

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened via video conference on April 20, 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 El Java Abdul Qadir, seconded by Jonathan Link Logan, to wit:

Resolution No.: 9 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.

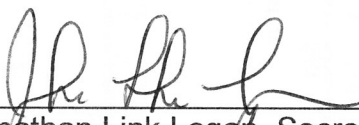
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 April 20, 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 18th day of May, 2021.



Jonathan Link Logan, Secretary



“Schedule A”

April 20, 2021 Sales Summary

1) 620 Carbon St. – Vacant Single-Family Home

Date Acquired: 08/29/2019 Listed: 03/15/2021
Current List Price: \$30,000 Days on Market: 23
Original List Price: \$30,000 Land Bank's Minimum Renovation Est: \$33,844

620 Carbon St is a vacant, 968 sq. ft., single-family home with three bedrooms and one bathroom on the Northside. It has a basement and a large attic. The property has a parking area behind the home, accessed via Spring Lane. This property was listed in our Home Ownership Choice program.

Laura Stumhofer and her business partner Margaux Holley have purchased and renovated two properties in Detroit, MI. Their initial renovation was of a 3,500 sq. ft. commercial space into a coffee roastery and additional white-box space. The second rehab was a duplex less than a mile from the commercial space. Both properties are currently rented and they have maintained excellent relationships with their tenants. Laura and Margaux do all of the work themselves with the exception of work requiring a licensed contractor, which they hire out. They plan to follow this same method for 620 Carbon St., which they will occupy for at least the next five years while Laura completes her graduate work at Syracuse University.

Based on the Land Bank's disposition policies, staff recommend sale to Laura Stumhofer and Margaux Holley, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a residency enforcement mortgage requiring the home remain owner-occupied for five years.

620 Carbon St. Purchase Offer	
Applicant	Laura Stumhofer and Margaux Holley
Offer	\$30,000
Plan	Renovate to Owner-Occupy

2) 201 W. Kennedy St. – Vacant Single-Family Home

Date Acquired: 11/08/2019 Listed: 10/22/2020
Current List Price: \$7,500 Days on Market: 136 days
Original List Price: \$9,900 Land Bank's Minimum Renovation Est: \$107,807

201 W. Kennedy St. is a vacant, 2,799 sq. ft., single-family home with seven bedrooms and two full baths, located in the Southside neighborhood. It has a driveway off Landon Ave., lots of original woodwork and unpainted trim, and a full basement. This was listed in our Home Ownership Choice program for 132 days, but we took it out in early-March since we weren't getting much interest in the property.

James and Lindsay Noah-Vermillion have owned and operated a contracting company in Alaska since 2005 and have completed both high-end residential work and commercial work. They also have experience with historic restoration having purchased and rehabilitated a Baltimore row house in the historic district of Ridgely’s Delight. Lindsay is employed as a Resident Physician at SUNY Upstate Cancer Center and James will act as the general contractor during the renovation of 201 W. Kennedy. The couple plans to make this their primary residence and intend to complete the renovation in a manner consistent with historic preservation, while simultaneously improving on the energy efficiency and comfort of the home. They want 24 months to complete the work.

Based on the Land Bank’s disposition policies, staff recommend sale to James and Lindsay Noah-Vermillion, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

201 W. Kennedy Ave. Purchase Offer	
Applicant	James and Lindsay Noah-Vermillion
Offer	\$7,500
Plan	Renovate to Owner-Occupy

3) 109 McAllister Ave. – Vacant Three-Family Home

Date Acquired: 08/17/2017	Listed: 01/14/2020
Current List Price: \$5,000	Days on Market: 447
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$119,600

109 McAllister Ave. is a vacant, 3,128 sq. ft., three-family home with five bedrooms, three bathrooms, and three kitchens. It is located on the Southside and is on the City Historic Properties list. The exterior of the property has a driveway, backyard and large front porch. The interior retains original design elements throughout including trim work, bathroom tile and built-in cabinetry. The first floor has a three-bedroom apartment while the second floor has two one-bedroom apartments. It will require a use variance to maintain its three-family status.

