GREATER SYRACUSE
LAND BANK

To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd, General Counsel
From: Katelyn Wright
Date: April 15, 2022
Re: Board of Directors Meeting – April 19, 2022

The Greater Syracuse Property Development Corporation will hold a regular meeting of the Board of Directors on **Tuesday, April 19, 2022 at 8:00 A.M.** at 431 E Fayette Street; Syracuse NY 13202 on the second floor.

I. Call to order

II. Roll Call

III. Proof of Notice

IV. Minutes

March 29, 2022
March 29, 2022 – audit committee

V. Executive Summary & Financial Statements

VI. New Business

A. Authorization to sell multiple properties
B. Contract for multiple demolitions
C. Contract for periodic inspections
D. 125-27 Hope Ave. porch change order
E. Assign contract for 261-63 Webster to Samuel and Lydia Clark Foundation, Inc.
F. Authorize the Land Bank to contract with RPM Construction Services to replace the roof and repair exterior masonry at 917 Montgomery St.
G. Authorize the Land Bank to contract with Onondaga Builders to replace the roof at 239 Milburn
H. Sell 920 W Onondaga St to Jubilee Homes
I. Appeal to reverse the foreclosure of 202 E Borden Ave.

VII. Discussion

A. Annual Report to the County Legislature – Planning & Economic Development Committee Meeting; 9:00 AM, April 20, County Legislature's Chambers in the Courthouse
B. NY Land Bank Association conference in Syracuse June 8-10

VIII. Adjournment

PLEASE POST **PLEASE POST** **PLEASE POST**

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

HAS SCHEDULED A REGULAR MEETING OF THE BOARD OF DIRECTORS

FOR

8:00 AM Tuesday, April 19, 2022

At
431 E Fayette Street, Second Floor Conference Room
Syracuse, NY 13202

For more information, please contact Katelyn Wright at 315-422-2301 or
kwright@syracuselandbank.org

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION
CERTIFICATE REGARDING NO CONFLICT OF INTEREST

MEETING DATE: April 19, 2022

The Greater Syracuse Property Development Corporation (the "GSPDC") has this day considered numerous business items (each a "Transaction") including, but not limited to, the sale of real or personal property to, undertaking projects with or on behalf of, and entering contracts with, certain individuals and business entities (each a "Stakeholder").

I, the undersigned director, officer or employee of GSPDC, **DO HEREBY CERTIFY,** as follows:

1. I do not have any interest with regard to any Transaction which would cause the Transaction to be deemed a "related party transaction" (as defined in Section 102[a][24] of the New York Not-For-Profit Corporation Law), and no Relative (as defined in Section 102[a][22] of the New York Not-For-Profit Corporation Law) of mine or entity in which I have an ownership or beneficial interest has any such interest.

   A "related party" as defined under Section 102(a)(23) of the New York Not-For-Profit Corporation Law means: (a) any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; (b) any relative of any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; or (c) any entity in which any individual described in clauses (a) and (b) above has a thirty-five percent or greater ownership or beneficial interest or, in the case of a partnership or professional corporation, a direct or indirect ownership interest in excess of five percent.

   A "related party transaction" as defined under Section 102(a)(24) of the New York Not-For-Profit Corporation Law means any transaction, agreement or any other arrangement in which a related party has a financial interest and in which the GSPDC]or any affiliate of the GSPDC is a participant.

2. I do not have any interest in, or relationship with, any Stakeholder which would violate the GSPDC's Code of Ethics, Section 1614 of the New York Not-for-Profit Corporation Law, Sections 73 or 74 of the New York Public Officers Law, or Section 4.15 of the Intermunicipal Agreement between Onondaga County and the City of Syracuse dated March 27, 2012 or which would create a potential conflict of interest as defined pursuant to Article VIII of the Bylaws of the GSPDC.

3. The nature and extent of any interest I may have in any Stakeholder or Transaction is described in Exhibit A annexed hereto, such disclosure to be made a part of and set forth in the official minutes of the GSPDC.

BOARD OF DIRECTORS:

______________________	______________________	______________________
Jonathan Link Logan	Michael LaFlair	Oceanna Fair
______________________	______________________	
Patrick Hogan	Nancy Quigg	

STAFF:

______________________	______________________	______________________
Katelyn E. Wright	Luke Avery-Dougherty	Shannon Knickerbocker
______________________	______________________	______________________
David Rowe	Joel Kaigler	Terri Luckett
______________________	______________________	
Shavel Edwards	Daniel Stazzone	

Minutes
Greater Syracuse Property Development Corporation
Meeting of the Audit Committee
8:00 AM Tuesday, March 29, 2022
431 E. Fayette Street, 2nd Floor
Syracuse, NY 13202

Committee Members Present: Patrick Hogan, Jonathan Link Logan, Michael LaFlair
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Jacob Skeval, Gregg Evans

I. Call to Order
Mr. Hogan called the meeting to order at 8:00 AM.

II. Roll Call
Mr. Hogan noted that all committee members were present.

III. Proof of Notice
Mr. Hogan confirmed that public notice of the meeting was properly posted.

IV. New Business
A. Review 2021 audited financial statements
Jacob Skeval and Gregg Evans presented the Land Bank's audited financial statements for 2021. They spent some time explaining that this was the first year the Land Bank had expended more than $750,000 in federal funds, triggering the requirement for a single-audit and that this review did not result in any findings. They discussed one finding in the regular audit related to how the value of properties held in inventory are calculated which required a $75,000 adjustment to the financial statements. Ms. Wright noted that this pertained to 3 of 844 properties held in inventory at year end and the miscalculation does not misrepresent how much cash they actually have available; Mr. Hogan noted that the inventorial valuation is based on projected sales price, which is often a moving target.

Mr. Hogan asked whether the federal audit would be shared with the City since the Land Bank is a sub-grantee for the ARPA and CARES funds and Mr. Evans confirmed that it would. Mr. Hogan noted that Common Councilors have expressed concern about sub-grantees' capacity to manage federal funds and that this would be a good thing to report back to them that the Land Bank is subject to this oversight and completed this audit with no findings. Mr. Link Logan asked if they would likely be subject to his audit requirement in future years and Ms. Wright stated that they certainly would for 2022 as they finished spending down the ARPA funds that they have been awarded.

Pat Hogan moved to accept the audited financial statements and recommend that the full board adopt them. Mike LaFlair seconded this motion. **ALL COMMITTEE MEMBERS PRESENT VOTED TO ACCEPT THE AUDITED FINANCIAL STATEMENTS AND RECOMMEND THAT THE FULL BOARD ADOPT THEM.**

V. Adjournment
Pat Hogan moved to adjourn the meeting. Jonathan Link Logan seconded this motion. **ALL COMMITTEE MEMBERS VOTED TO ADJOURN THE MEETING AT 8:18 AM.**

Minutes
Greater Syracuse Property Development Corporation
Special Meeting of the Board of Directors
8:15 AM Tuesday, March 29, 2022
431 E. Fayette Street, 2nd Floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Jonathan Link Logan, Michael LaFlair, Oceanna Fair, Nancy Quigg
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty

I. Call to Order
Mr. Hogan called the meeting to order at 8:20 AM.

II. Roll Call
Mr. Hogan noted that all board members were present.

III. Proof of Notice
Mr. Hogan confirmed that public notice of the meeting was properly posted.

IV. Minutes
Jonathan Link Logan moved to approve the minutes from March 15, 2022. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE THE MINUTES FROM MARCH 15, 2022.**

V. New Business
A. Approve 2021 audited financial statements
Mr. Hogan noted that the audit committee had just reviewed and approved of the financial statements and recommended they be adopted by the full board. Ms. Wright noted that this was the first time in several years that the Land Bank had not run an operating deficit and that they had generated $144,000 in net income, but that this was largely due to $120,000 in PPP loan forgiveness.

Oceanna Fair moved to approve the 2021 audited financial statements. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE THE 2021 AUDITED FINANCIAL STATEMENTS.**

B. Approve 2021 Annual Report to the ABO
Ms. Wright explained that, as a local public authority, the Land Bank is required to submit their audited financial statements and annual report to the NYS Authorities Budget Office within 90 days of the end of their fiscal year – for the Land Bank this is March 31.

She noted that the report outlines the properties acquired and sold over the course of the year, demolitions completed, and other achievements for 2021. She reminded the board that by voting to approve the report, they are affirming that they agree with the performance measurement report contained on pages 33-34 of the report.

Jonathan Link Logan moved to approve the annual report. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE THE 2021 REPORT TO THE ABO.**

C. Accept 613 Otisco, vacant lot, via donation

Ms. Wright explained that a home here had caught fire and that the City negotiated with the property owner, Alice Cruz, and agreed to complete the demolition on the condition that she deed the resulting lot to the Land Bank. She went on to explain that the owner had willingly provided an updated abstract of title and John Sidd had negotiated with the County to get a few judgements against the property discharged, so the property would be coming to them with clean title, and that the neighbors have expressed interest in purchasing the lot as a side-lot. Mr. Link Logan asked if the property is large enough to build upon and Ms. Wright stated that it is not since it is only 36' wide.

