

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened via video conference on August 18, 2020 at 8:00 a.m.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSPDC were:

**PRESENT:**

Vito Sciscioli, Chair  
Julie Cerio, Secretary  
Patrick Hogan, Vice Chair  
Michael LaFlair, Treasurer  
El-Java Abdul-Qadir

**EXCUSED:**

**FOLLOWING PERSONS WERE ALSO PRESENT:**

Katelyn Wright	Executive Director
John Sidd	General Counsel

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

Resolution No.: 22 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.

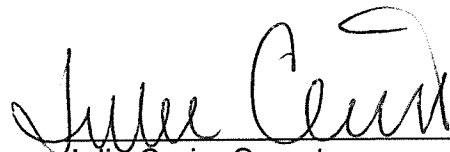
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

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 August 18, 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 15<sup>th</sup> day of September, 2020.

  
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Julie Cerio, Secretary



## August 18, 2020 Sales Summary

### 1) 128 Wentle Terrace – Vacant Two-Family Property

Date Acquired: 08/29/2019      Listed: 01/09/2020  
 Current List Price: \$6,500      Days on Market: 216 days  
 Original List Price: \$9,900      Land Bank's Minimum Renovation Est: \$85,425.60

128 Wentle Terrace is a vacant two-family property needing extensive renovations, located in the North Valley neighborhood. This property has two bedrooms, and one full bathroom in each unit. It sits far back on the lot and has a large front yard and driveway, as well as a garage.

Stephen Oduro has purchased properties from the Land Bank before, all as flips to owner-occupants and does excellent quality work. Stephen does the majority of the work himself while contracting out required licensed repairs. Stephen will reside in one of the two units at 128 Wentle Terrace.

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

128 Wentle Terrace. Purchase Offer	
Applicant	Stephen Oduro
Offer	\$9,900
Plan	Renovate to Owner-Occupy

### 2) 601 Rowland St. – Vacant Single-Family Property

Date Acquired: 09/21/2017      Listed: 07/16/2018  
 Current List Price: \$1,000      Days on Market: 749 days  
 Original List Price: \$9,900      Land Bank's Minimum Renovation Est: \$48,041.73

601 Rowland St. is a single-family home in the Skunk City neighborhood with three bedrooms and one bathroom. It is a corner property with a driveway situated on a dead-end street.

Merche Ameri Banks is a first-time homebuyer relocating to Syracuse from Minnesota. Merche is the owner of Realistic Realty and Retail Merchandising Inventory and has her Banking and Loan Origination Certification. She will be hiring contractors to complete the majority of the renovation and looks forward to moving her family into the renovated home with her.

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

"Schedule A"

601 Rowland St. Purchase Offer	
Applicant	Merche Ameri Banks
Offer	\$1,000
Plan	Renovate to Owner-Occupy

### 3) 309 Hillview Ave. – Vacant Single-Family Property

Date Acquired: 06/20/2019      Listed: 10/28/2019  
 Current List Price: \$9,900      Days on Market: 279 days  
 Original List Price: \$14,900      Land Bank's Minimum Renovation Est: \$39,390.11

309 Hillview Ave. is a single-family home in the Outer Strathmore neighborhood. It has three bedrooms and one bathroom. The property has a driveway and small backyard and, once renovated, will be a nice addition to well-cared for neighborhood.

Ryan Charron and Charles Croizet are purchasing this home to renovate and sell to an owner-occupant since it is in our Homeownership Choice program. Both men are Electrical Engineers with degrees from Clarkson University. Charles works at Nine Mile Point and Ryan at TRC Companies in Liverpool. Ryan is also the owner of Charron Debris Removal LLC. Each has experience with general contracting and will be hiring out licensed contractors when needed.

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

309 Hillview Ave. Purchase Offer	
Applicant	Ryan Charron and Charles Croizet
Offer	\$9,900
Plan	Renovate to Re-Sell to an Owner-Occupant

### 4) 116 Beecher St. – Vacant Single-Family Property

Date Acquired: 11/08/2019      Listed: 05/18/2020  
 Current List Price: \$19,900      Days on Market: 77 days  
 Original List Price: \$15,000      Land Bank's Minimum Renovation Est: \$30,574.99

116 Beecher St. is a single-family home on the Northside with three bedrooms, one bathroom, and a driveway. It sits on a corner lot and has a second home behind it on the same parcel, which is badly deteriorated and will soon be demolished by the Land Bank.

