. This home will need major renovation and is in the Home Ownership Choice Program.

Tatiana Monds and her mother, Talatha Monds, hope to purchase this home together for Tatiana to use as her primary residence. While Tatiana is a first-time homebuyer, her father has purchased from the Land Bank before (336 Loomis Ave.) and has successfully completed whole-house renovations. Additionally, Tatiana is a full-time Onondaga County employee and qualifies for the Public Employee Discount Program.

Marlon Simmons hopes to purchase this home to use as his primary residence. He has purchased from the Land Bank before (1227 Park St.) and has successfully completed whole-house renovations. He will complete most of the renovation himself.

Based on the Land Bank’s disposition policies and past preference given to public employees, staff recommend sale to Tatiana and Talatha Monds, subject to an enforcement mortgage to be discharged once the proposed renovations are complete and a residency enforcement mortgage requiring the home remain owner-occupied for five years.

107 Stevens Pl. Purchase Offers		
Applicant	Tatiana and Talatha Monds	Marlon Simmons
Offer	\$15,000 (\$7,500 with the discount)	\$16,000
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy

10) 214 E. Colvin St. – Vacant Single-Family Home

Date Acquired: 09/02/2015 Listed: 05/18/2020
 Current List Price: \$1,000 Days on Market: 257 days
 Original List Price: \$1,000 Land Bank’s Minimum Renovation Est: \$83,604

214 E. Colvin St. is a highly visible property on the Southside. It has four bedrooms, a driveway, an open front porch, and major water damage. This home will need major renovation.

Marlon Simmons hopes to purchase this home to operate as a rental. He has purchased from the Land Bank before and has successfully completed whole-house renovations. He plans to complete the majority of the renovation himself.

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

214 E. Colvin St. Purchase Offer	
Applicant	Marlon Simmons
Offer	\$1,000
Plan	Renovate for Rental

11) 215 E. Glen Ave. – Vacant Two-Family Home

Date Acquired: 08/29/2019 Listed: 01/11/2021
 Current List Price: \$9,900 Days on Market: 21 days
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$84,893

215 E. Glen Ave. is a two-family home in the North Valley neighborhood. It has a large lot with a driveway, open front and back porches, a two-bedroom apartment on the first floor, and a three-bedroom apartment upstairs. There is a minor foundation issue and this home will require significant renovations. It is in a zoning district that only allows for single-family homes, however if the property is renovated and occupied by July of 2021 the two-family status will be grandfathered and permitted, otherwise a use-variance will be required to keep it a two-family or it must be converted to a single-family.

Carol Greene and Jaliyah Broome hope to purchase this home together to operate as a rental. Jaliyah has purchased from the Land Bank before (251 W. Calthrop Ave.) and has successfully completed a whole-house renovation. Carol also owns property and together they plan to renovate this home to operate as a rental.

Nadine Dickerson is a first-time homebuyer who hopes to purchase 215 E. Glen as her primary residence. She has lived in the same apartment with her four children for 16 years, where three years ago her oldest son passed away unexpectedly in their apartment. Nadine decided to move out of the apartment since that happened and has been looking to purchase her first home ever since. She plans to convert the home to a single-family residence for her and her three boys.

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

215 E. Glen Ave. Purchase Offers		
Applicant	Nadine Dickerson	Carol Green and Jaliyah Broome
Offer	\$13,500	\$12,500
Plan	Renovate to Owner-Occupy	Renovate for Rental

12) 122 Richardson Ave. – Vacant Two-Family Home

Date Acquired: 12/18/2015 Listed: 09/11/2020
 Current List Price: \$5,000 Days on Market: 143 days
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$66,386

122 Richardson Ave. is a two-family home on the Southside with two bedrooms in each unit. This home will need substantial renovation.

Christopher Davis is hoping to purchase this home to operate as a rental. This will be his first investment property and he plans to use contractors for the majority of the renovation.

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

122 Richardson Ave. Purchase Offer	
Applicant	Christopher Davis
Offer	\$5,000
Plan	Renovate for Rental

13) 236 Shonnard St. – Vacant Three-Family Home

Date Acquired: 10/20/2015 Listed: 06/21/2018
 Current List Price: \$1,000 Days on Market: 955 days
 Original List Price: \$3,500 Land Bank’s Minimum Renovation Est: \$110,221

236 Shonnard St. is a three-unit home in the Near Westside neighborhood. The first floor has a three-bedroom apartment in the front and a one-bedroom apartment in the rear, the second floor has a three-bedroom apartment. There is fairly significant foundation issue as well as multiple areas of major water damage. This home will need major renovations.