Jonathan Link Logan moved to authorize the Land Bank to accept 613 Otisco via donation. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO ACCEPT 613 OTISCO VIA DONATION.**

D. Grant an access easement over 3.25' along the eastern edge of 545-57 Park Ave. to the owner of 541-43 Park Ave.

Ms. Wright explained that they are attempting to sell 545-47 Park Ave., a vacant lot, to the neighbor to the west so that he can install proper off-street parking for the tenants in his five-unit building and remove the illegal front yard parking currently facing Park Ave. To install parking he must merge the lot with his property. His five-unit building is a legal nonconformity, but to expand it by adding the lot he must obtain a use variance. The Land Bank is assisting with the resub and use variance applications. The City will not approve the application because the other neighbor's driveway encroaches onto 545-47 by 3.25.'

Mr. Link Logan asked why they don't just sell that portion of the lot to the other neighbor. Ms. Wright noted that this was a good question and is normally what they would do, but the other neighbor's property is an illegal nonconforming use and adding property to it would also require a use variance, which they would likely be denied because that property had previously been denied a use variance in the past few years. She acknowledged that this will benefit the owner of a nonconforming property who is unwilling to bring their property into conformity, but that it's the only way available to them to fix the other neighbor's illegal parking issue.

Nancy Quigg moved to authorize the Land Bank to grant an easement along the easternmost 3.25' of 545-47 Park Ave. to the owner of 541-43 Park Ave. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO GRANT THE OWNER OF 541-43 PARK AVE. AN EASEMENT ALONG THE EASTERNMOST 3.25' OF 545-47 PARK AVE.**

E. Grant an easement granting exclusive use of the rear 5' of 277 Holland St. to the owners of 726 W. Onondaga St.

Ms. Wright explained that the owners of 726 W. Onondaga initially requested the Land Bank sell them all of 277 Holland St, but that they generally do not want to create a situation where a property sticks through to the opposite side of the block. Furthermore, 277 Holland is a candidate for new construction. HHQ is not sure if one of the neighbors' fence encroaches onto 277; if it does they would rather not build there and start off on a bad foot with the neighbor requiring that he remove his fence and shrink his yard. She noted that they are waiting on a survey to show whether or not the fence is encroaching. If it isn't, this will be an RNI new build site; if it is, both neighboring owner-occupants want to split the lot. In either scenario, the proposed easement will survive those future transactions and give the owners of 726 W. Onondaga exclusive use of the rear 5' of 277 Holland St.

The owners of 726 W. Onondaga are seeking the easement because their carriage house abuts the rear property line. They do not currently have access to maintain and repair the exterior and there is a door on the rear wall that they cannot count as egress because it doesn't exit onto their property (there are apartments above the carriage house that they wish to renovate and make habitable but need egress to meet fire code). There is a fence along the rear property line and they wish to remove it and install a stockade fence 5' back from the rear of their carriage house. This easement would give them the right to do so.

She went on to explain that this is also a situation where they would normally prefer to just sell them the 5,' but that 277 Holland and 726 W. Onondaga are in two separate zoning districts, they are not allowed to merge lot lines across zoning districts, and they aren't allowed to carve off the 5' as a separate landlocked parcel.

Mr. Logan asked if part of the carriage house abutted 281-83 Holland. Ms. Wright confirmed that it does and that this easement would not span the full width of the rear of the building, but that the owners of 726 W. Onondaga are aware of this and will likely try to negotiate an easement with the owners of 281-83 Holland, as well.

Jonathan Link Logan moved to authorize the Land Bank to grant the owners of 726 W. Onondaga St. an easement granting them exclusive use of the rear 5' of 277 Holland St. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO GRANT THE OWNERS OF 726 W. ONONDAGA ST. AN EASEMENT GIVING THEM EXCLUSIVE USE OF THE REAR 5' OF 277 HOLLAND ST.**

F. Modify Terms for Sale of Multiple Properties to Housing Visions

Ms. Wright reminded the board that in January they voted to sell Housing Visions 29 parcels for $163,161.65, on which they wanted to build 23 two-family homes. They recently discovered that two of the funding sources they planned to use on this project cannot be combined and they have reduced their plan to 22 properties containing 16 two-family homes, which will reduce the sales price to $94,813.15. They also want to extend the option to purchase to 24 months in case they are not successful in their first application round. Mr. Hogan asked if the properties they removed were the same ones that Moorstar wanted to buy and Ms. Wright noted that they were not and that keeping those properties in the project was critical to keeping their unit costs down since each of those two sites would include a cluster of five homes. Mr. Link Logan asked whether they had explored other options to finance the full number of units and Mr. LaFlair stated that he was certain Housing Vision had explored every possible option. Ms. Wright noted for the good of the order that Mr. LaFlair is no longer employed by Housing Visions and therefore needn't recuse himself from the discussion or the vote.

Nancy Quigg moved to approve modifying the terms of the contract to sell Housing Visions multiple properties. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE AMENDED TERMS FOR THE SALE OF MULTIPLE PROPERTIES TO HOUSING VISIONS.**

G. Authorize the Land Bank to apply for $150,000 from the Community Foundation for the Gustav Stickley House

Luke Avery-Dougherty explained that the Gustav Stickley House Foundation is continuing to raise money for the interior restoration of the house, but in many cases, the Land Bank has to be the applicant for grants because we hold title to the house. He went on to explain that we currently hold a $500,000 grant from the US Dept. of the Interior, which requires a match and they are endeavoring to raise those matching funds. They will likely also apply for an Environmental Protection Fund grant this coming year, which they have applied for two or three times unsuccessfully, but that NYS granted EPF funds for the exterior restoration previously. He went on to explain that the interior restoration will include restoration of the ground floor largely as it was at the time of Gustav Stickley's residence and conversion of floors 2-3 to guest rooms to operate as a boutique hotel. Mr. Hogan asked who would operate the hotel and Ms. Wright explained that the Onondaga Historical Association will operate it and that it was their idea to convert it to a boutique hotel with a museum on the first floor so that it would be financially self-sustaining.

Ms. Wright reminded the board that the Land Bank is holding title to this property so it can benefit from the Land Bank's tax-exempt status, but that the Gustav Stickley House Foundation is reimbursing the Land Bank for all carrying costs.

Nancy Quigg moved to authorize the Land Bank to apply or $150,000 from the Community Foundation for the Gustav Stickley House. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO AUTHORIZE THE LAND BANK TO APPLY FOR $150,000 FROM THE COMMUNITY FOUNDATION FOR THE GUSTAV STICKLEY HOUSE.**

VI. Discussion

A. Reminders

i. City Budget Hearing 9:00 AM, April 13, 2022
ii. Annual Report to the County Legislature – Planning & Economic Development Committee Meeting; 9:00 AM, April 20, County Legislature's Chambers in the Courthouse
iii. Annual Report to the Common Council – Neighborhood Preservation Committee April 6. Time TBD

Mike LaFlair left at 9:00 AM.

B. Center for Community Progress's Make it Home learning cohort

Ms. Wright described a technical assistance program that they plan to jointly apply for with the City that would connect 10 communities dealing with occupied foreclosed properties and share best practices re: turning those homes into homeownership opportunities.

VII. Adjournment

Nancy Quigg moved to adjourn the meeting. Jonathan Link Logan seconded this motion. **ALL COMMITTEE MEMBERS VOTED TO ADJOURN THE MEETING AT 9:06 AM.**

GREATER SYRACUSE
LAND BANK

Executive Summary
April 19, 2022 Board of Directors Agenda

I. Executive Summary and Financial Statements

Financial statements through the end of February are attached for your review starting on p. 12 of this packet.

II. New Business

A. Authorization to sell multiple properties

See p. 23 of this packet for a summary of all offers received this month.