Lloyd Hubbard has been a general contractor for 40 years and has remodeled several homes including two that he purchased from the Land Bank – 1606 Spring St. and 300 Bruce St. Lloyd is a local resident and he personally manages all of his properties.

Bashar Al Zink has been looking to purchase a Land Bank home for many months. He hopes to find a home that he can renovate and live mortgage-free. He will be hiring contractors to complete the renovation.

"Schedule A"

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

<b>116 Beecher Ave. Purchase Offer</b>		
<b>Applicant</b>	Lloyd Hubbard	Bashar Al Zink
<b>Offer</b>	\$22,000	\$21,511
<b>Plan</b>	Renovate for Rental	Renovate to Owner-Occupy

**5) 2914 Midland Ave. – Vacant Single-Family Property**

Date Acquired: 02/21/2019

Listed: 05/10/2019

Current List Price: \$5,000

Days on Market: 450 days

Original List Price: \$14,900

Land Bank's Minimum Renovation Est: \$50,939.00

2914 Midland Ave. is a single-family home in the Brighton neighborhood with four bedrooms and one bathroom. It has a driveway and good sized backyard. The property retains much of its original character but will need significant rehab, especially on the foundation.

Maudine Acevedo and Godolfredo Rosado have lived next-door to 2914 Midland Ave. for the last two years. They are both first-time home buyers and are extremely excited about owning their first home together at 2914 Midland Ave. They have lots of family and friends in the neighborhood currently, including family in the construction field that intend to help them renovate this home. They intend to renovate this home to occupy as their primary residence.

Frank Quezada is a contractor from New Jersey who has owned his own home remodeling business for the past 11 years. He is interested in purchasing and rehabbing properties outside of New Jersey and this would be his first Land Bank purchase.

Based on the Land Bank's disposition policies, staff recommend sale to Maudine Acevedo and Godolfredo Rosado, 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 (in exchange for a 20% discount off of the list price which is available for owner-occupants buying homes not in the HOC program).

<b>2914 Midland Ave. Purchase Offer</b>		
<b>Applicant</b>	Maudine Acevedo and Godolfredo Rosado	Frank Quezada
<b>Offer</b>	\$4,000	\$5,000
<b>Plan</b>	Renovate to Owner-Occupy	Renovate for Rental

**6) 2023 South Ave. – Vacant Two-Family Property**

Date Acquired: 05/31/2018

Listed: 07/09/2020

Current List Price: \$9,900

Days on Market: 26 days

Original List Price: \$9,900

Land Bank's Minimum Renovation Est: \$59,464.90

2023 South Ave. is a vacant two-family property located in the Elmwood neighborhood. This property has three bedrooms and one bath in each unit and a narrow driveway leading to the back of the house. The Land

“Schedule A”

Bank has recently completed installing new windows, doors and a roof on this property with grant funds from the CNY Community Foundation and Onondaga County.

Bruce Newman of My Village LLC is an experienced investor and rehabber who recently purchased 325 Hudson St. from the Land Bank. Bruce is extremely professional and hires out all work as needed. He also occasionally works on the homes with his son.

Chris Rhoades is a Syracuse resident who owns RPM and Construction Services, LLC and another company, Syracuse Area Rental Services, they own several rental properties in Onondaga County. Chris is an experienced contractor who employs sub-contractors as needed and is passionate about providing work opportunities within his company for local residents.

Ronald and Erin Job are looking to purchase this property to renovate and operate as a rental. Ronald has been a contractor for over 20 years. Together they own their own home and one rental property in Nedrow, as well as another rental property in Syracuse.

Based on the Land Bank's disposition policies, staff recommend sale to Rhoades Property Management and Construction Services LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the house passes a lead clearance inspection.

2023 South Ave. Purchase Offer			
Applicant	My Village LLC	RPM and Construction Services, LLC	Ronald and Erin Job
Offer	\$9,900	\$16,000	\$15,000
Plan	Renovate for Rental	Renovate for Rental	Renovate for Rental

**7) 110 Fitch St. – Vacant Single-Family Property**

Date Acquired: 05/31/2018	Listed: 05/18/2020
Current List Price: \$3,000	Days on Market: 75 days
Original List Price: \$3,000	Land Bank's Minimum Renovation Est: \$67,076.35

110 Fitch St is a large, vacant single-family home on the Near Westside with five bedrooms, one full bathroom and one half bathroom. It does not have a driveway and has minimal backyard space.