Mahmoon Shafi and his daughter Sanum Shafi are hoping to purchase this home together for their extended family to live under one roof. Mahmoon plans to occupy one unit, Sanum another, and Sanum’s sister and

her family will occupy the third unit. Mahmoon is an experienced contractor who has purchased from the Land Bank before and has successfully completed whole-house renovations.

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

236 Shonnard St. Purchase Offer	
Applicant	Mahmoon and Sanum Shafi
Offer	\$1,000
Plan	Renovate to Owner-Occupy

14) 709 Avery Ave. – Vacant Single-Family Home

Date Acquired: 12/22/2020	Listed: 1/21/21
Current List Price: \$30,000	Days on Market: 12 days
Original List Price: \$30,000	Land Bank’s Minimum Renovation Est: \$65,000

709 Avery Ave. is a single-family house in the Far Westside neighborhood in need of extensive renovations. It has four bedrooms, 1.5 baths, and a driveway and an attached garage. It is in our Home Ownership Choice program.

Home HeadQuarters plans to use AHC affordable-housing funds to fully renovate the house and will sell it to a low- to moderate-income buyer. They qualify for our Affordable Housing Development discount, wherein we will sell them the house “at cost,” since AHC will enforce an affordability period.

Based on the Land Bank’s disposition policies, staff recommend sale to Home HeadQuarters, Inc. subject to an enforcement mortgage to be discharged once the renovations are complete. Their financing requires it be sold to an owner-occupant.

709 Avery Ave. Purchase Offer	
Applicant	Home HeadQuarters, Inc.
Offer	\$4,027.75
Plan	Renovate to Sell to Owner-Occupant

15) 127 E. Lafayette Ave. - Buildable Vacant Lot

Date Acquired:	07/24/2019
Dimensions:	40’ x 115’

The Land Bank demolished a dilapidated single-family house at 127 E. Lafayette Ave. in July 2019 using CRI Round 4.2 funds. Nuris V. Duran is an investor who owns the two-family property at 123-25 East Lafayette Ave. and she would like to use the property for additional yard space for her tenants. The neighbor on the other side of the lot (131-33 E Lafayette Ave) is tax-delinquent and not eligible to purchase property from the Land Bank. Based on the Land Bank’s disposition policies, staff recommend the sale of 127 E. Lafayette Ave. to Nuris V. Duran, contingent upon her combining the lot with her adjacent property.

“Schedule A”



127 E. Lafayette Ave. Purchase Offer	
Applicant	Nuris V. Duran
Offer	\$976

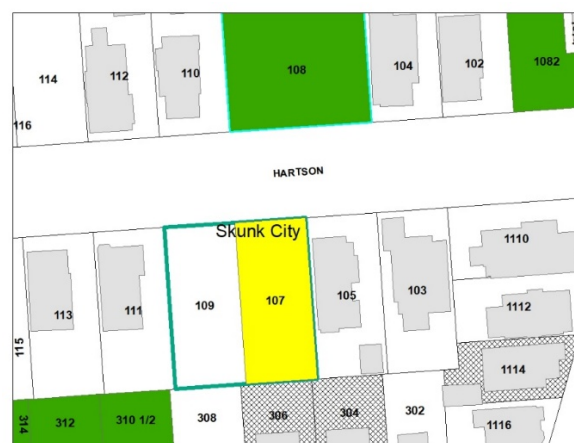
16) 109 Hartson St. – Buildable Vacant Lot

Date Acquired: Currently owned by the City of Syracuse

Dimensions: 44' x 100'

The Land Bank sold Kathleen Weaver the single-family house at 107 Hartson St. in July of 2019. She is currently renovating the property, which was in the Home Ownership Choice Program, and she will sell it to an owner-occupant when the renovations are complete. 109 Hartson was a rain garden that the City had chronic issues maintaining so Ms. Wright offered to broker this transaction to return it to private ownership and taxable status. Ms. Weaver feels the house would be more marketable to an owner-occupant if it included additional yard space. 109 Hartson St. is owned by the City of Syracuse and they are in the process of transferring it to the Land Bank.