B. Contract for multiple demolitions

We put 19 demolitions out to bid this month, thinking we would have enough ARPA funds to cover them all, but anticipating prices to rise as the cost of trucking and tipping fees have increased due to fuel costs. We received the following bids:

	Crisafulli	Scanlon	Bronze
940 Lafayette Ave W	$ 38,800.00	**$ 30,910.00**	$ 50,900.00
614 Newell St W	$ 24,950.00	**$ 28,503.00**	$ 35,900.00
527 Ostrander Ave W	$ 19,200.00	**$ 20,570.00**	$ 20,600.00
265 Lafayette Ave W	$ 19,100.00	$ 29,144.00	**$ 27,600.00**
372 Warner Ave	$ 15,500.00	**$ 20,367.00**	$ 23,000.00
133 Pleasant Ave W	$ 20,300.00	**$ 24,876.00**	$ 34,700.00
141-43 Lafayette Ave W	$ 25,300.00	**$ 28,302.00**	$ 38,700.00
339 Richmond Ave	$ 15,650.00	**$ 17,666.00**	$ 20,500.00
410 Richmond Ave	$ 15,500.00	**$ 17,384.00**	$ 22,600.00
144 Mary St	$ 25,400.00	**$ 29,191.00**	$ 32,900.00
124 Hovey St	$ 16,250.00	**$ 14,595.00**	$ 20,300.00
128 Hovey St	$ 15,700.00	**$ 15,144.00**	$ 20,250.00
273 McLennan Ave	$ 19,800.00	**$ 25,519.00**	$ 30,900.00
231 Elliott St	$ 27,500.00	**$ 29,004.00**	$ 41,000.00
123-25 Warner Ave	$ 22,900.00	**$ 30,565.00**	$ 34,800.00
409-11 Sterling Ave	$ 24,200.00	**$ 25,407.00**	$ 33,700.00
114 John St	$ 24,900.00	$ 33,525.00	**$ 25,800.00**
216 Wall St	$ 19,900.00	**$ 34,681.00**	$ 35,400.00
136-38 Fitch St*	$ 22,300.00	**$ 24,128.00**	$ 30,750.00
total:	$ 413,150.00	$ 479,481.00	$ 529,400.00
bundled discount total:	$ 407,150.00	$ 469,891.38	$ 568,694.00
	$ 470,212.00	if we award each job to the low bidder	
	$ 320.62	savings by awarding all jobs to Scanlon	

Crisafulli is the lowest bidder on most of these, but they are terribly behind schedule on demolitions already under contract. We have not taken steps to enforce the financial penalties built into our contract for failure to complete work on time, but what they already have under contract will keep them busy until November (we have reached out to the City to request our ARPA contract be extended since the term ends June 30).

If we eliminate Crisafulli and award each job to the lowest bidder the total cost will be $470,212 and 2 of the 19 will go to Bronze, the rest to Scanlon. If we award all 19 to Scanlon the demolition cost is slightly lower ($469,891.38) and we save the cost of 12+ air monitoring days, because Scanlon's demolitions go faster than Bronze's.

If we award all of these jobs, that will use all our remaining ARPA demo funds + another ~$40k. We can cover the extra cost with 2021 and 2022 County funds. We will still have another 80 demolition candidates that need attention and are seeking funds to address those. We are optimistic that the funds NYS budgeted for land banks recently will be a significant source for additional demos.

C. Contract for periodic inspections

We issued a Request for Proposals for periodic inspection services. We have an independent contractor inspect all of our properties every two months and complete a survey via a mobile phone app. Using that app, he uploads front and rear photos of every building and flags properties that need debris pickup, lawn mowing, etc. We download his reports from the prior day each morning and turn those into work orders. We are currently paying $4.75 for each property with a building on it, $2.75 for each vacant lot, and $5.00 to hang a land bank sign on a property if he sees one is missing. We received the following bids:

	Building	Lot	Sign
Tim Redmond	**$ 4.25**	**$ 3.25**	**$ 5.00**
Morgan and Morgan Home Inspections	$ 25.00	$ 25.00	$ 25.00
Project Joseph	$ 12.00	$ 6.50	$ 2.50
Cassoni Enterprises	$ 12.00	$ 10.00	$ 15.00
Always Creating Excellence	$ 15.00	$ 13.50	$ 10.00

Tim Redmond is our current contractor. We're satisfied with the quality of his work and he is the lowest bidder. We're seeking authorization to enter into a two year contract with him for periodic inspection services.

D. 125-27 Hope Ave. porch change order

The change order is attached on p. 34 of your packet. We are using ARPA funds to replace the roof, install new siding and windows, and rebuild the porches on this house. Our scope of work assumed that the second story porch was sitting on solid framing and that all that would be rebuilt was the footers and first floor deck, but the roof joists on which the second floor porch sit also need to be replaced. This appears to be a fair price considering the price of lumber. We are seeking the board's approval for this change order.

E. Assign contract for 261-63 Webster to Samuel and Lydia Clark Foundation, Inc.

The board previously authorized us to sell this property to the Four Square Gospel Church. They would prefer to take title in the name of their foundation. They are financing the renovations with a loan from Pathfinder and plan to operate the house as a rental. It is located across the street from the church.

F. Authorize the Land Bank to contract with RPM to replace the roof and repair exterior masonry at 917 Montgomery St.

We intend to use ARPA funds to stabilize this building – a former auto repair shop. It is in the Blueprint 15 footprint and so we do not plan to sell it until after their neighborhood plan is complete so we can ensure that its ultimate use complements Blueprint 15's neighborhood revitalization plans. We recently completed a Phase I on the building and have yet to complete a Phase II Environmental Site Assessment (we are hoping to get additional brownfield assessment funds by October if not sooner). Our environmental consultants say that there should be no problem stabilizing the building envelope even if they have to do soil borings through the concrete floor in the future during the Phase II. Depending on what is found in the Phase II, they do not expect any remediation would be needed that would require excavation of the floor (if anything is needed it might require a soil vapor extraction unit that would not be terribly invasive). We are vacating the warehouse we rented for architectural salvage on Game Rd and temporarily storing materials here. Furthermore, this building is on a relatively small lot and we are afraid that if it were demolished it might just become a parking lot. It is architecturally/visually interesting so we think it is worth saving so that it can be redeveloped in the future. So it does not deteriorate to the point of becoming a demo candidate, it needs a new roof and extensive masonry repair. We solicited quotes and received the following bids:

RPM	$189,755
Onondaga Builders	$194,650
Global Construction	$286,000

G. Authorize the Land Bank to contract with Onondaga Builders to replace the roof at 239 Milburn

This house was occupied at the time of foreclosure. The tenant has been wanting to buy for many years and now that it has clear title and a willing seller, she's able to do so. She is pre-approved for a mortgage, but we are encouraging her to work with Syracuse Cooperative Federal Credit Union instead so she can access their Homebuyer Dream Program down payment assistance and HHQ's down payment and closing cost assistance. She has the opportunity to purchase noncompetitively for appraised value under our Tenant to Homeowner Program. We will be able to sell the home for appraised value - $46,000 – more than enough to cover the cost of the roof. After she takes title, she will be eligible for windows and siding via the Lead program. We solicited bids for roof replacement because she will not be able to get that funded with the lead grant after taking title. We received the following quotes:

RPM	$ 16,980.00
Onondaga Builders	**$ 11,750.00**
Global Construction	$ 22,000.00

We would like the board's approval to contract with Onondaga Builders to replace the roof at 239 Milburn only if we cannot secure other grant funds to cover this work. We are currently seeking information to see if Empire Housing can replace her roof with their purchase/rehab grant.

H. Sell 920 W Onondaga St to Jubilee Homes

In February, you voted to sell the following properties to Jubilee Homes for $5,000 total for them to build 5 new single-family homes under the RNI program (118 and 120 White will be combined into one building site):

118 White St
120 White St
110 White St
817 South Ave
821 South Ave
621 W Onondaga St

They would like to substitute 920 W Onondaga for 621 W Onondaga St.

I. Appeal to reverse the foreclosure of 202 E. Borden Ave.

The owner of this house passed away in 2020 and her daughter is in the process of settling her estate. Taxes had not been paid since 2013 and there was $29,009.69 due at the time of foreclosure on March 9. The daughter was advised to first apply for the Homeowners Assistance Fund to pay off the back taxes before settling the estate and deeding the home into her name. She was surprised by the foreclosure and had assumed that foreclosures were on hold due to COVID. She just got word this week that her HAF application has been approved. We considered selling the house directly to her, but the HAF funds can only be paid to the City. We are seeking the board's authorization to deed the property back to the City and/or work with the City to reverse the foreclosure so she can pay off the back taxes and then finish the process of settling her mother's estate and get the property deeded into her name.