Jocelyn Clawson is looking to move to Syracuse from Kirkwood, NY to make a fresh start in her life. Over the past five years, she has renovated and flipped ten properties in four different states (NJ, WY, NY, TN). She is currently self-employed as a financial advisor while also doing handy-man work on the side. Additionally, she has studied general construction and worked as an apprentice in her father’s building companies. This will be Jocelyn’s first Land Bank purchase and she will hire out all work that must be done by licensed contractors. Her plan is to return it to a single-family home, which she will owner-occupy.

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

109 McAllister Ave. Purchase Offer	
Applicant	Jocelyn Clawson
Offer	\$5,000
Plan	Renovate to Owner-Occupy

4) 1806 Midland Ave. – Vacant Single-Family Home

Date Acquired: 09/24/2015	Listed: 02/10/2021
Current List Price: \$10,000	Days on Market: 56 days
Original List Price: \$19,900	Land Bank’s Minimum Renovation Est: \$33,978

1806 Midland Ave and Warner Ave is a vacant, 2,101 sq. ft. home with four bedrooms and one full bathroom, located on the Southside. This property has a three-car attached garage accessed from Warner Ave. and sits on a corner lot.

Max and Midzy Lysus are owners and operators of ML Rentals, LLC and reside in Cicero. They currently own other properties in Syracuse and are looking to begin a working relationship with the Land Bank. This would be their first Land Bank purchase.

Three Iron Collectibles, LLC has two members: Josh Steele of Richland, NY (Oswego County) and Micah Towery of Valparaiso, IN. Mr. Steele and Mr. Towery own and operate almost 30 rental units across 24 properties in both South Bend, Indiana and Syracuse, NY. Both men have completed substantial rehabs in the past. Three Iron Collectibles will use their in-house contractor to complete much of the demo, remodeling, framing and finish work and hire licensed contractors to complete electrical, HVAC, roofing and plumbing in accordance with the Land Bank specs.

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

1806 Midland Ave. Purchase Offers		
Applicant	Three Iron Collectibles, LLC	ML Rentals, LLC
Offer	\$16,300	\$16,200
Plan	Renovate for Rental	Renovate for Rental

5) 148 Hudson St. – Vacant Two-Family Home

Date Acquired: 09/11/2020	Listed: 10/15/2020
Current List Price: \$2,500	Days on Market: 174 days
Original List Price: \$7,500	Land Bank’s Minimum Renovation Est: \$84,825

148 Hudson St. is a vacant, 2,367 sq. ft., two-family home in the Southwest neighborhood. It has three bedrooms and one bathroom in each unit, a driveway, and a garage. Each unit also has a porch on the front of the property.

Slyverena Brock is a resident of East Syracuse looking to move into a two-family home to share with her mother. She is proficient in light repair work having previously owned a home, but will be hiring a contractor to complete almost all of the work at 148 Hudson St. Upon completion, Slyverena and her children will occupy one unit and her mother will occupy the adjacent unit. This will be her first Land Bank purchase.

Krystal Earsley of K.E.E. Properties + Associates is a local investor and landlord with over 22 years of real estate experience. She has purchased from the Land Bank before and has successfully completed whole-house renovations. She is also a contractor and plans to work with her crew to complete the majority of the renovation. She hopes to purchase this home to renovate and operate as a rental.

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

148 Hudson Ave. Purchase Offers		
Applicant	Slyverena Brock	K.E.E. Properties + Associates
Offer	\$2,500	\$2,501
Plan	Renovate to Owner-Occupy	Renovate to Operate as Rental

6) 1437 Burnet Ave. – Vacant Single-Family Home

Date Acquired: 12/19/2018 Listed: 10/14/2020
 Current List Price: \$9,900 Days on Market: 175
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: Buyer drafted specs

1437 Burnet Ave. is a single-family home in the Eastwood neighborhood. The bottom floor of the home is built into the hillside and has been gutted and will require extensive renovation, including foundation work, but could be converted into living space. The upper unit is a two-story apartment with four bedrooms and one and a half baths with major water damage throughout. There is no driveway and a small backyard with this property.

