

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 Michael LaFlair, seconded by Jonathan Link Logan, to wit:

Resolution No.: 10 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	<u>Yes</u>
Michael LaFlair	VOTING	<u>Yes</u>
Oceanna Fair	VOTING	<u>Yes</u>
Nancy Quigg	VOTING	<u>Yes</u>
Jonathan Link Logan	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

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

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on April 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) 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

9) 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

10) 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	\$46,000 (\$26,000 with the Public Employee Discount)
Plan	Renovate to Owner-Occupy

11) 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

12) 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

13) 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

14) 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

15) 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.