III. Discussion

A. Annual Report to the County Legislature – Planning & Economic Development Committee Meeting; 9:00 AM, April 20, County Legislature's Chambers in the Courthouse

B. NY Land Bank Association conference in Syracuse June 8-10

Greater Syracuse Property Development Corporation
Balance Sheet
As of February 28, 2022

	Feb 28, 22	Feb 28, 21
ASSETS		
Current Assets		
Checking/Savings		
10000 · Checking	3,552,954.46	2,324,220.42
Total Checking/Savings	3,552,954.46	2,324,220.42
Accounts Receivable		
11001 · Accounts Receivable	500.00	6,850.00
Total Accounts Receivable	500.00	6,850.00
Other Current Assets		
12400 · Note Receivable - Lodi Street	84,389.94	86,496.05
12001 · Undeposited Funds	41,101.00	52,710.00
12100 · Contract Receivable		
12124 · City of Syracuse '21-22	250,000.00	0.00
12123 · City ARPA '21	2,500,000.00	0.00
12121 · The Castle Project		
12121.1 · CNY Community Foundation	50,000.00	0.00
Total 12121 · The Castle Project	50,000.00	0.00
12120 · City CARES '21	64,636.22	0.00
12118 · County CARES '21	0.00	250,000.00
12117 · Save America's Treasures	499,218.91	499,774.41
12116 · City of Syracuse '20-21	0.00	250,000.00
12114 · 2020 CRI Receivable-Rehab	0.00	375,000.00
12111 · EPA_Brownfield_Petroleum	1,792.71	25,279.36
12110 · EPA_Brownfield_Hazardous	66,440.72	350,081.09
Total 12100 · Contract Receivable	3,432,088.56	1,750,134.86
12500 · Prepaid Insurance	37,420.96	32,640.57
12900 · Prepaid Expense	10,913.44	9,130.26
Total Other Current Assets	3,605,913.90	1,931,111.74
Total Current Assets	7,159,368.36	4,262,182.16
Fixed Assets		
14000 · Computer	13,399.86	13,399.86
15000 · Furniture and Equipment	6,381.08	6,381.08
16000 · Software and Website	13,050.00	13,050.00
17000 · Accumulated Depreciation	-31,763.49	-30,548.14
Total Fixed Assets	1,067.45	2,282.80
Other Assets		
18000 · Cost of Properties Held	484,813.11	583,675.66
Total Other Assets	484,813.11	583,675.66
TOTAL ASSETS	**7,645,248.92**	**4,848,140.62**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable	82,262.72	187,757.74
Total Accounts Payable	82,262.72	187,757.74
Credit Cards		
20002 · M&T Visa 7079	933.52	8,469.26
Total Credit Cards	933.52	8,469.26
Other Current Liabilities		
24901 · Sales Tax Payable	187.76	0.00
20600 · FSA Liability	353.43	619.27
20900 · 401(K) Liability		

Greater Syracuse Property Development Corporation
Balance Sheet
As of February 28, 2022

	Feb 28, 22	Feb 28, 21
21000 · 401(k) Payable	0.00	2,156.41
Total 20900 · 401(K) Liability	0.00	2,156.41
20100 · M&T Loan PPP 2020	0.00	120,095.00
20500 · Down Payment on Property Sale	14,753.00	31,705.00
22000 · Accrued Expenses		
24800 · CDBG Liability	0.00	8,400.00
22000 · Accrued Expenses - Other	16,477.96	16,188.50
Total 22000 · Accrued Expenses	16,477.96	24,588.50
24100 · Prepaid Rental Income	1,925.00	0.00
Total Other Current Liabilities	33,697.15	179,164.18
Total Current Liabilities	116,893.39	375,391.18
Long Term Liabilities		
28000 · Deferred Grant Inflow		
29511 · City ARPA '21 Stab.	808,343.72	0.00
29510 · City ARPA '21 Demo	2,652,433.91	0.00
29509 · County '21	87,184.00	0.00
29508 · The Castle Project		
29508.8 · National Trust- Consultant	4,000.00	0.00
29508.6 · Individual Donations	14,107.71	0.00
29508.5 · National Trust	15,000.00	0.00
29508.3 · Reisman Foundation	26,604.50	0.00
29508.1 · CNY Community Foundation	50,000.00	0.00
Total 29508 · The Castle Project	109,712.21	0.00
29507 · City CARES '21	60,920.36	0.00
28500 · County CARES '21	0.00	250,000.00
29505 · Save America's Treasures	499,218.81	499,776.64
29504 · City of Syracuse '20-21	2,864.60	13,664.60
28024 · CRI 2020 Rehab	0.00	375,000.00
28023 · CRI 2020 Demo	5,999.99	10,799.99
29503 · Community Fou. Lead Grant #2	1,602.96	1,602.96
29020 · EPA_Brownfield_Petroleum '19-22	1,792.70	5,397.71
29010 · EPA_Brownfield_Hazardous '19-22	66,440.72	288,705.64
28006 · County Bank Purchase	139,663.91	139,663.91
28012 · County 2017	0.00	1,205.34
28017 · CRI 2019 Demo	0.00	8,947.20
28019 · County- Building Stabilization	490.35	490.35
28020 · County-Purchase of Vacant Prop.	4,506.15	4,506.15
28021 · City of Syracuse ’19-’20	5,583.00	18,783.00
Total 28000 · Deferred Grant Inflow	4,446,757.39	1,618,543.49
29500 · Parks Conservancy Grant	1,000.00	1,000.00
Total Long Term Liabilities	4,447,757.39	1,619,543.49
Total Liabilities	4,564,650.78	1,994,934.67
Equity		
32000 · Unrestricted Net Assets	3,139,207.09	2,994,715.49
Net Income	-58,608.95	-141,509.54
Total Equity	3,080,598.14	2,853,205.95
TOTAL LIABILITIES & EQUITY	**7,645,248.92**	**4,848,140.62**

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Year to Date
February 2022

	Feb 22	Jan - Feb 22
Ordinary Income/Expense		
Income		
40041 · The Castle Project		
40041.8 · Individual Donations	28,380.00	28,380.00
40041.3 · Reisman Foundation	3,595.50	3,595.50
Total 40041 · The Castle Project	31,975.50	31,975.50
40000 · Government Grants		
40150 · EPA_Brownfield_Hazardous		
40150.1 · EPA BH - Admin/Developer Fees	354.36	354.36
40150 · EPA_Brownfield_Hazardous - Other	11,812.00	11,812.00
Total 40150 · EPA_Brownfield_Hazardous	12,166.36	12,166.36
40010 · City of Syracuse		
40043 · City ARPA '21 Demo		
40043.1 · City ARPA '21 Demo Adm/Dev Fees	6,893.65	8,944.32
40043 · City ARPA '21 Demo - Other	63,259.48	113,964.50
Total 40043 · City ARPA '21 Demo	70,153.13	122,908.82
40044 · City ARPA '21 Stab.		
40044.1 · City ARPA '21 Stab Adm/Dev Fees	2,625.58	7,621.48
40044 · City ARPA '21 Stab. - Other	26,255.82	122,198.53
Total 40044 · City ARPA '21 Stab.	28,881.40	129,820.01
Total 40010 · City of Syracuse	99,034.53	252,728.83
40040 · Onondaga County		
40042 · County '21	3,053.60	8,828.60
Total 40040 · Onondaga County	3,053.60	8,828.60
40060 · NY Attorney General		
40060.5 · CRI 2020 Rehab	285,485.82	285,485.82
40060.1 · CRI Admin/Developer Fees	14,514.18	14,514.18
Total 40060 · NY Attorney General	300,000.00	300,000.00
Total 40000 · Government Grants	414,254.49	573,723.79
48000 · Side Lot Application Income	100.00	150.00
49000 · Rental Income	4,662.50	7,325.00
49500 · Sale of Property	86,576.00	153,576.00
Total Income	537,568.49	766,750.29
Cost of Goods Sold		
50000 · Cost of Sales		
500VI · Vacant COS Inventorial		
50010 · Property Purchase Cost	2,114.00	2,114.00
50090 · Renovation Inventory	10,199.99	59,683.40
50100 · Stabilization	57,475.50	98,075.50
50170 · Architectural Prof. Services	0.00	2,750.00
50180 · Land Survey Prof. Services	2,776.00	8,351.00
50999 · Spec Reclass to/from Inventory	16,184.00	41,311.30
Total 500VI · Vacant COS Inventorial	88,749.49	212,285.20
500PC · Periodic COS		
50025 · Property Materials and Supplies	678.24	1,063.61
50029 · General Inspections	0.00	2,868.00
50051 · Debris Removal - Periodic	6,646.00	15,411.86
50070 · Lawn Maintenance	75.00	-375.00
50080 · Snow Removal	8,146.00	18,003.00
50110 · Demolition/Deconstruction	55,000.00	71,400.00
50111 · Renovation Expensed	285,485.82	285,485.82
50117 · Survey/Abatement Pre-Demo	6,487.00	8,857.00
50130 · Utilities	1,563.57	28,603.02
50190 · Evictions	922.50	922.50
50205 · Legal & Closing Costs	7,809.50	7,809.50