Stephen Skinner of Skinner Realty has purchased from the Land Bank previously. He is a real estate investor and broker who lives in Eastwood. He has also assisted numerous clients in their purchase of Land Bank homes. Stephen wishes to completely remodel 1437 Burnet Ave. and use it as a two-family rental. He has supplied the Land Bank with a renovation plan and budget and has sufficient financing to do the project. This will require a change of occupancy.

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

1437 Burnet Ave. Purchase Offer	
Applicant	Stephen Skinner
Offer	\$9,900
Plan	Renovate for Rental

7) 272 McLennan Ave. – Vacant Single-Family Home

Date Acquired: 11/03/2014 Listed: 07/21/2020
 Current List Price: \$3,000 Days on Market: 259
 Original List Price: \$3,000 Land Bank’s Minimum Renovation Est: \$72,378

272 McLennan Ave. is a four-bedroom, 1.5 bath home on the Southside. It does not have a driveway or a backyard. This home has hardwood floors, natural woodwork, pocket doors, a bedroom fireplace, and a beautiful, intact butler’s pantry. This home will require major renovation.

Cory Edwards is a full-time County employee who plans to renovate this home to use as his primary residence and is willing to live there for five years in exchange for the public employee discount. He grew up in the

neighborhood and has helped many family members and friends with home renovation projects. He plans to complete as much of the renovation himself as possible and hire out the rest.

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

272 McLennan Ave. Purchase Offer	
Applicant	Cory Edwards
Offer	\$1,500
Plan	Renovate to Owner-Occupy

8) 120 E. Matson Ave. – Vacant Single-Family Home

Date Acquired: 09/26/2019	Listed: 10/18/2019
Current List Price: \$2,500	Days on Market: 536
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: \$59,981

120 E. Matson Ave. is a three-bedroom, one-bathroom, single-family home on a dead-end street on the Southside. This home has one major roof leak that has caused significant water damage, and two smaller roof leaks that have also caused water damage to the home. It will require major renovation.

Michael Turner hopes to purchase this home to renovate and re-sell to an owner-occupant. He currently lives in Colorado and has five years of construction experience. He plans to complete some of the work himself, but will hire a contractor to complete the majority of the renovation.

Sade Browne is hoping to purchase this home to renovate and re-sell to an owner-occupant. She currently lives in NYC where she works for a not-for-profit that helps underprivileged children and victims of domestic violence. She aspires to follow her family in real estate pursuits as some have purchased Land Bank homes and have successfully completed whole-house renovations. She plans to hire contractors for the majority of the renovation.

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

120 E. Matson Ave. Purchase Offer		
Applicant	Sade Browne	Michael Turner
Offer	\$3,600	\$3,500
Plan	Renovate to Re-sell to Owner-Occupant	Renovate to Re-sell to Owner-Occupant

9) 340 W. Colvin St. – Vacant Single-Family Home

Date Acquired: 05/20/2015	Listed: 10/18/2019
Current List Price: \$5,000	Days on Market: 536
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: \$59,389

340 W. Colvin St. is a four-bedroom, two-bathroom, single-family home on the Southside, with potential for a fifth bedroom on the first floor. This home will require major renovation.

Kellon McIntosh hopes to purchase this home to renovate and re-sell to an owner-occupant. He is a NYC native with eight years of experience as a construction project manager specializing in whole-house renovations. He also does cost estimates for plumbing and electric. Kellon wants to bring his experience and love for renovations to Syracuse and renovate 340 W. Colvin St. with quality finishes to find an owner-occupant for the home. He has family in Syracuse that has purchased from the Land Bank and successfully completed whole-house renovations. He plans to do some of the work himself but hire out the majority of the renovation to a local contractor.