Based on the Land Bank’s disposition policies, staff recommends the sale of 109 Hartson St. to Kathleen Weaver, contingent upon Ms. Weaver combining the lot with her adjacent property.



109 Hartson St. Purchase Offer	
Applicant	Kathleen Weaver
Offer	\$1

17) 500 Niagara St. and 403-05 Fabius St. – Non-buildable Lots

500 Niagara:

Date Acquired: 04/23/2014

Dimensions: 43' x 69'

403-05 Fabius:

Date Acquired: 04/23/2014

Dimension: 45' x 61'

The Land Bank acquired these two small irregularly-shaped vacant lots at the corner of Fabius and Niagara Streets in 2014. Pastor Felipe Rodriquez owns the adjacent rental property at 502 Niagara Street and would like to fence it in for his tenants' children and their dogs. Based on the Land Bank's disposition policies, staff recommend the sale of 500 Niagara Street and 403-05 Fabius Street to Felipe Rodriquez, contingent upon him combining the lot with his adjacent property.



500 Niagara Street and 403-05 Fabius Street Purchase Offer	
Applicant	Felipe Rodriquez
Offer	\$976

18) 311 Marcellus St. Rear – Non-Buildable Vacant Lot

Date Acquired: TBD

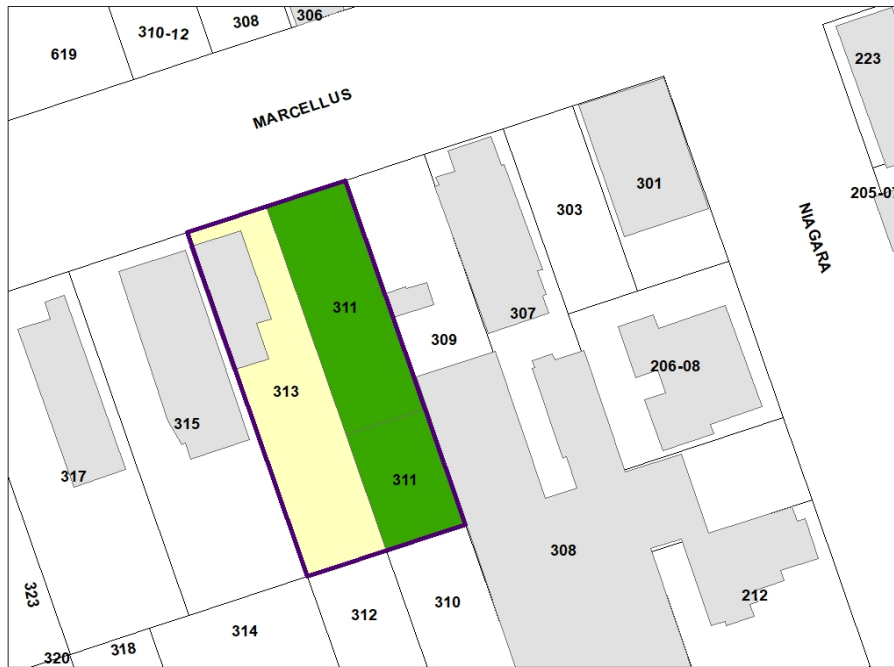
Dimensions: 33' x 50'

The Land Bank board approved the sale of 313 and 311 Marcellus Street to Mr. Antonio Dora and Ms. Kathleen Winn on 9/15/2020. The buyers purchased the property contingent on 311 Marcellus Street being demolished by the Land Bank. Demolition was completed in November 2020 using CRI round 4.2 funds and 313 Marcellus is currently under renovation by the buyers. 311 Marcellus St Rear is a small landlocked parcel located behind

“Schedule A”

313 Marcellus St. The City is in the process of foreclosing on this property is in the process of foreclosure and transferring it to the Land Bank. Given its location, Mr. Dora and Ms. Wrinn are the only logical purchasers.

Based on the Land Bank’s disposition policies, staff recommends the sale of 311 Marcellus St. rear to Mr. Antonio Dora and Ms. Kathleen Winn, contingent upon them combining all three lots.



311 Marcellus St Rear Purchase Offer	
Applicant	Antonio Dora and Kathleen Winn
Offer	\$1