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Year to Date
February 2022

	Feb 22	Jan - Feb 22
50220 · Brokerage - Sale	0.00	500.00
53100 · Stabilization	0.00	1,622.75
Total 500PC · Periodic COS	372,813.63	442,172.06
Total 50000 · Cost of Sales	461,563.12	654,457.26
Total COGS	461,563.12	654,457.26
Gross Profit	76,005.37	112,293.03
Expense		
61001 · PayPal Fees	0.00	60.68
60000 · Accounting Fees	9,610.00	13,550.00
60100 · Automobile	546.80	1,147.78
60200 · Depreciation	87.47	174.94
60300 · Legal Fees	2,010.00	5,141.99
60400 · Office Expense	2,812.92	5,582.01
60500 · Payroll		
60535 · Employer 401(K) Match expense		
60540 · Employer 401(k) Match	2,056.34	4,089.62
Total 60535 · Employer 401(K) Match expense	2,056.34	4,089.62
60510 · Salary	41,126.66	81,792.26
60520 · Payroll Taxes	4,522.09	9,144.09
60530 · Employee Health Insurance	4,152.92	8,305.84
60550 · Payroll Processing Fees	995.78	1,890.06
Total 60500 · Payroll	52,853.79	105,221.87
60600 · Professional Services	13,562.00	14,562.00
60602 · Relocation Assistance Expense	1,152.96	2,030.76
60700 · Insurance		
60701 · Property	0.00	-6,417.21
60702 · Liability	12,298.54	27,048.40
60700 · Insurance - Other	8,470.32	17,727.64
Total 60700 · Insurance	20,768.86	38,358.83
60800 · Telephone	287.82	575.64
61200 · License and Fees	60.00	75.00
61300 · Events & Marketing	200.00	400.00
61400 · Rent Expense	2,713.04	5,426.08
61500 · Interest Expense	17.79	17.79
Total Expense	106,683.45	192,325.37
Net Ordinary Income	-30,678.08	-80,032.34
Other Income/Expense		
Other Income		
70700 · Interest Income - 1800 Lodi St	493.33	987.71
70200 · Salvage Income		
70202 · Non-Taxable Sales	452.22	619.65
70201 · Taxable Sales	406.48	563.89
Total 70200 · Salvage Income	858.70	1,183.54
70600 · Project Extension Fees	10,000.00	19,250.00
71000 · Reimbursement Income		
71001 · Insurance Reimbursement	1.14	1.14
Total 71000 · Reimbursement Income	1.14	1.14
79000 · Misc. Income	1.00	1.00
Total Other Income	11,354.17	21,423.39
Net Other Income	11,354.17	21,423.39
Net Income	**-19,323.91**	**-58,608.95**

Greater Syracuse Property Development Corporation
Profit & Loss YTD Comparison CY vs. PY
January through February 2022

	Jan - Feb 22	Jan - Feb 21
Ordinary Income/Expense		
Income		
40041 · The Castle Project		
40041.8 · Individual Donations	28,380.00	0.00
40041.3 · Reisman Foundation	3,595.50	0.00
Total 40041 · The Castle Project	31,975.50	0.00
40000 · Government Grants		
40110 · CNY Lead		
40190 · CNY Community Lead Grant #2		
40190.1 · CNY Lead#2 Admin/Developer Fees	0.00	1,265.23
40190 · CNY Community Lead Grant #2 - Other	0.00	17,451.50
Total 40190 · CNY Community Lead Grant #2	0.00	18,716.73
Total 40110 · CNY Lead	0.00	18,716.73
40160 · EPA_Brownfield_Petroleum		
40160.1 · EPA BP - Admin/Developer Fees	0.00	579.08
40160 · EPA_Brownfield_Petroleum - Other	0.00	19,302.57
Total 40160 · EPA_Brownfield_Petroleum	0.00	19,881.65
40150 · EPA_Brownfield_Hazardous		
40150.1 · EPA BH - Admin/Developer Fees	354.36	1,787.63
40150 · EPA_Brownfield_Hazardous - Other	11,812.00	59,587.82
Total 40150 · EPA_Brownfield_Hazardous	12,166.36	61,375.45
40010 · City of Syracuse		
40043 · City ARPA '21 Demo		
40043.1 · City ARPA '21 Demo Adm/Dev Fees	8,944.32	0.00
40043 · City ARPA '21 Demo - Other	113,964.50	0.00
Total 40043 · City ARPA '21 Demo	122,908.82	0.00
40044 · City ARPA '21 Stab.		
40044.1 · City ARPA '21 Stab Adm/Dev Fees	7,621.48	0.00
40044 · City ARPA '21 Stab. - Other	122,198.53	0.00
Total 40044 · City ARPA '21 Stab.	129,820.01	0.00
Total 40010 · City of Syracuse	252,728.83	0.00
40040 · Onondaga County		
40042 · County '21	8,828.60	0.00
40040 · Onondaga County - Other	0.00	11,030.17
Total 40040 · Onondaga County	8,828.60	11,030.17
40060 · NY Attorney General		
40060.5 · CRI 2020 Rehab	285,485.82	0.00
40060.4 · CRI 2020 Demo	0.00	13,622.97
40060.1 · CRI Admin/Developer Fees	14,514.18	0.00
Total 40060 · NY Attorney General	300,000.00	13,622.97
Total 40000 · Government Grants	573,723.79	124,626.97
48000 · Side Lot Application Income	150.00	25.00
49000 · Rental Income	7,325.00	6,525.00
49500 · Sale of Property	153,576.00	258,039.00
Total Income	766,750.29	389,215.97
Cost of Goods Sold		
50000 · Cost of Sales		
500VI · Vacant COS Inventorial		
50010 · Property Purchase Cost	2,114.00	0.00
50050 · Debris Removal - Initial	0.00	20,469.00
50090 · Renovation Inventory	59,683.40	42,615.66
50100 · Stabilization	98,075.50	16,700.00

Greater Syracuse Property Development Corporation
Profit & Loss YTD Comparison CY vs. PY
January through February 2022

	Jan - Feb 22	Jan - Feb 21
50115 · Environ. Assess. Inventorial	0.00	720.00
50145 · Title Searches	0.00	2,581.00
50170 · Architectural Prof. Services	2,750.00	0.00
50180 · Land Survey Prof. Services	8,351.00	350.00
50200 · Property Appraisal	0.00	250.00
50999 · Spec Reclass to/from Inventory	41,311.30	97,230.29
Total 500VI · Vacant COS Inventorial	212,285.20	180,915.95
500PC · Periodic COS		
50025 · Property Materials and Supplies	1,063.61	947.67
50029 · General Inspections	2,868.00	5,749.75
50045 · Pest Exterminations	0.00	300.00
50051 · Debris Removal - Periodic	15,411.86	20,580.50
50070 · Lawn Maintenance	-375.00	7,725.00
50080 · Snow Removal	18,003.00	22,753.00
50110 · Demolition/Deconstruction	71,400.00	26,450.00
50111 · Renovation Expensed	285,485.82	0.00
50117 · Survey/Abatement Pre-Demo	8,857.00	1,747.00
50130 · Utilities	28,603.02	3,220.22
50190 · Evictions	922.50	0.00
50205 · Legal & Closing Costs	7,809.50	3,802.50
50220 · Brokerage - Sale	500.00	1,500.00
53100 · Stabilization	1,622.75	655.00
Total 500PC · Periodic COS	442,172.06	95,430.64
Total 50000 · Cost of Sales	654,457.26	276,346.59
Total COGS	654,457.26	276,346.59
Gross Profit	112,293.03	112,869.38
Expense		
61001 · PayPal Fees	60.68	0.00
60000 · Accounting Fees	13,550.00	16,855.00
60100 · Automobile	1,147.78	1,092.23
60200 · Depreciation	174.94	245.26
60300 · Legal Fees	5,141.99	6,322.50
60400 · Office Expense	5,582.01	5,111.15
60500 · Payroll		
60535 · Employer 401(K) Match expense		
60540 · Employer 401(k) Match	4,089.62	3,744.24
Total 60535 · Employer 401(K) Match expense	4,089.62	3,744.24
60510 · Salary	81,792.26	86,551.28
60520 · Payroll Taxes	9,144.09	7,741.20
60530 · Employee Health Insurance	8,305.84	7,669.26
60550 · Payroll Processing Fees	1,890.06	1,537.24
Total 60500 · Payroll	105,221.87	107,243.22
60600 · Professional Services	14,562.00	83,290.39
60602 · Relocation Assistance Expense	2,030.76	0.00
60700 · Insurance		
60701 · Property	-6,417.21	0.00
60702 · Liability	27,048.40	27,749.02
60700 · Insurance - Other	17,727.64	8,485.68
Total 60700 · Insurance	38,358.83	36,234.70
60800 · Telephone	575.64	766.76
61000 · Bank Service Charge	0.00	-25.00
61200 · License and Fees	75.00	1,250.00
61300 · Events & Marketing	400.00	7,020.25
61400 · Rent Expense	5,426.08	4,439.28
61500 · Interest Expense	17.79	0.00
Total Expense	192,325.37	269,845.74

Greater Syracuse Property Development Corporation
Profit & Loss YTD Comparison CY vs. PY
January through February 2022