Shawan East is the owner of East Environmental Group Inc., a local Certified Minority Business Enterprise that provides a wide range of services, including professional management of asbestos, lead, mold and water intrusion, indoor environmental quality, environmental health and safety management and litigation support. The mission of East Environmental aims to make a positive difference in the Syracuse community one project at a time. Mr. East has extensive experience completing major renovation projects across CNY. He hopes this will be the first of many properties he will be able to purchase from the Land Bank to redevelop in an effort to improve the community he lives in. Mr. East lived across the street from this home as a child and still has family on this street. He plans to renovate this home to re-sell to an owner-occupant, but doesn't want to be required to do so if he's unable to find a buyer.

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

340 W. Colvin St. Purchase Offer		
Applicant	Kellon McIntosh	East Environmental Group Inc.
Offer	\$5,200	\$5,000
Plan	Renovate to Re-sell to Owner-Occupant	Renovate to Re-sell

10) 1203 Milton Ave. – Vacant Mixed-Use Property

Date Acquired: 07/31/2018

Listed: 03/10/2021

Current List Price: \$20,000

Days on Market: 27

Original List Price: \$20,000

Land Bank's Minimum Renovation Est: To be provided by buyer

1203 Milton Ave. is a mixed-use property in the Far Westside neighborhood. It currently has a large bar space on the first floor with a commercial kitchen that will need complete renovation. The second floor currently has three one-bedroom apartments, one efficiency unit, and three other rooms off the main hallway. Fire damage has significantly damaged the rear of the second floor. The entire property will need extensive renovation. The board previously accepted an offer on this property in September, but recently terminated that contract because the buyer had not taken steps to obtain the necessary permits so we could close on the sale. We put it back on the market in early March.

Hamad Ali of TRU, LLC is an investor from NYC. He plans to purchase the building for a dollar store on the first floor and four apartments on the second level. It is unclear how many bedrooms will be in each apartment.

“Schedule A”

Vicinia, LLC, in partnership with David and Eva Zaczynski, plan to purchase this building to live in and operate their own business. All three buyers have been invested in the community for many years. Eva and her son David currently own and operate their restaurant, Eva’s European Sweet’s, on Milton Ave. and plan to expand the business into the first floor of this building with Eva’s Bake House. David has previous experience owning and operating a bakery on Westcott St. and would operate this bakery and café. Additionally, David plans to live upstairs in one of the apartments. The second floor would be converted into a one-bedroom apartment and a two-bedroom apartment. They have provided a detailed renovation plan.



Current

Proposed

Based on the Land Bank’s disposition policies, staff recommend sale to Eva and David Zaczynski and Vicinia, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

1203 Milton Ave. Purchase Offer		
Applicant	Eva and David Zaczynski and Vacinia, LLC	TRU, LLC
Offer	\$20,000	\$30,000
Plan	Renovate to Owner-Occupy and Operate a Business	Renovate for Rental

11) 601 W. Lafayette Ave. – Vacant Single-Family Home

Date Acquired: 03/05/2021

Listed: 03/12/2021

Current List Price: \$34,000

Days on Market: 25

Original List Price: \$34,000

Land Bank’s Minimum Renovation Est: \$31,234

601 W. Lafayette Ave. is a two-bedroom, one-bathroom, single-family home on the corner of Lafayette Ave and Richardson Ave. on the Southside. It has a one-car, attached garage in the basement of the home and has potential for two additional bedrooms on the second floor. It will need minor renovation. It was recently donated to the Land Bank by Wells Fargo. It has been listed in our Home Ownership Choice program.

Joel Gonzalez wishes to purchase this home to renovate and re-sell to an owner-occupant. He is a Syracuse native with years of professional painting experience and recently graduated from the OCM Boces general contracting program. He is also OSHA certified in general construction. He plans to complete the majority of the work himself.

Based on the Land Bank’s disposition policies, staff recommend sale to Joel Gonzalez, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and an owner-occupant buyer is secured.

601 W. Lafayette Ave. Purchase Offer	
Applicant	Joel Gonzalez
Offer	\$34,000
Plan	Renovate to Re-sell to Owner-Occupant

12) 215 E. Glen Ave. – Vacant Two-Family Home

Date Acquired: 08/29/2019 Listed: 03/04/2021
 Current List Price: \$9,900 Days on Market: 33
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$84,892

215 E. Glen Ave. is a two-family home in the North Valley neighborhood. The first floor has a two-bedroom apartment and the second floor has a three-bedroom apartment. This home will require major renovation.

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.

Based on the Land Bank’s disposition policies, staff recommend sale to Carol Greene and Jaliyah Broome, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

215 E. Glen Ave. Purchase Offer	
Applicant	Carol Greene and Jaliyah Broome
Offer	\$9,900
Plan	Renovate for Rental

13) 145 Wood Ave. – Vacant Two-Family Home

Date Acquired: 04/16/2020 Listed: 10/22/2020
 Current List Price: \$5,000 Days on Market: 167
 Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$86,470.61

145 Wood Ave. is a two-family home with three bedrooms in each apartment. This home will require major renovation. The Land Bank plans to demolish four blighted homes on this block this year. Housing Visions will build a new two-family home on one of those sites and Home HeadQuarters will build a single-family home on another. This new construction is anticipated in 2022.

Jatin Saluja of University Hill Apartments, Inc. is an experienced investor and landlord who has purchased homes from the Land Bank before and has successfully completed whole-house renovations. He will use contractors to complete the entirety of the renovation.

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

145 Wood Ave. Purchase Offer	
Applicant	University Hill Apartments, Inc.
Offer	\$5,000
Plan	Renovate for Rental

14) 199 W. Corning Ave. – Vacant Single-Family Property

Date Acquired: 10/03/2016 Listed: 10/11/2018
 Current List Price: \$1,000 Days on Market: 908
 Original List Price: \$3,500 Land Bank’s Minimum Renovation Est: \$65,198.55

199 W. Corning Ave. is a small, three-bedroom, 1.5-bath, single-family home on the Southside. It has a driveway and a fenced in yard. It sits very close to the corner and will need major renovation.

Norris Rodgers is an experienced local investor and landlord. He has purchased from the Land Bank before and has successfully completed whole-house renovations. He plans to use this home as a rental but may consider selling it after the renovation; he is also open to selling the home to a tenant.

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.

199 W. Corning Ave. Purchase Offer	
Applicant	Norris Rodgers
Offer	\$1,000
Plan	Renovate for Rental

15) 1302-04 Midland Ave. – Vacant Two-Family Home

Date Acquired: 05/23/2019 Listed: 10/23/2020
 Current List Price: \$5,000 Days on Market: 129
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$90,415

1302-04 Midland Ave. is a vacant, two-family home located on the Southside. Each unit has three bedrooms, one bathroom, a private front and rear porch, and a fireplace with built-ins. This property has a driveway, two-car detached garage, and a double-lot. It will require major renovation.

Tamara Qumbargi has dreamed of purchasing a home to fix up and rent out for many years. This will be her first investment property and plans to hire contractors to complete the entire renovation.

Maria Ike is a NYC resident who will be relocating to Syracuse to be closer to her job at the University of Rochester. She has a Bachelor’s Degree in Human Services, her nursing license, and currently works as a Clinical Research Associate for Merck Pharmaceutical for whom she works remotely. Maria owns a two-family home in NYC and her partner owns a three-family home in Boston. She has owned real estate for eight years and has personally been involved in the renovations of the two mentioned properties. This will be her first purchase from the Land Bank and she will owner-occupy one unit and rent out the other.

Based on the Land Bank’s disposition policies, staff recommend sale to Maria Ike, Andrew Bamidele, and Eyimofe Emmanuel, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

1302-04 Midland Ave. Purchase Offers		
Applicant	Tamara Qumbargi	Maria Ike, Andrew Bamidele, and Eyimofe Emmanuel
Offer	\$10,000	\$10,000
Plan	Renovate for Rental	Renovate to Owner-Occupy

16) 358-60 Hudson St. – Non-Buildable Vacant Lot

Date Acquired: 01/23/2015

Dimensions: 33’ x 132’

The Land Bank demolished a dilapidated two-family structure in 2019 using Attorney General funds. Stafford Gayot owner-occupies the two-family home next door at 358-60 Hudson St. He would like to purchase the vacant lot to install fencing and expand his yard. The other adjacent property owner is the East Gate Church, which is tax-delinquent and not eligible to purchase property from the Land Bank. These properties are located in the floodplain.

Based on the Land Bank’s disposition policies, staff recommends the sale of 358-60 Hudson Street to Stafford Gayot, contingent upon him combining the lot with his adjacent property.



358-60 Hudson St. Purchase Offer	
Applicant	Stafford Gayot
Offer	\$151

17) 135-37 Wood Ave. (10’ portion) – Buildable Vacant Lot

Date Acquired: 08/31/2016

Dimensions: 74’ x 100’ (Mr. Dixon will purchase 10’)

The Land Bank recently merged 135 and 137 Wood Ave. together into one parcel and plans to demolish the two homes here shortly to make way for RNI infill construction. The lot currently measures 74’ x 100’. James

Dixon lives next door at 133 Wood Ave. and would like to purchase a 10’ strip of land to expand his yard and fence in his back yard and to have better access to his side entrance. The Land Bank will reserve the remaining 64’ x 100’ parcel for Home HeadQuarters to build a new single-family home through the Resurgent Neighborhoods Initiative.

Based on the Land Bank’s disposition policies, staff recommends the sale of a 10’ x 100’ strip of 135-37 Wood Ave. to James Dixon, contingent upon him resubdividing and combining his portion with his adjacent property.



Portion of 135-37 Wood Ave. Purchase Offer	
Applicant	James Dixon, Sr.
Offer	\$151

18) 130 Elmwood Ave. – Buildable Vacant Lot

Date Acquired: 10/20/2015
 Dimensions: 40’ x 103’

The Land Bank demolished the dilapidated two-family house at 128 Elmwood Ave. in November 2017 using Attorney General funds. While the vacant lot has 40’ of frontage and is technically buildable, it is an undesirable new construction site because it is steeply sloped and barely big enough for a new build – our housing partners are looking for larger sites for new construction. Both adjacent homeowners were offered half of the lot, but only Tiyashia Isaac responded. Ms. Isaac is an owner-occupant and would like to expand her yard with fencing and landscape the property.

Based on the Land Bank’s disposition policies, staff recommends the sale of 130 Elmwood Ave to Tiyashia L. Isaac, contingent upon her combining the lot with her adjacent property.



130 Elmwood Ave. Purchase Offer	
Applicant	Tiyashia L. Isaac
Offer	\$151

19) 1812 Lodi Street – Buildable Vacant Lot

Date Acquired: 10/30/18

Dimensions: 40' by 171'

This property was a functioning community garden on a City-owned lot, known as the Karibu Garden, when the City conveyed it to us in 2018. They had instituted a policy of requiring community gardens on City-owned lots to carry liability insurance and when many gardens could not comply, they started conveying all the gardens to the Land Bank. In exchange for a \$1/year lease, the group that gardens here has maintained the property for many years.

In 2015, we sold the lot behind this garden, 125-27 Lilac, to Hopeprint, Inc. They merged that lot with their building next door at 129 Lilac Street. There is a significant drop in elevation from Lilac to Lodi and big retaining walls along the rear property lines of properties all along this block. The retaining wall between 129 Lilac (owned by Hopeprint) and our property at 1812 Lodi is crumbling. Hopeprint wishes to buy 1812 Lodi and repair the wall. They are a neighborhood-based nonprofit and the gardeners will be allowed to continue gardening there.



1812 Lodi St. Purchase Offer	
Applicant	Hopeprint, Inc.
Offer	\$1