

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session in the second floor ballroom at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on October 20, 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  
Patrick Hogan, Vice Chair  
Michael LaFlair, Treasurer

**EXCUSED:**

El-Java Abdul-Qadir  
Julie Cerio, Secretary

**FOLLOWING PERSONS WERE ALSO PRESENT:**

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Patrick Hogan, seconded by Mike LaFlair, to wit:

Resolution No.: 31 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>Excused</u>
El-Java Abdul-Qadir	VOTING	<u>Excused</u>

The foregoing Resolution was thereupon declared and duly adopted.

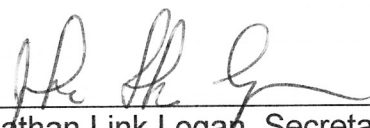
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

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 October 20, 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 17<sup>th</sup> day of November, 2020.

  
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Jonathan Link Logan, Secretary



## October 20, 2020 Sales Summary

### 1) 335 W. Lafayette Ave. – Vacant Single-Family Property

Date Acquired: 09/06/2017 Listed: 09/10/2020

Current List Price: \$5,000 Days on Market: 26

Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$60,599.60

335 W. Lafayette is a vacant single-family property located in the Brighton neighborhood. This property has four bedrooms and one bathroom. It sits across from Danforth School.

Stephen Oduro has purchased and rehabbed several homes from the Land Bank. He sells his rehabbed homes to owner-occupants, does good work and is efficient with his time. He is currently rehabbing 128 Wentz Terrace, which he purchased from the Land Bank, which he will make his permanent residence.

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.

335 W. Lafayette Ave. Purchase Offer	
Applicant	Stephen Oduro
Offer	\$5,000
Plan	Renovate to Re-sell to Owner-Occupant

### 2) 116 Glahn Ave. – Vacant Single-Family Property

Date Acquired: 07/24/2019 Listed: 09/09/2020

Current List Price: \$9,900 Days on Market: 25 days

Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$27,674.53

116 Glahn Ave. is a vacant single-family property located on the Southside. It has four bedrooms, one full and one half bathroom, and a single-car detached garage. The home retains some of its original, natural woodwork, light fixtures, and stained glass windows. It is in the Homeownership Choice program.

DeMauro Property Development, LLC is a newly formed partnership run by Jason DeMauro, a Fulton native, and his father William DeMauro. Jason is currently the Director of Operations for the NYC Department of Education where he coordinates large scale school construction projects and provides guidance to building leaders in facility operations, maintenance issues and safety protocols. William has spent over forty years working in the building trades and has specialized in siding, window installation, roofing and flashing. He has worked on several of the tract housing developments around Syracuse over the years. Jason and his father are committed to doing a high-quality rehab and selling to an owner-occupant. They hope that this is the beginning of a long-lasting, beneficial relationship with the Land Bank.

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

<b>116 Glahn Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>DeMauro Property Development, LLC.</b>
<b>Offer</b>	<b>\$13,000</b>
<b>Plan</b>	<b>Renovate for Re-Sell to Owner-Occupant</b>

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

Date Acquired: 06/21/2019      Listed: 10/01/2020  
 Current List Price: \$9,900      Days on Market: 5  
 Original List Price: \$14,900      Land Bank’s Minimum Renovation Est: \$42,971.11

309 Hillview Ave. is a small, single-family home in the Elmwood neighborhood. It has three bedrooms and one bathroom. The property is in the Homeownership Choice Program.

Jacqueline McDonnell is a single mom who has raised six children, obtained her master’s degree, and currently works as a construction project manager and consultant. She and her son worked together to build two structures from foundation to finish and has worked with one of her daughters to completely overhaul a fixer-upper house in Pennsylvania. Jacqueline’s goal is to work together with each of her children to help them buy and renovate a home, showing them the value of “sweat equity.” She’s excited about the opportunity to live in and rehab 309 Hillview with her daughter.

Based on the Land Bank’s disposition policies, staff recommend sale to Jacqueline McDonnell, 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.

<b>309 Hillview Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Jacqueline McDonnell</b>
<b>Offer</b>	<b>\$9,900</b>
<b>Plan</b>	<b>Renovate for Owner-Occupancy</b>

### 4) 122 Fenton St. – Vacant Single-Family Property

Date Acquired: 05/31/2018      Listed: 09/13/2018  
 Current List Price: \$1,000      Days on Market: 387 days  
 Original List Price: \$5,000      Land Bank’s Minimum Renovation Est: \$43,554.85

122 Fenton St. is a single-family home in the Skunk City neighborhood with three bedrooms and one bathroom. It does not have a driveway. The house sits in close proximity to Delaware Elementary School.