	Jan - Feb 22	Jan - Feb 21
Net Ordinary Income	-80,032.34	-156,976.36
Other Income/Expense		
Other Income		
70700 · Interest Income - 1800 Lodi St	987.71	1,012.08
70200 · Salvage Income		
70202 · Non-Taxable Sales	619.65	913.27
70201 · Taxable Sales	563.89	0.00
Total 70200 · Salvage Income	1,183.54	913.27
70600 · Project Extension Fees	19,250.00	11,000.00
71000 · Reimbursement Income		
71001 · Insurance Reimbursement	1.14	0.00
71000 · Reimbursement Income - Other	0.00	16.48
Total 71000 · Reimbursement Income	1.14	16.48
72000 · Forfeited Down Payment on Sale	0.00	2,500.00
79000 · Misc. Income	1.00	24.99
Total Other Income	21,423.39	15,466.82
Net Other Income	21,423.39	15,466.82
Net Income	**-58,608.95**	**-141,509.54**

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at 431 E. Fayette Street; Syracuse, NY 13202 on April 19, 2022 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
Nancy Quigg, Vice Chair
Michael LaFlair, Treasurer
Jonathan Link Logan, Secretary
Oceanna Fair

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by ____________________, seconded by _________________, to wit:

Resolution No.: 8 of 2022

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	___
Michael LaFlair	VOTING	___
Oceanna Fair	VOTING	___
Nancy Quigg	VOTING	___
Jonathan Link Logan	VOTING	___

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 19, 2022 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 17th day of May, 2022.

____
Jonathan Link Logan, Secretary

"Schedule A"

April 19, 2022 Sales Summary

1) 601 Rowland St. – Vacant Single-Family Home

Date Acquired: 09/02/2021	Listed: 10/11/2021
Current List Price: $5,000	Days on Market: 175
Original List Price: $5,000	Land Bank's Minimum Renovation Est: $89,833

601 Rowland St. is a three-bedroom, 1.5-bath home in the Skunk City neighborhood. The Land Bank reacquired this home in September of 2021, due to a default on the enforcement mortgage from the prior sale. The first floor has a small bedroom, living room, dining room, eat-in kitchen, and a half bathroom you must walk through the get to the basement. Upstairs has two bedrooms and a very small full bathroom. There is a roof leak that has created extensive water damage from the roof to the basement due to a chimney stack that was added to the home without proper measures to divert rainwater. The rear porch is in need of complete replacement or removal and the home sits in a FEMA Floodplain. This home is in the Home Ownership Choice program.

A Tiny Home for Good, Inc. is a local not-for-profit that builds new construction homes across the City of Syracuse to provide housing for men and women coming out of the shelter system. In addition to new construction, they have successfully completed whole-house renovations of Land Bank homes. They complete high quality construction and are experienced in all aspects of home renovations. They plan to renovate this home to resell to an employee of the nonprofit.

Based on the Land Bank's disposition policies, staff recommend sale to A Tiny Home for Good, Inc., subject to an enforcement mortgage to be discharged once the proposed renovations are complete, and the home is resold to an owner-occupant.

601 Rowland St. Purchase Offer	
Applicant	**A Tiny Home for Good, Inc.**
Offer	**$5,000**
Plan	**Renovate to Resell to an Owner-Occupant**

2) 1302-04 Midland Ave. – Vacant Two-Family Home

Date Acquired: 05/23/2019	Listed: 01/13/2022
Current List Price: $9,900	Days on Market: 82
Original List Price: $9,900	Land Bank's Minimum Renovation Est: $90,415

1302-04 Midland Ave. is a two-family home on a double-lot in the Brighton neighborhood. Each unit has three bedrooms, one bathroom, living room with fireplace, formal dining room, kitchen, front and rear porches. This home was relisted for sale in January of 2022 after sitting off the market because the prior sale did not close. There is a roof leak, the two-story front porch needs structural repair, and the rest of the home will require major renovation. There is a two-car, detached garage also in need of major repair.

Gabrielle Vanderpool is a first-time home buyer who was born and raised on the Southside. She has lived out of state for 20 years and is excited to return home where she has many relatives. Gabrielle has some experience in home repairs, but plans to hire a contractor for the majority of this renovation. She plans to renovate this home to use as her primary residence, and since the home is not in the Home Ownership Choice program, she will be taking advantage of the 20% discount in exchange for a five-year residency requirement. Homeownership is a goal Gabrielle has worked on for many years, she views this as an opportunity to build wealth for herself, her son, and future generations.

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

1302-04 Midland Ave. Purchase Offer	
Applicant	**Gabrielle Vanderpool**
Offer	**$7,920**
Plan	**Renovate to Owner-Occupy**

3) 1814 S. State St. – Vacant Single-Family Home

Date Acquired: 09/07/2021 Listed: 03/02/2022
Current List Price: $24,000 Days on Market: 34
Original List Price: $24,000 Land Bank's Minimum Renovation Est: $75,684

1814 S. State St. is a large, single-family, Victorian home in the Brighton neighborhood. It has five bedrooms, 1.5 baths, and a fenced-in double-lot with a driveway. The home has maintained much of its original character including unpainted woodwork, an ornate fireplace mantel with beveled glass mirror, a paneled entrance vestibule with double-doors, original hardware, interior columns with pony walls, and the full bathroom with mosaic tile flooring, original sink and tub. While much of its original character remains intact, the home will require major renovation. It is in the Home Ownership Choice program.

Douglas Mann is a Syracuse resident and retired electrician who intends to purchase this home to renovate and use as his primary residence. He loves the natural woodwork in the home and all of the original character. In addition to his experience as an electrician, he has basic carpentry skills, plans to complete much of the work himself and hire contractors for the rest.

Marissa Fournier-Perez and Juan Perez-Rodriguez live in Cicero and wish to purchase this home for their primary residence. They have experience renovating homes and also plan to hire a local contractor for the majority of the renovation. This home will offer them the opportunity to live with their large extended family.

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

1814 S. State St. Purchase Offers		
Applicant	**Douglas Mann**	Marissa Fournier-Perez and Juan Perez-Rodriguez
Offer	**$26,000**	$25,000
Plan	**Renovate to Owner-Occupy**	Renovate to Owner-Occupy

4) 315 & 323 Richmond Ave. – Vacant Single- and Two-Family Homes

315 Richmond Ave.

Date Acquired: 12/20/2019 Listed: 05/20/2020
Current List Price: $1,000 Days on Market: 685
Original List Price: $5,000 Land Bank's Minimum Renovation Est: $61,088

323 Richmond Ave.

Date Acquired: 10/30/2018 Listed: 05/20/2020
Current List Price: $1,000 Days on Market: 685
Original List Price: $1,000 Land Bank's Minimum Renovation Est: $103,764

315 Richmond Ave. is a single-family home with four bedrooms, 1.5 baths, living room, and dining room in the Park Ave. neighborhood. It sits close to S. Geddes St. and has been vandalized many times. It has been marketed as a potential package with 323 Richmond Ave.

323 Richmond Ave. is a two-family home on the same block. Each unit has three bedrooms, one bathroom, living room, formal dining room, and eat-in kitchen. The property has a three-car detached garage and will require major renovation. It has been marketed for sale as a potential package with 315 Richmond Ave.

Kanwar Malik of Malika Event Planning, Inc. is an experienced real estate investor from the NYC area who sees great potential Syracuse. This will be his first purchase in Syracuse and he intends to purchase 315 and 323 Richmond Ave. to renovate and resell. He has a contractor who has already previewed the homes and is confident in a successful renovation of both homes. This contractor plans to live in Syracuse while leading the renovation on these homes.

Based on the Land Bank's disposition policies, staff recommend sale to Malika Event Planning, Inc., subject to an enforcement mortgage giving him two years to complete the required renovations.

315 and 323 Richmond Ave. Purchase Offers	
Applicant	**Malika Event Planning, Inc.**
Offer	**$2,000**
Plan	**Renovate to Resell**

5) 106 Elk St. – Vacant Single-Family Home

Date Acquired: 01/31/2022 Listed: 03/09/2022
Current List Price: $12,000 Days on Market: 27
Original List Price: $12,000 Land Bank's Minimum Renovation Est: $87,606

106 Elk St. is a beautiful, single-family home on the Southside. It has four bedrooms, one bathroom, a double-parlor, formal dining room, butler's pantry, kitchen, and a shared driveway. The home has maintained much of its original character including unpainted woodwork, an ornate fireplace mantel with beveled glass mirror, a paneled entrance vestibule with double-doors, original hardware, interior columns with pony walls, and leaded glass windows. While much of its original character remains intact, the home will require major renovation, including structural repairs to the roof. It is in the Home Ownership Choice program.