Abubakar Rufai owns 300 Dudley St., which he purchased from the Land Bank. He will be renovating 110 Fitch St. for a rental property.

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

110 Fitch St. Purchase Offer	
Applicant	Abubakar Rufai
Offer	\$3,000
Plan	Renovate for Rental



**8) 186-88 Clyde Ave. – Vacant Two-Family Property**

Date Acquired: 12/19/2018

Listed: 07/21/2020

Current List Price: \$19,900

Days on Market: 14 days

Original List Price: \$19,900

Land Bank’s Minimum Renovation Est: \$38,079

186-88 Clyde Ave. is a vacant two-family home in the Elmwood/Outer Strathmore neighborhood. It has two bedrooms and one bathroom in each unit and sits on the corner of Hillview Ave. with a two-car detached garage off of Hillview Ave. The Land Bank secured a grant from the CNY Community Foundation to replace the windows and siding and funding from Onondaga County to replace the roof. These funds require that the buyer pass a lead clearance test once the renovation is complete.

Eustacious and Adriel Donai are father and son co-owners of Donai Inc. Eustacious has purchased and successfully completed a whole-house renovation from the Land Bank. Adriel has purchased and is nearing completion of a whole-house renovation from the Land Bank. This will be the first purchase through Donai Inc. They are very experienced contractors that complete high-quality renovations. They plan to renovate and operate as a rental.

Travis and Voncile Johnson both have successfully purchased and completed a whole-house renovation from the Land Bank. They are excited about the opportunity to continue with another purchase. They hope to purchase this property to renovate and operate as a rental.

Chris Rhoades is a Syracuse resident who owns Rhoades Property Management and Construction Services LLC. Under their sister company Syracuse Area Rental Services, they own several rental properties in Onondaga County. Chris is an experienced contractor who employs sub-contractors as needed and is passionate about providing work opportunities within his company for local residents.

Frank Quezada is a contractor from New Jersey who has owned his own home remodeling business for the past 11 years. He is interested in purchasing and rehabbing properties outside of New Jersey and this would be his first Land Bank purchase.

Chola Chisunka has been a Syracuse homeowner for almost 30 years. During those years he has renovated his home at Meadowbrook Drive extensively including re-roofing twice, furnace installation, replacing water heaters, foundation work and finishing and upgrading the basement. He will be doing some work himself while contracting out necessary items. He is appreciative of the chance to be part of the revitalization of Syracuse and looks forward to contributing to making neighborhoods a more positive place to live.

Based on the Land Bank’s disposition policies, staff recommend sale to Chris Rhoades subject to an enforcement mortgage to be discharged once the proposed renovated and the property passes a lead clearance inspection.

<b>186-88 Clyde Ave. Purchase Offer</b>					
<b>Applicant</b>	Donai Inc.	Travis and Voncile Johnson	<b>RPM and Construction Services, LLC</b>	Frank Quezada	Chola Chisunka
<b>Offer</b>	\$27,000	\$22,000	<b>\$28,000</b>	\$15,000	\$25,000
<b>Plan</b>	Renovate for Rental	Renovate for Rental	<b>Renovate for Rental</b>	Renovate for Rental	Renovate for Rental

**9) 139 Clyde Ave. – Vacant Single-Family Property**

Date Acquired: 02/21/2019	Listed: 12/16/2019
Current List Price: \$9,900	Days on Market: 232 days
Original List Price: \$14,900	Land Bank's Minimum Renovation Est: \$36,549

139 Clyde Ave. is a vacant-single family home in the Elmwood/Outer Strathmore neighborhood. It has three bedrooms, one bathroom, a driveway and a single-car detached garage. This home is in the Home Ownership Choice Program.

Ali Hosheshi and Marisol Sinchico are engaged and looking to purchase their first home together. They are planning to renovate 139 Clyde and keep it as their home for many years. Marisol is in nursing school at Onondaga Community College and Ali owns his own business. He is also a local landlord and is knowledgeable about home renovation and repairs having worked construction for many years as well as assisted with his father's rental properties. Ali and Marisol plan to renovate 139 Clyde according to the Land Bank specs, hiring out qualified contractors as needed.

Jeff Taft and Ryan Moore of Transformation Realty Group, LLC both have extensive experience in Real Estate investing and construction. Together they have formed a company to continue their mission to "serve and support" customers with a comprehensive approach to investing in properties in a manner aligned with their specific needs and expectations. They plan to hire Dignity Works, LLC, an affiliate of Catholic Charities which employs a workforce program, to renovate the home. Transformation Realty Group hopes to build a relationship with Dignity Works, LLC and the Syracuse Land Bank in a collective effort in revitalizing neighborhoods with the intent to return properties to a productive use in order to strengthen the economy, and improve the quality of life in our community one owner-occupant at a time.

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

139 Clyde Ave. Purchase Offer		
Applicant	Transformation Realty Group, LLC	Ali Hosheshi and Marisol Sinchico
Offer	\$14,500	\$20,000
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate to Owner-Occupy

**10) 171 W. Calthrop Ave. – Vacant Single-Family Property**

Date Acquired: 11/08/2019	Listed: 03/13/2020
Current List Price: \$23,500	Days on Market: 143 days
Original List Price: \$23,500	Land Bank's Minimum Renovation Est: \$36,523

171 W. Calthrop Ave. is a vacant single-family property on the Southside that was built in 1963. It has three bedrooms, one full and one half bathrooms, a single car attached-garage, and a large private backyard. It is in the Home Ownership Choice Program.

Yvonne Greene of Band Aid Personal Care Service, LLC currently manages three properties in Syracuse and is looking to add more to their portfolio. She has eight years of experience owning and operating several

"Schedule A"

properties in the City of Syracuse. She plans to renovate this home to re-sell to an owner-occupant. She is being represented by Vera Hines of Luster Property Management, LLC.

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

171 W. Calthrop Ave. Purchase Offer	
Applicant	Band Aid Personal Care Service, LLC
Offer	\$23,500
Plan	Renovate to Re-Sell to Owner-Occupant

### 11) 133 Hatch St. – Vacant Single-Family Property

Date Acquired: 01/26/2017	Listed: 02/10/2017
Current List Price: \$1,000	Days on Market: 1,272 days
Original List Price: \$5,000	Land Bank's Minimum Renovation Est: \$49,692

133 Hatch St. is a vacant single-family home configured as a two-family home. There are two bedrooms and one bathroom in each unit. It has a driveway and sits on a double-lot. The home has major water damage and will require major renovation.

Charles Crawley and Norris Rodgers are purchasing this home together to renovate as a single-family home. Charles will occupy this home as his primary residence. He grew up on this block, has lived in a few homes on the street, and is hoping to save this house and make it his home. Norris Rodgers is experienced in home renovations and has successfully purchased and completed whole-house renovations from the Land Bank.

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

133 Hatch St. Purchase Offer	
Applicant	Charles Crawley and Norris Rodgers
Offer	\$1,000
Plan	Renovate to Owner-Occupy

### 12) 107 Hartson St. – Vacant Single-Family Property

Date Acquired: 07/24/2019	Listed: 09/10/2019
Current List Price: \$12,500	Days on Market: 329 days
Original List Price: \$19,900	Land Bank's Minimum Renovation Est: \$13,106

107 Hartson St. is a vacant single-family home in the Skunk City neighborhood. It has two bedrooms with potential for a third, one full and one half bathrooms, first floor laundry, and is in a floodplain. This home is in the Home Ownership Choice Program.

Kathleen Weaver is the marketing manager for The Hayner Hoyt Corporation, a large local construction company, and lives just around the block from 107 Hartson. She has been actively involved in home

“Schedule A”

renovation for the past year and a half including hanging sheetrock, refinishing hardwood floors, tiling, painting and installing vinyl flooring. She will be hiring licensed contractors to perform all HVAC, electrical and plumbing work as well as roofing repairs and replacement. Kathleen has expressed a desire to go above and beyond the required specs, making 107 Hartson shine. Her post-renovation plan is to re-sell to an owner-occupant.

Lilite Knox is looking to move to Syracuse from Florida. She has previously purchased and renovated two other homes and has learned a great deal about renovating and contracting the necessary licensed contractors. She will have this home renovated to occupy as her primary residence.

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

107 Hartson St. Purchase Offer		
Applicant	Lilite Knox	Kathleen Weaver
Offer	\$13,000	\$14,000
Plan	Renovate to Owner-Occupy	Renovate to Re-sell to Owner-Occupant

**13) 216 Wall St. – Vacant Three-Family Property**

Date Acquired: 03/29/2018	Listed: 05/18/2018
Current List Price: \$2,000	Days on Market: 807 days
Original List Price: \$7,900	Land Bank’s Minimum Renovation Est: \$50,568

216 Wall St. is a vacant, three-unit home in the Park Ave. Neighborhood across from Frazer School. It is an illegal nonconforming use in a zoning district that only allows one- and two-family homes. The buyer will be required to convert it to a two-family home. It will need major renovations.

George Doumit has owned and operated a construction business since 2010. He is very experienced in renovating homes and also owns and operates other rental properties in Syracuse. He plans to renovate this home to operate as a rental.

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

216 Wall St. Purchase Offer	
Applicant	George Doumit
Offer	\$2,000
Plan	Renovate for Rental

**14) 637 E. Division St. – Vacant Single-Family Property**

Date Acquired: 08/30/2018	Listed: 03/13/2020
Current List Price: \$6,500	Days on Market: 143 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$40,768

"Schedule A"

637 E. Division St. is a vacant, single-family home on the Northside. It has three bedrooms, one bathroom, no driveway, and will require major renovations.

Muheyidin Shek Mohamoud is excited about purchasing his first rental property in Syracuse. He plans to hire contractors to complete the whole renovation.

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

637 E. Division St. Purchase Offer	
Applicant	Muheyidin Shek Mohamoud
Offer	\$6,500
Plan	Renovate for Rental

**15) 100 Fage Ave. – Vacant Single-Family Property**

Date Acquired: 12/20/2019	Listed: 01/27/2019
Current List Price: \$9,900	Days on Market: 191 days
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$47,498

100 Fage Ave. is a vacant, single-family home in the Brighton neighborhood. It has four bedrooms, one bathroom, first-floor laundry, an attached carport, and is on the corner of Cannon St.

A. Shauvik Mitra is an experienced real estate investor from New Jersey who is eager to begin purchasing homes from the Land Bank. He plans to renovate this home to re-sell, hopefully to an owner-occupant. He is also assisting his mother with her purchase and renovation a few blocks away at 512 Cannon St.

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

100 Fage Ave. Purchase Offer	
Applicant	A. Shauvik Mitra
Offer	\$9,900
Plan	Renovate to Re-Sell

**16) 1107 Butternut St. – Vacant Two-Family Property**

Date Acquired: 01/29/2016	Listed: 03/09/2020
Current List Price: \$1,000	Days on Market: 148 days
Original List Price: \$8,500	Land Bank's Minimum Renovation Est: \$48,446

1107 Butternut St. is a vacant, two-family home on the Northside. There are three bedrooms and one bathroom in each unit. There is no driveway for this property and there is significant water damage.

Haggai Vardi is an experienced real estate investor who has been purchasing and renovating homes for 12 years. This is his first purchase from the Land Bank and he plans to renovate this home to operate as a rental.

“Schedule A”

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

1107 Butternut St. Purchase Offer	
Applicant	Haggai Vardi
Offer	\$1,000
Plan	Renovate for Rental

**17) 2107 S. State St. – Vacant Single-Family Property**

Date Acquired: 09/24/2015      Listed: 02/10/2017  
 Current List Price: \$1,000      Days on Market: 1,272 days  
 Original List Price: \$9,900      Land Bank’s Minimum Renovation Est: \$40,947

2107 S. State St is a vacant, single-family home on the Southside. It has four bedrooms, one bathroom, and will need major renovations.

Nicole Rose-Guy is hoping to purchase this home to renovate as a rental. She owns her home in Rochester where she completed a whole-house renovation. She is excited to purchase her first Land Bank home in Syracuse and is considering relocating to Syracuse. She plans to complete much of the work herself and hire contractors for the rest.

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

2107 S. State St. Purchase Offer	
Applicant	Nicole Rose-Guy
Offer	\$1,000
Plan	Renovate for Rental

**18) 204 Elk St. – Vacant Single Family Property**

Date Acquired: 1/24/19      Listed: 4/25/19  
 Current List Price: \$5,900      Days on Market: 467 days  
 Original List Price: \$7,900      Land Bank’s Minimum Renovation Est: \$44,409

204 Elk Street is a vacant single-family home. The Land Bank replaced the windows and doors with grant funds from the CNY Community Foundation. It is listed in our Home Ownership Choice Program.

Ozell Cooper is a residential contractor who owns his own business and lives across the street. He plans to renovate this home for his son to live in. The Land Bank recently started putting door hangers on nearby homes to encourage neighbors to buy on their block or refer friends/family to do so. This is how Mr. Cooper came to contact us. We have begun advertising a “Buy on Your Block” program in recent months to encourage existing owner-occupants to buy Land Bank homes on their block; under the program we will waive the Home Ownership Choice requirements if an owner-occupant wants to buy a nearby home and operate it as a rental. Since Mr. Cooper lives across the street, we recommend that we do not contractually require him to re-sell to an owner-occupant, although he states that he does plan to sell it to his son. In addition, we have recently

"Schedule A"

relaxed our requirements for contractors to show proof of funds up front to cover the Land Bank's estimated cost of renovations. If they are a contractor who routinely does residential renovations, we will only require them to show 1/3 of the estimated cost of renovations, estimated to be the cost of materials in light of the fact that they will do their own labor. Our hope is that this will make Land Bank homes more accessible to small contractors. This made it possible for Mr. Cooper to submit a complete application.

Based on the Land Bank's disposition policies, staff recommend sale to Ozell Cooper, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the home passes a lead clearance inspection.

204 Elk St. Purchase Offer	
Applicant	Ozell Cooper
Offer	\$5,900
Plan	Renovate to Re-sell to Owner-Occupant

**19) 115 1/2 Fountain St. – Non-Buildable Vacant Lot**

Date Acquired: 04/23/14

Dimensions: Irregularly shaped with 12' of street frontage

Warren Bailey is an owner occupant of 115 Fountain St and Enos Ely owns the investment property at 121 Fountain St. They would each like to purchase a portion of the irregularly shaped vacant lot at 115 1/2 Fountain St to expand their yards.

Based on the Land Bank's disposition policies, staff recommends the sale of the front 12' x approx. 120' portion to Warren Bailey and the back triangular shaped portion to Enos Ely, contingent upon them resubdividing and combining the lot with their adjacent properties.

111 1/2 Fountain St Purchase Offer		
Applicant	Warren Bailey	Enos Ely
Offer	\$151.00	\$976.00





**20) 115 Grove St. – Non-Buildable Vacant Lot**

Date Acquired: 12/18/2015

Dimensions: 33' x 133'

The Land Bank acquired this non-buildable vacant lot in December 2015. Laura Wheeler Rankin owns the investment property at 111 Grove Street and she is renting to own the property to her tenant Brian Jennings. There have been issues with neighbors parking cars on the lot and Mr. Jennings would like to erect a 4' fence to prevent any further trespassing on the lot.

Based on the Land Bank's disposition policies, staff recommends the sale of 115 Grove Street to Laura Wagner, contingent upon her resubdividing and combining the lot with her adjacent property and subject to Mr. Jennings erecting a 4' high picket fence across the front of the vacant lot so that vehicles cannot park on the lot.

115 Grove St Purchase Offer	
Applicant	Laura Wheeler Rankin
Offer	\$976.00

**21) 284 W. Calthrop Ave. – Non-Buildable Vacant Lot**

Date Acquired: 12/20/2019

Dimensions: 44' x 43'

The Land Bank acquired this non-buildable vacant lot in December 2019. Barbara J. West is the owner-occupant at 2429 Midland Ave., which is adjacent to the property. Because of the location of the property, Ms. West is the only logical buyer. She would like to put up a fence and install a playground for her grandchildren. Based on the Land Bank's disposition policies, staff recommends the sale of 284 W. Calthrop Ave. to Barbara J. West, contingent upon her resubdividing and combining the lot with her adjacent property.

284 W Calthrop Ave Purchase Offer	
Applicant	Barbara J. West
Offer	\$151.00