Howard Davis is owner of HVH Enterprise Corps and a licensed general contractor. He currently owns twenty-nine rental properties in the city of Syracuse, however this is his first Land Bank purchase. Howard does all of his own property maintenance and takes pride in being an attentive and actively involved landlord. He owns 121 Fenton across the street which he rents out.

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

<b>122 Fenton St. Purchase Offer</b>	
<b>Applicant</b>	<b>Howard Davis</b>
<b>Offer</b>	<b>\$1,000</b>
<b>Plan</b>	<b>Renovate for Rental</b>

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

Date Acquired: 07/23/2018

Listed: 09/18/2020

Current List Price: \$4,900

Days on Market: 17 days

Original List Price: \$4,900

Land Bank’s Minimum Renovation Est: \$32,664.65

100 Davis St is a vacant two-family home on the Near Westside. It has three bedrooms and one bathroom in each unit. There is a driveway and a large yard that is the result of the Land Bank combining this property with the lots next door at 116 Sabine St. and 118-20 Sabine St. Codes has this listed as a single-family home, so in order to keep this property as it is currently configured as a two-family, the buyer will need to apply for a Change of Occupancy.

Sherika Malcolm is an experienced local landlord who has led marketing, maintenance and accounting for Malcolm Construction, a family owned company. Malcolm Construction has experience in renovating single and multifamily homes on the South and West sides of Syracuse. She currently owns 519 Tallman St. which she rents out. Her plan is to owner-occupy one unit of 100 Davis and rent out the other unit.

Kadia Maragh is a remote software trainer for New York City Health and Hospitals. She is looking to get involved in real estate investing and rehabbing, following in her father’s footsteps. This would be her first rehab project and first purchase from the Land Bank.

Nelly Torres hopes to renovate 100 Davis to owner-occupy one unit and possibly rent the other. Nelly’s father has significant rehab and contracting experience and he would be doing the majority of the work on the house.

James Johnson and Shrimaun Basdeo are hoping to purchase their first rental property in Syracuse. They come from the NYC area where they have extensive construction experience. They plan to operate this home as a rental.

Based on the Land Banks disposition policies, staff recommend sale to Sherika Malcolm 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.

<b>100 Davis St. Purchase Offers</b>				
<b>Applicant</b>	<b>Sherika Malcolm</b>	<b>Nelly Torres</b>	<b>James Johnson and Shrimaun Basdeo</b>	<b>Kadia Maragh</b>
<b>Offer</b>	<b>\$20,109.00</b>	<b>\$20,000.00</b>	<b>\$15,000</b>	<b>\$4,908</b>
<b>Plan</b>	<b>Renovate to Owner-Occupy</b>	<b>Renovate to Owner-Occupy</b>	<b>Renovate for Rental</b>	<b>Renovate for Rental</b>

**6) 511 Carbon St. – Vacant Single-Family Property**

Date Acquired: 07/30/2020    Listed: 09/23/2020

Current List Price: \$15,000    Days on Market: 12 days

Original List Price: \$15,000    Land Bank’s Minimum Renovation Est: \$38,376.96

511 Carbon St. is a vacant, single-family home on the Northside. It has three bedrooms, one bathroom, a shared driveway and a backyard. There is the possibility of a small fourth bedroom. It also has a full basement.

Pothwei Bangoshoth is a Syracuse School District employee who will be taking advantage of the city employee discount. He owns his residence on Turtle St. at which he has completed many updates and renovations. He will contract out necessary work while completing other work on his own. He plans to occupy this house and make his home on Turtle St. a rental.

Avni Jahiu is a contractor who has purchased from the Land Bank in the past. He has completed whole house renovations and hopes to renovate 511 Carbon St. to operate as a rental.

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

511 Carbon St. Purchase Offers		
Applicant	Pothwei Bangoshoth	Avni Jahiu
Offer	\$15,500 (\$7,500 discount + \$8,000 offer)	\$15,600
Plan	Renovate to Owner-Occupy	Renovate for Rental

**7) 1308 Butternut St. – Vacant Two-Family Property**

Date Acquired: 04/27/2016    Listed: 09/09/2020

Current List Price: \$5,000    Days on Market: 27

Original List Price: \$5,000    Land Bank’s Minimum Renovation Est: \$99,669

1308 Butternut Street is a two-family home on the Northside. It a three-bedroom apartment on the first floor and a small one-bedroom apartment on the second floor. This home will need major renovations.

Oumou Kelzoum Koundoul is hoping to purchase this home and use as her primary residence for her and her family. Her brothers are contractors who have purchased from the Land Bank in the past and have completed whole house renovations. She will utilize her brothers to get the home renovated.

Aye Aung is an out of town investor hoping to purchase this home to use as a rental. This will be her first purchase from the Land Bank.

Based on the Land Bank’s disposition policies, staff recommend sale to Oumou Kelzoum Koundoul, 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.



1308 Butternut St. Purchase Offers		
Applicant	Oumou Kelzoum Koundoul	Aye Aung
Offer	\$8,000	\$8,500
Plan	Renovate to Owner-Occupy	Renovate for Rental

**8) 757 W. Onondaga St. – Vacant Single-Family Property**

Date Acquired: 05/31/2018                      Listed: 05/17/2019  
 Current List Price: \$19,900                      Days on Market: 140 days  
 Original List Price: \$19,900                      Land Bank’s Minimum Renovation Est: Buyer Drafted Specs

757 W. Onondaga Street is a large mansion on the West Onondaga Street corridor located at Onondaga Circle. This home is approximately 4,000 square feet with five bedrooms, four full bathrooms, two fireplaces, plaster detailing, and a two-car detached garage behind the house accessible from Tallman Street. This home will need major renovation.

Adner St. Hilaire is hoping to purchase this home to renovate and use as his primary residence. He and his family will be moving here from downstate New York and this home is what brought them here. He is an HVAC contractor and plans to continue the business in Rockland County as well as begin working in Syracuse. He does not plan to change the layout of the home and will use contractors to complete the majority of the renovation.

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

757 W. Onondaga St. Purchase Offer	
Applicant	Adner St. Hilaire
Offer	\$19,900
Plan	Renovate to Owner-Occupy

**9) 108 McAllister Ave. – Vacant Single-Family Property**

Date Acquired: 04/15/2015                      Listed: 03/06/2020  
 Current List Price: \$2,500                      Days on Market: 213 days  
 Original List Price: \$5,000                      Land Bank’s Minimum Renovation Est: \$73,142

108 McAllister Ave. is single-family home on the Southside. It has four bedrooms, one full bathroom, one half bathroom, and a driveway. This home will need major renovation.

Christopher Donai of Built It Reliable Construction, LLC is a contractor who has purchased from the Land Bank before and has successfully completed whole house renovations. He plans to renovate this home to operate as a rental.

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

<b>108 McAllister Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Built It Reliable Construction, LLC</b>
<b>Offer</b>	<b>\$2,500</b>
<b>Plan</b>	<b>Renovate for Rental</b>

**10) 468 Shonnard St. – Vacant Two-Family Property**

Date Acquired: 10/20/2016	Listed: 07/20/2020
Current List Price: \$5,000	Days on Market: 77 days
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: \$63,375

468 Shonnard St. is a two-unit home with a two-bedroom apartment on the first floor and a three-bedroom apartment on the second floor. It has a double lot and a driveway.

Devon Parkes is an investor from Florida who hopes to purchase this home to operate as a rental. He has family that has purchased from the Land Bank in the same neighborhood. He plans to use contractors for the majority of the renovation.

Doremus Coffee is an investor from Pennsylvania who hopes to purchase this home operate as a rental. This will be his first purchase from the Land Bank. He plans to use contractors for some of the renovation.

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

<b>468 Shonnard St. Purchase Offers</b>		
<b>Applicant</b>	<b>Devon Parkes</b>	<b>Doremus Coffee</b>
<b>Offer</b>	<b>\$8,000</b>	<b>\$7,000</b>
<b>Plan</b>	<b>Renovate for Rental</b>	<b>Renovate for Rental</b>

**11) 106 Beecher St. – Vacant Single-Family Property**

Date Acquired: 07/31/2018	Listed: 05/20/2020
Current List Price: \$5,000	Days on Market: 138 days
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: \$62,879

106 Beecher St. a single-family home with a double lot on the Northside. It has three bedrooms and one full bathroom. It will need major renovation. Oumar Koundoul of Koundoul Brothers, LLC is a contractor who has worked on Land Bank whole house renovations with his brothers, however this will be his first purchase from the Land Bank. He plans to renovate this home to re-sell.

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

<b>106 Beecher St. Purchase Offer</b>	
<b>Applicant</b>	<b>Koundoul Brothers, LLC</b>
<b>Offer</b>	<b>\$5000</b>
<b>Plan</b>	<b>Renovate to Re-Sell</b>

**12) 162 Forest Ave. – Vacant Single-Family Property**

Date Acquired: 05/23/2019    Listed: 09/21/2019  
 Current List Price: \$7,900    Days on Market: 15 days  
 Original List Price: \$7,900    Land Bank’s Minimum Renovation Est: \$36,498

162 Forest Ave. is a small single-family home with three bedrooms and a double lot. The Land Bank replaced the windows and doors in this home with funds from the CNY Community Foundation and so the buyer will need to pass a lead clearance inspection before the Land Bank will remove the enforcement mortgage. This home is in the Home Ownership Choice program.

Norris Rodgers is helping his son Donovan Moorman purchase this home. They will renovate the home and Donovan will use this as his primary residence. Norris has purchased from the Land Bank in the past and has successfully completed whole house renovations.

Based on the Land Bank’s disposition policies, staff recommend sale to Norris Rodgers and Donovan Moorman, 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.

<b>162 Forest Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Norris Rodgers and Donovan Moorman</b>
<b>Offer</b>	<b>\$7,900</b>
<b>Plan</b>	<b>Renovate to Owner-Occupy</b>

**13) 210 Marguerite Ave. – Vacant Single-Family Property**

Date Acquired: 12/20/19    Listed: 01/31/2020  
 Current List Price: \$5,000    Days on Market: 248 days  
 Original List Price: \$9,900    Land Bank’s Minimum Renovation Est: \$47,719

210 Marguerite is an average-sized, three-bedroom, one-bathroom home in the Elmwood neighborhood. It has a one-car detached garage and a large backyard.

Leonard Mitchell is a Syracuse native who plans to renovate this home to re-sell. He sees much opportunity and growth in Syracuse and its neighborhoods. He is excited to purchase his first Land Bank home and help fix up the neighborhood.

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

<b>210 Marguerite Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Leonard Mitchell</b>
<b>Offer</b>	<b>\$5,000</b>
<b>Plan</b>	<b>Renovate to Re-sell</b>

**14) 449 W. Ostrander Ave. – Vacant Single-Family Property**

Date Acquired: 12/22/2016	Listed: 04/05/2019
Current List Price: \$5,000	Days on Market: 549 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$40,914

449 W Ostrander is a small single-family home on the Southside. It has three bedrooms and one full bathroom. It will need significant renovation.

Pamela Washington of Chitta Chatter, Inc. is an investor from Queens who hopes to purchase this home to operate as a rental. She plans to hire contractors for the renovation. This will be her first purchase with the Land Bank.

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

449 W. Ostrander Ave. Purchase Offer	
Applicant	Chitta Chatter, Inc.
Offer	\$5,280
Plan	Renovate for Rental

**15) 411 Seymour St. – Vacant Two-Family Property**

Date Acquired: 11/29/2017	Listed: 07/09/2020
Current List Price: \$7,500	Days on Market: 88 days
Original List Price: \$7,500	Land Bank’s Minimum Renovation Est: \$58,883

411 Seymour St. is a two-family home with a driveway and a nice backyard. The first floor apartment has two bedrooms and one bathroom, the upstairs apartment has two bedrooms and two bathrooms. This home will need significant renovation.

Iliasse Yassine is a real estate agent and investor from New Jersey. He owns several rental properties and does his own construction and rehab work. Iliasse would operate this property as a rental and this would be his first Land Bank purchase.

Jeannette Gonzalez and Peter Parkes hope to purchase this home to operate as a rental. Both have purchased from the Land Bank in the past. They plan to use contractors for the majority of the work.

Based on the Land Bank’s disposition policies, staff recommend sale to Jeanette Gonzalez and Peter Parkes, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

411 Seymour St. Purchase Offers		
Applicant	Jeannette Gonzalez and Peter Parkes	Iliasse Yassine
Offer	\$8,160	\$7,500
Plan	Renovate for Rental	Renovate for Rental

**16) 113 Byrne Pl. – Vacant Single-Family Property**

Date Acquired: 10/26/2017	Listed: 07/08/2020
Current List Price: \$92,900	Days on Market: 93 days
Original List Price: \$94,900	Land Bank’s Minimum Renovation Est: Fully-renovated

113 Byrne Pl. is a small two-bedroom home in the Valley neighborhood with a one-car attached garage. The Land Bank has utilized HOME funds to undertake a complete renovation, which was finished this spring. The buyer must meet income guidelines, and the home must remain owner-occupied for 15 years per the HOME program requirements.

Ellie Phillips is a local, first-time homebuyer. She is very excited to move into a fully renovated home that she can call her own. She meets the income requirements and is pre-approved for a mortgage.

Based on the Land Bank’s disposition policies, staff recommend sale to Ellie Phillips, subject to the residency restrictions required by our HOME program agreement.

113 Byrne Pl. Purchase Offer	
Applicant	Ellie Phillips
Offer	\$89,900
Plan	Owner-Occupy

**17) 1903-05 Midland Ave – Buildable Vacant Lot**

Date Acquired: 12/20/2019  
 Dimensions: 51’ x 120’

The Land Bank sold the house at 1911 Midland Ave to LandColv, LLC in December of 2019. They are currently renovating the property and plan to resell it to an owner-occupant. Two days after the sale, the Land Bank acquired the adjacent vacant lot at the corner of Midland Ave. and Forest Ave. This parcel contains a driveway from Forest Ave. that provides access to the garage behind 1911 Midland and it is all fenced in together as if 1903-05 is part of their yard. Our intention was to combine them prior to selling 1911, but it was taking longer than expected to acquire the lot.

Based on the Land Bank’s disposition policies, staff recommends sale to LandColv LLC, contingent upon him resubdividing and combining the lot with his adjacent property.



1903-05 Midland Ave Purchase Offer	
Applicant	LandColv, LLC
Offer	\$151

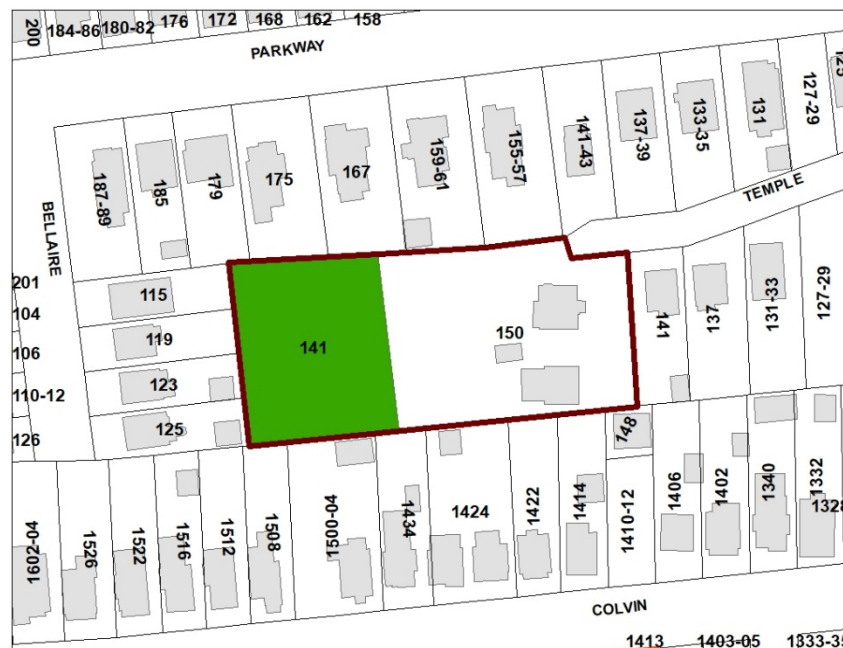
### 18) 141 Temple Place Rear – Landlocked Vacant Lot

Date Acquired: 03/24/2017

Dimensions: 126' x 147'

The Land Bank acquired 141 Temple Place Rear in March of 2017. The property is a large, landlocked, primarily wooded parcel. Milagros Otero purchased the single-family home at 150 Temple Place from the Land Bank in November of 2016. She is an owner-occupant. She would like to fence in the property and use it for additional yard space.

Based on the Land Bank's disposition policies, staff recommends the sale of 141 Temple Place Rear to Milagros Otero, contingent upon her resubdividing and combining the lot with her adjacent rental property.



141 Temple Place Rear Purchase Offer	
Applicant	Milagros Otero
Offer	\$151.00

**19) 863 W Lafayette Ave, – Non-Buildable Vacant Lot**

Date Acquired: 03/03/2016

Dimensions: 35' x 130'

The Land Bank recently demolished a vacant single-family house at 863 West Lafayette Ave. using City 2020-21 funds. The lot is not a good candidate for new construction because it is only 35' wide. Both neighbors

were offered the opportunity to purchase the lot, but only Kimberly Brundage at 867 W. Lafayette Ave. responded. She plans to fence in the property to prevent pedestrians from cutting through to Bertram Ave and to use the lot for a raised bed garden. We have received complaints from Ms. Brundage’s partner for many years; he reported that teenagers were frequently breaking into the house next door.

We also received an offer from Edward Johnson for \$5,000. He owned this home years ago and either sold or gave it to a Cynthia Stoudenmyre (Ongov says the sales price was only \$914) in 2010. She was foreclosed upon for back taxes in 2016. The house was in extremely deteriorated condition and we had to demolish it. We were finally able to do so this summer. We require that buyers have a plan to put properties they purchase from us into productive use. Mr. Johnson’s offer says that he has a plan, but doesn’t elaborate on what that plan is; and a 35’ lot would be too narrow to build new on.

We typically require side-lot purchasers combine the lot with their existing property, however, in this case the zoning office would likely require Ms. Brundage to remove one of her two driveways. While that doesn’t comply with the zoning ordinance, their property is well kept and nicely landscaped and they don’t want to change it. Based on the Land Bank’s disposition policies, staff recommends the sale of 863 W. Lafayette Ave. to Kimberly Brundage.

863 W Lafayette Ave. Purchase Offers		
Applicant	Kimberly Brundage	Edward Johnson
Offer	\$151	\$5,000

## 20) 206 Park St. – Buildable Vacant Lot

Date Acquired: 12/04/2013  
Dimensions: 46’ x 100’

The Land Bank has held this property since 2013. We recently ordered a survey and learned that the driveway for the two-family owner-occupied home at 204 Park Street is located on this lot. Ellen M. Courtwright and Misty Ormsby would like to acquire the lot and fence in the front to prevent patrons of the corner grocery store from loitering on the property. It will be used for off-street parking and for additional yard space. The purchase price includes reimbursement for the cost of the survey (\$600) plus the standard price for owner occupants.

Based on the Land Bank’s disposition policies, staff recommends the sale of 206 Park St. to Ellen M. Courtwright and Misty Ormsby, contingent upon them resubdividing and combining the lot with their adjacent property.

206 Park St. Purchase Offer	
Applicant	Ellen M. Courtwright and Misty Ormsby
Offer	\$751

## 21) 123 Hutchinson Ave – Buildable Vacant Lot

Date Acquired: 08/30/2018  
Dimensions: 44’ x 132’

“Schedule A”

The Land Bank acquired this vacant lot in August of 2018. Charles Ladd owns and is currently in the process of renovating the investment property next door. He would like to acquire the lot for additional greenspace for his tenants. Both adjoining neighbors were offered the property but only Mr. Ladd submitted an application. 125 Hutchinson is a grandfathered two-family home in an RA-1 zoning district. A use variance will be required to expand this non-conforming use. The Land Bank will help Mr. Ladd through the Use Variance application process.

Based on the Land Bank’s disposition policies, staff recommends the sale of 123 Hutchinson Ave to Charles Ladd, contingent upon him getting approval of a use variance for his property at 125 Hutchinson and upon him resubdividing and combining the lot with his adjacent property.

123 Hutchinson Ave. Purchase Offer	
Applicant	Charles Ladd
Offer	\$976



**22) 512-14 Tennyson Ave – Non-Buildable Vacant Lot**

Date Acquired: 07/29/2020

Dimensions: 33' x 108'

The Land Bank acquired this vacant lot in July 2020. It is a non-buildable which was offered to both adjoining property owners.

Costingtons, LLC owns the two-family house at 508-10 Tennyson. They would like to acquire the lot to expand their yard and to add a driveway for offstreet parking for their tenants.

The Wildwood Trust owns the two-family investment property on the western side of the lot, 516-18 Tennyson Ave. This property already has a driveway but they would like to fence in the property and widen the driveway in the rear for additional parking for their tenants.

Based on the Land Bank’s disposition policies, staff recommends the sale of the eastern half of 512-14 Tennyson Ave to Costingtons LLC and the sale of the western half of 512-14 Tennyson Ave to Wildwood Trust, contingent upon them resubdividing and combining their respective portions of the lot with their adjacent properties.



512-14 Tennyson Ave Purchase Offer		
Applicant	Costingtons, LLC	Wildwood Trust
Offer	\$976	\$976