Bianca and Gregory Tearney are Syracuse residents who wish to purchase this home to use as their primary residence. Gregory has over 20 years' experience constructing and rehabilitating homes and Bianca is a full-time employee with the City of Syracuse Department of Personnel and Labor Relations, and qualifies for the Public Employee Discount program. The home at 106 Elk St. is important to them because they would like the chance to help rebuild the community they grew up in, and because they are related to the owner of the home next door, which shares a driveway with 106 Elk St.

Raymond Williams is a full-time contractor who plans to purchase this home to renovate and use as his primary residence. He was hired as the general contractor recently for a home that was purchased from the Land Bank and has also performed work for Empire Housing and Home HeadQuarters, Inc.

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

106 Elk St. Purchase Offers		
Applicant	**Bianca and Gregory Tearney**	Raymond Williams
Offer	**$16,000**	$15,000
Plan	**Renovate to Owner-Occupy**	Renovate to Owner-Occupy

6) 222 Crescent Ave. – Vacant Two-Family Home

Date Acquired: 01/31/2022 Listed: 03/02/2022
Current List Price: $34,000 Days on Market: 34
Original List Price: $34,000 Land Bank's Minimum Renovation Est: $55,742

222 Crescent Ave. is a two-family home in the Southwest neighborhood. Each unit has two bedrooms, one bathroom, living room, dining room, and kitchen. This home has received many interior upgrades, however it will require major renovation.

Adewale Famosa is a local buyer who plans to purchase this home to renovate and operate as a rental. He is considering living in one unit once the renovation is complete, however is approaching this purchase as a rental property. He has already selected Cleveland Jones of CJ Handyman to complete the renovation.

Jenetta and Darren Butler of Butler Dwellings, LLC are buyers from Long Island who plan to purchase this home to renovate and operate as a rental. Darren Butler has 12 years of experience as a commercial contractor. This will be their first purchase in Syracuse and are hoping to provide good quality rental housing. They plan to hire a local contractor to complete the renovation and have already selected a Property Management Company.

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

222 Crescent Ave. Purchase Offers		
Applicant	**Adewale Famosa**	Butler Dwellings, LLC
Offer	**$44,550**	$45,550
Plan	**Renovate to Operate as Rental**	Renovate to Operate as Rental

7) 340 W. Colvin St. – Vacant Single-Family Home

Date Acquired: 05/20/2015 Listed: 03/03/2022
Current List Price: $9,900 Days on Market: 33
Original List Price: $9,900 Land Bank’s Minimum Renovation Est: $59,390

340 W. Colvin St. is a single-family home with four bedrooms, two bathrooms, a double-parlor, formal dining room, kitchen, and family room with first-floor laundry. The property has a driveway and average size backyard. There is a roof leak in the rear family room addition and the home will require major renovation. This home was previously under contract but was relisted for sale in March of 2022. It is in the Home Ownership Choice program.

Saphar Art lives in Utica and plans to purchase this home to renovate and resell to an owner-occupant. Over the last three years he has purchased three homes and completed whole-house renovations, prior to this he worked on renovations at another 10 homes in Utica. He also has experience selling building materials to contractors and homeowners. He travels to Syracuse often visiting family members that live here, but this will be his first purchase in Syracuse. He is excited about the opportunity to begin renovating homes in Syracuse. He will use cash to purchase and renovate.

Orlando Roach is a buyer from the NYC area who plans to purchase this home to renovate and resell to an owner-occupant. He has some experience assisting his family with renovation projects where he developed project management skills. This will be his first purchase in Syracuse and will hire contractors to complete the majority of the renovation. He was recently under contract to purchase 110 Hoefler from the Land Bank for five months due to not applying for his financing in a timely manner, only to terminate because the home needed more work than the bank would finance.

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

340 W. Colvin St. Purchase Offers		
Applicant	**Saphar Art**	Orlando Roach
Offer	**$14,000**	$16,000
Plan	**Renovate to Resell to an Owner-Occupant**	Renovate to Resell to an Owner-Occupant

8) 204 S. Collingwood Ave. – Vacant Single-Family Home

Date Acquired: 11/23/2021 Listed: 12/10/2021

Current List Price: $69,900 Days on Market: 116

Original List Price: $93,000 Land Bank’s Minimum Renovation Est: $27,139

204 S. Collingwood Ave. is a single-family home in the Eastwood neighborhood. It currently has two bedrooms, however it can easily go back to a four-bedroom home by putting a wall back up that was removed. There are two full-bathrooms, hardwood floors in excellent condition, a large eat-in kitchen, and a walk-out basement that includes an attached garage. The property has a fully-fenced, double-lot and a driveway. It is in the Home Ownership Choice program.

Nathaniel Hurwitz is a local buyer who intends to purchase this home to renovate and use as his primary residence. He has completed gut renovations on other homes he owns in Syracuse and is excited to renovate this home for himself and his wife. He has listed a number of ways in which he may exceed the Land Bank’s scope of work, but has not definitively stated that he will do any of those things. He does plan to make significant grading changes to the front slope of the side yard to make maintenance easier; as an avid gardener, they wish to make more of the steeply sloped yard into usable space.

The Onondaga County Housing Development Fund Company, Inc. renovates homes for sale to first-time income-qualified buyers and reduces the purchase price using grant funds from the New York State Affordable Housing Corporation (AHC). Their scope of work far exceeds what the Land Bank requires to bring a property up to code. For this house, they anticipate they will spend about $150,000 on renovations with an eye toward reducing maintenance concerns for the homebuyer for the first 15 years of ownership – i.e. new roof, furnace, water heater, etc. whether it’s immediately necessary or not. Their scope will also include completely gutting the two bathrooms and the kitchen, installing all new windows, rebuilding two large pressure treated stairwells on the exterior of the property, rebuilding the deck, and removing the rotten fencing in the backyard. Their work is guaranteed to the homeowner for one year. The homebuyer is required to complete the Home HeadQuarters Homebuyer Education course. They receive a principal reduction grant of $30,000, which is secured by a 10-year interest free mortgage lien on the property that has a recapture obligation that decreases by 10% a year for 10 years and then is forgiven completely.

Based on the Land Bank’s disposition policies, staff recommend sale to the Onondaga County Housing Development Fund Company, Inc., subject to an enforcement mortgage to be discharged once the proposed renovations are complete and the property is under contract to be sold to an owner-occupant.

204 S. Collingwood Ave. Purchase Offers		
Applicant	Nathaniel Hurwitz	**Onondaga County Housing Development Fund Company, Inc.**
Offer	$69,900	**$5,000**
Plan	Renovate to Owner-Occupy	**Renovate to Resell to an Owner-Occupant**

9) 1107 Butternut St. – Vacant Two-Family Home

Date Acquired: 04/19/2021 Listed: 02/16/2022

Current List Price: $9,900 Days on Market: 48

Original List Price: $9,900 Land Bank’s Minimum Renovation Est: $88,898

1107 Butternut St. is a two-family home on the Northside. Each unit has two bedrooms (with the possibility of a third), one bathroom, eat-in kitchen, living room, and has extensive water damage. The Land Bank reacquired this home in April of 2021, due to a default on the enforcement mortgage from the prior sale. Using ARPA funds, the Land Bank had a new roof installed to prevent further water damage. This home does not have a driveway and will require major renovation.

Adnan Sakiri of BRR Group, LLC owns and operates a renovation company in northern NJ where he lives. He has renovated and resold homes before and has recently purchased a rental property in Fulton, NY. He is working with his Realtor, Bradley Zimmer, to select a local contractor to complete the renovation of this home. He may consider reselling the home after the renovation is complete, however is approaching this purchase to operate as a rental. This is his first purchase in Syracuse.

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

1107 Butternut St. Purchase Offer	
Applicant	**BRR Group, LLC**
Offer	**$9,900**
Plan	**Renovate to Operate as a Rental**

10) 219-21 Delaware St. – Vacant Two-Family Home

Date Acquired: 12/20/2019 Listed: 12/09/2021

Current List Price: $1,500 Days on Market: 117

Original List Price: $1,500 Land Bank’s Minimum Renovation Est: $88,425

219-21 Delaware St. is a large, two-family home in the Near Westside neighborhood. Each unit has three bedrooms, one bathroom, living room, formal dining room, large pantry, kitchen, front and back porches. This home does not have a driveway and is in need of extensive foundation repair. This home was previously under contract and was relisted for sale in December of 2021. It will require major renovation.

Frank Santana of Modern Dream, LLC is a contractor with extensive experience in all aspects of construction from the NYC area. He plans to stay in Syracuse while he completes the majority of the renovation and hire local contractors for the rest. This will be his first purchase in Syracuse and he plans to use this home as a rental. He has already selected a local property management company.

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

219-21 Delaware St. Purchase Offer	
Applicant	**Modern Dream, LLC**
Offer	**$1,500**
Plan	**Renovate to Operate as a Rental**

11) 152 Lynhurst Ave. – Vacant Single-Family Home

Date Acquired: 01/31/2022 Listed: 03/08/2022
Current List Price: $46,000 Days on Market: 28
Original List Price: $46,000 Land Bank's Minimum Renovation Est: $38,528

152 Lynhurst Ave. is a small, single-family, Ranch-style home in the Brighton neighborhood. It has three bedrooms, one bathroom, large kitchen, living room with hardwood floors in excellent condition, and a one-car attached garage. The home sits on a dead-end street and will require minor renovation. It is in the Home Ownership Choice program.

LG Michael Grenton is a Syracuse resident who plans to purchase this home to renovate and use as his primary residence. He is a full-time employee with the City of Syracuse Department of Water and qualifies for the Public Employee Discount program. While he does have experience with home renovations, he plans to use a contractor for the majority of the renovation.

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

152 Lynhurst Ave. Purchase Offer	
Applicant	**LG Michael Grenton**
Offer	**$26,000**
Plan	**Renovate to Owner-Occupy**

12) 160 W. Calthrop Ave. – Vacant Single-Family Home

Date Acquired: 11/23/2021 Listed: 03/02/2022
Current List Price: $2,000 Days on Market: 34
Original List Price: $2,000 Land Bank's Minimum Renovation Est: $88,252

160 W. Calthrop Ave. is a single-family home in the Brighton neighborhood. It has three bedrooms, 1.5 baths, entry foyer, living room, and eat-in kitchen. The property has a driveway and a large backyard. The home has been partially gutted with some interior work started, however there is a significant foundation issue and the home will require major renovation. It is in the Home Ownership Choice program.

Venroy Watson is a buyer from Oregon who plans to purchase this home to renovate and resell to an owner-occupant. He often visits his uncle Devon Watson in Syracuse, and plans to hire him to renovate this home. Devon Watson is an experienced contractor who has successfully completed whole-house renovations from the Land Bank.

Based on the Land Bank's disposition policies, staff recommend sale to Venroy Watson, subject to an enforcement mortgage to be discharged once the proposed renovations are complete and the home is resold to an owner-occupant.

160 W. Calthrop Ave. Purchase Offer	
Applicant	**Venroy Watson**
Offer	**$2,000**
Plan	**Renovate to Resell to an Owner-Occupant**

13) 156 Greenland Dr. – Vacant Single-Family Home

Date Acquired: 11/23/2021 Listed: 12/20/2021
Current List Price: $42,500 Days on Market: 106
Original List Price: $47,000 Land Bank's Minimum Renovation Est: $72,778

156 Greenland Dr. is a single-family home in the Court-Woodlawn neighborhood. It has three bedrooms, one bathroom, an enclosed front porch, beautiful hardwood floors, living room fireplace and built-ins, and French doors leading into the formal dining room. The property does not currently have a driveway, but has a nice backyard. This home will require major renovation and is in the Home Ownership Choice program.

Andrew Dawkins and Venise Levy-Dawkins wish to purchase this home to renovate and use as their primary residence. Andrew has over 30 years' experience as a contractor and plans to renovate the majority of the home himself. Andrew and Venise are first-time homebuyers and are very excited about making this house their home.

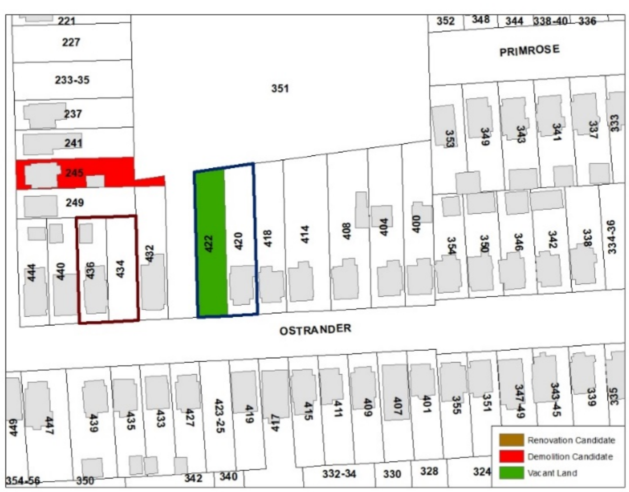
Based on the Land Bank's disposition policies, staff recommend sale to Andrew Dawkins and Venise Levy-Dawkins, subject to an enforcement mortgage to be discharged once the proposed renovations are complete and a residency enforcement mortgage requiring the home remain owner-occupied for five years.

156 Greenland Dr. Purchase Offer	
Applicant	**Andrew Dawkins and Venise Levy-Dawkins**
Offer	**$42,500**
Plan	**Renovate to Owner-Occupy**

14) 422 W. Ostrander Ave. – Non-Buildable Vacant Lot

Date Acquired: 10/20/2016
Dimensions: 33' x 162'

The Land Bank acquired 422 W. Ostrander Ave. in October 2016. We are currently finishing the demolition of a dilapidated single-family house here using ARPA funds. Roger B. Bradford and Michelle Gainer own and occupy the adjacent property at 420 W. Ostrander Ave. They would like to purchase the lot to fence it in to expand their yard. There is a narrow right-of-way leading to McKinley Park on the west side of this lot, so Mr. Bradford and Ms. Gainer are the only logical purchasers. Based on the Land Bank's disposition policies, staff recommends the sale to Roger B. Bradford and Michelle Gainer, contingent upon them combining the lot with their adjacent property.



422 W. Ostrander Ave. Purchase Offer	
Applicant	**Roger B. Bradford and Michelle Gainer**
Offer	**$151**

15) 1243-45 W. Belden Ave. – Non Buildable Vacant Lot

Date Acquired: 04/01/2015
Dimensions: 33’ x 130’

1243-45 W. Belden Ave. has been in the Land Bank’s inventory since April 2015. We demolished a dilapidated three-family house in March of this year using ARPA funds. Christina Stevens owns the adjacent two-family investment property at 1247-49 W. Belden Ave. She would like to purchase the lot to add a driveway for off-street parking and additional yard space for her tenants. She also plans to build a shed. There is a seizable vacant lot on the other side of 1243-45 that, if acquired by the Land Bank could be sold to the owners of 1235. This is not an RNI infill area so we are unlikely to combine these two lots for infill construction. Based on the Land Bank’s disposition policies, staff recommends the sale to Christina Stevens, contingent upon her combining the lot with her adjacent property.

1243-45 W. Belden Ave. Purchase Offer	
Applicant	**Christina Stevens**
Offer	**$976**

16) 138 Glenwood Ave. Rear – Non-Buildable Vacant Lot

Date Acquired: 05/26/2017
Dimensions: 3’ x 40’

Nancy Hughes of 142 Glenwood Ave. is under contract to sell her house, but her garage is encroaching upon a small landlocked parcel owned by the Land Bank. The garage also encroaches upon 138 Glenwood. We would like her to resubdivide this landlocked parcel and combine it with her existing lot, but to do so she will need a signed encroachment agreement from the owner of 138 Glenwood. If she is able to obtain that, we will assist with the resub. If she is not, we recommend selling it without a resub. We are working with her attorneys on this now.

“Schedule A”

138 Glenwood Ave. Rear Purchase Offer	
Applicant	**Nancy Hughes**
Offer	**$151**

17) 122 Oakdale Dr. – Buildable Vacant Lot

Date Acquired: 07/31/2018
Dimensions: 40’ x 120’

The Land Bank acquired 122 Oakdale Dr. in July 2018. We completed the demolition of a dilapidated single-family house this month using County funds. It is not in an RNI infill area. Stephanie Stackhouse is the owner-occupant of the adjacent property at 124 Oakdale Dr. She would like to purchase the lot to expand her yard, install a fence, and improve her landscaping. Based on the Land Bank’s disposition policies, staff recommends the sale to Stephanie Stackhouse , contingent upon her combining the lot with her adjacent property.

122 Oakdale Dr. Purchase Offer	
Applicant	**Stephanie Stackhouse**
Offer	**$151**

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Date: April 11, 2022

Client’s Name: Greater Syracuse Land Bank

Client’s Address: 125-127 Hope Ave

“ Phone:

“ Email:

Item	Description	Unit Price	Total
1	Applied demolition to necessary deteriorated areas, change deteriorated floor joists, install joists hangers, anchor wall plate to its rightful position, use 5 ¼’’ pressure treated as flooring, new 6’’x6’’ posts to distribute roof’s weight, additional LVL/pressure treated beams will be install to support additional dead weight, knee walls anchored between new posts (not on top of knee wall; hence, buckling of the original upper structure)		5,800
Note: Due to the nature/condition of the upper deck, its impossible to preserve for safe future use: extended water damage to floor, collapsed/buckled Knee Walls, rotten floor joists and columns			
		Total	**5,800**

“Thanks for your business!”

Sign: