

To: Stephen Buoniconti, City Solicitor

From: Law Department, Legal Services Division

Date: February 12, 2026

RE: Memorandum – Additional Conflict of Interest Concerns for City Councilor

CONFIDENTIAL ATTORNEY WORK PRODUCT

This memorandum has been written to provide guidance to the City Solicitor as to additional matters of concern that have arisen as the result of a recent review of potential conflicts of interest under Massachusetts General Laws Chapter 268A and the City Charter involving a City Councilor. Specifically, City Council President Tracye Whitfield ("TW") is a named officer (1 of 4) in a for-profit limited liability company, JETS Property Development, LLC ("LLC"), and has engaged in activities both individually and on the LLC's behalf which very likely constitute conflicts of interest under the law.

During the course of conducting a review of TW's involvement with the LLC and the City, originating from questions surrounding a recent street discontinuance petition, additional matters of concern have been identified in the context of potential violations of the conflict-of-interest law. In Summary, TW's participation in City Auctions on June 2, 2021, as an individual, and on February 3, 2026, as an agent for the LLC, and her purchasing of real property from the City appear to constitute violations of M.G.L. c. 268A §§ 17(c) & 20 and Section 27 of the City Charter. Further, it appears that TW i.) engaged in multiple improper communications with City staff members over a period of years, as a representative of the LLC in furtherance of the business of the LLC, in violation of M.G.L. c. 268A § 17(c) & 19, and ii.) used her official position in furtherance of securing a benefit for a third-party individual in violation of M.G.L. c. 268A § 23(b)(2).

It should be noted that this memorandum is not a legal opinion for TW, nor an advisory opinion under M.G.L. c. 268A or 930 CMR 1.03, but rather is intended for guidance purposes and is dependent on the accuracy of the facts provided to the Law Department.

Background Facts

TW and the LLC

TW is a listed manager and officer of the LLC, and has been since its incorporation in July of 2021. She was previously also listed as the resident agent of the company, having filed a

resignation of that office with the Massachusetts Secretary of State on February 7, 2026¹. Jelani Bland ("JB") is also one of the four officers of the LLC, and is TW's son. See the Business Entity Summary document from the Massachusetts Secretary of State, attached hereto and incorporated herein as Exhibit A.

City Auctions

According to City records, on June 2, 2021, TW participated in a City Auction in her individual capacity, and successfully bid on a parcel of City-owned real property known as 43 Crest Street. At the time of the successful bid, TW signed an affidavit for the City Treasurer's Office (required under M.G.L. c. 60 § 77B for the transfer of tax-title properties) which identified that she was a City Councilor and would be obtaining equity in the property through the purchase. At that time, she also entered into a Memorandum of Understanding Agreement ("MOU") with the City for the transaction. No disclosures were filed with the City Clerk under any sections of M.G.L. c. 268A. TW subsequently assigned her rights to the Crest Street property to the LLC, who later sold said property to Jane Maye, reportedly TW's mother. Please see the City Auction documents attached hereto and incorporated herein as Exhibit B.

Additionally, on February 3, 2026, the LLC, represented by JB and TW, participated in a City Auction for City-owned foreclosed residential real property. The LLC was the successful bidder on two parcels and entered into MOUs with the City of Springfield for the transfer of the properties through JB². At the time of the successful bids, JB executed two Chapter 60 § 77B affidavits on the LLC's behalf. The affidavits did not disclose TW interests in the LLC or otherwise identify TW as gaining equity in the properties being acquired through the auction. Please see the City Auction documents attached hereto and incorporated herein as Exhibit C.

According to the Office of the City Clerk, a written disclosure under M.G.L. c. 268A § 23(b)(3) was filed by TW on February 5, 2026, to address any potential appearance of a conflict of interest arising from her participation as a bidder in the City Auction on February 3, 2026. The disclosure states in part, "To ensure full transparency and to avoid any appearance that my official position could have influenced the transaction, I am filing this written disclosure to place the relevant facts on the public record." No disclosure has been filed with the City Clerk under any other provisions of M.G.L. c. 268A. Please see the Disclosure Document attached hereto and incorporated herein as Exhibit D.

Communications with the City on behalf of the LLC – Street Discontinuance Petition

Between August 26, 2024, and January 22, 2026, TW sent a series of email correspondences to the City's Department of Public Works and its Zoning Administrator in furtherance of the Wallace Street Discontinuance Petition filed by the LLC. TW's emails to the DPW Director, DPW

¹ While the resignation paperwork was filed on February 7, 2026, the resignation does not technically take effect until 31 days later (March 9, 2026).

² The February 3, 2025 affidavits are from JB on behalf of the LLC; however, the February 3, 2026, MOUs are signed by JB without referencing the LLC.

staff, and the Zoning Administrator were sent on behalf of the LLC and its petition for a discontinuance which would result in the LLC gaining title to half of a developable parcel of land on Wisteria Street without paying compensation³.

Communications with the City on behalf of the LLC – Potential Property for Sale

In 2022, TW reached out to the City in order to set up a meeting with the Director of Housing, the Chief Development Officer, herself and the LLC to discuss City-owned property and development. TW attended the meeting along with two individuals⁴ she identified as part of her team. Email correspondence sent to the City includes the LLC in the subject line, in the context of potentially acquiring City-owned property. Please see the email correspondences attached hereto and incorporated herein as Exhibit E.

In February of 2025, TW again contacted the City to facilitate a meeting between TW, members of the LLC⁵, and the City's Director of Housing to discuss real property potentially available for development by the LLC. In making the meeting request, TW stated "These new developers would like to meet with you to discuss some City owned properties they would like to develop. Do you have availability to meet with them soon?" At some point during the meeting, TW's financial interest in the LLC became known to the City. Please see the email correspondences attached hereto and incorporated herein as Exhibit F.

Communications with City and OHNC on behalf of a Third Party

In late December of 2025, TW sent a series of email correspondences to Awilda Sanchez, Vice President and Treasurer of the Old Hill Neighborhood Council ("OHNC") as a City Councilor, in an attempt to secure the payment of monies allegedly owed by OHNC to a third party⁶. Within the 4 emails sent to Vice President Sanchez on the subject, TW demanded payment of the money, referenced other interactions she had with the City on the matter as a means of compelling the payment to be made, and made statements referencing her role on the City Council in the context of initiating an audit of the OHNC's finances due the payment issue. A City staff member⁷ was copied on said correspondences. Please see the email correspondences attached hereto and incorporated herein as Exhibit G.

Legal Analysis and Discussion

I. City Councilor Status

³ Due to the volume of correspondences involved and in the interests of efficiency, the documents are incorporated herein by reference and have not been attached as an Exhibit.

⁴ One of the individuals was Erick Sykes, who is a manager and officer of the LLC according to the Massachusetts Secretary of State.

⁵ Erick Sykes and Tahliek Kelly, who are both listed with the Massachusetts Secretary of State as managers and officers of the LLC.

⁶ Identified by TW as Mr. Desi Jackson.

⁷ Deputy Director of Neighborhoods, within the Office of Community Development

Members of the City of Springfield City Council are elected officials and classified as municipal employees, defined under the statute as “a person performing services for or holding an office, position, employment or membership in a municipal agency, whether by election, appointment, contract of hire or engagement, whether serving with or without compensation, on a full, regular, part-time, intermittent, or consultant basis, but excluding (1) elected members of a town meeting and (2) members of a charter commission established under Article LXXXIX of the Amendments to the Constitution.” M.G.L. c. 268A § 1(g). City Councilors, including TW, are thus subject to the conflict of interest requirements of Chapter 268A applicable to municipal employees, unless expressly exempted within the statute.

II. Discussion of Applicable Law

a. M.G.L. c. 268A § 17(c)

Chapter 268A § 17(c) states that:

“(c) No municipal employee shall, otherwise than in the proper discharge of his official duties, act as agent or attorney for anyone other than the city or town or municipal agency in prosecuting any claim against the same city or town, or as agent or attorney for anyone in connection with any particular matter in which the same city or town is a party or has a direct and substantial interest.”

City Auction

TW’s involvement at the City Auction on February 3, 2026, as an agent of the LLC (along with JB) appears to constitute a violation of § 17(c), as the City has a direct and substantial interest in the sale and development of publicly owned real property, and the LLC would directly benefit from acquiring two parcels of real property for future development.

Communications with the City on behalf of the LLC – Street Discontinuance

Over the course of 17 months, TW exchanged numerous email correspondences with the Department of Public Works and other City staff in furtherance of the LLC’s Street Discontinuance petition. Within these emails, TW appears to be acting as an agent for the LLC in a matter that involves a direct and substantial interest of the City (discontinuance of a street), which would be a violation of § 17(c).

Communications with the City on behalf of the LLC – Potential Property for Sale

Section 17(c) prohibits Councilor, as municipal employee, from acting as an agent for the LLC in connection with any particular matter in which the City of Springfield is a party or has a direct and substantial interest. The sale and/or development of publicly-owned real property is a direct and substantial interest for the City. As such, Councilor is unable to act as an agent for the LLC in relation to the subject matter.

Councilor's actions in arranging, attending and participating in meetings in between the City's Chief Development Officer and its Director of Housing, and members of the LLC for the purpose of discussing the LLC's potential future acquisition and development of City-owned real property appear to be in violation of M.G.L. c. 268A § 17(c). When arranging the two meetings in question (in 2022 and 2025), TW reached out to the City's Director of Housing in furtherance of the specific interests of the LLC, to buy and develop City-owned property. TW attended and participated in both meetings in furtherance of LLC's financial interests in purchasing City-owned real property for development purposes. These actions represent a pattern of conduct which supports the position that TW was acting as an agent for the LLC, in violation of § 17(c).

Communications with the City and OHNC

TW's communications with City staff and with the Vice President of the OHNC in furtherance of the collection of money for a third party very likely constitutes a violation of § 17(c), as TW appears to have been acting as an agent for a third party who was allegedly owed money by the organization and the City has a direct and substantial interest in OHNC⁸.

b. M.G.L. c. 268A §19

Chapter 268A § 19 states that:

"(a) Except as permitted by paragraph (b), a municipal employee who participates as such an employee in a particular matter in which to his knowledge he, his immediate family or partner, a business organization in which he is serving as officer, director, trustee, partner or employee, or any person or organization with whom he is negotiating or has any arrangement concerning prospective employment, has a financial interest, shall be punished by a fine of not more than \$10,000, or by imprisonment in the state prison for not more than 5 years, or in a jail or house of correction for not more than 2 ½ years, or both.

(b) It shall not be a violation of this section (1) if the municipal employee first advises the official responsible for appointment to his position of the nature and circumstances of the particular matter and makes full disclosure of such financial interest, and receives in advance a written determination made by that official that the interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee, or (2) if, in the case of an elected municipal official making demand bank deposits of municipal funds, said official first files, with the clerk of the city or town, a statement making full disclosure of such financial interest, or (3) if the particular matter involves a determination of general policy and the interest of the municipal employee or members of his immediate family is shared with a substantial segment of the population of the municipality."

⁸ In addition to providing technical support, the City annually appropriates funding to OHNC for operations and to improve citizen participation.

Communications with City on behalf of the LLC – Potential Property for Sale

As discussed above, by virtue of a position as a City Councilor, TW is classified as a municipal employee under the definition provided by M.G.L. c. 268A, §1. TW's financial interest in the LLC and her participation as a City Councilor in actions in furtherance of the LLC's pursuit of real property acquisition from the City gives rise to serious concerns about compliance with § 19.

M.G.L. c. 268A § 19 prohibits participation by a person as a municipal employee in any particular matters where said employee has a financial interest⁹. It has been established through records obtained from the Massachusetts Secretary of State that TW has a clear financial interest in real estate acquisitions and/or developments involving the LLC. If the LLC acquired City property it would have a tangible and direct financial impact on the company and by extension, on TW.

TW knew that she had a financial interest in the LLC when she contacted the City's Director of Housing in 2022 and in 2025 for the purpose of setting up meetings between the City and the LLC to discuss real property acquisition and/or development opportunities for the company. At the time TW requested the two meetings, TW's financial interest in the LLC had not been disclosed, and she would have been known to City staff involved in the meetings as a City Councilor. Thus, it can be stated that her actions in setting up the 2022 and 2025 meetings were done under the pretense of her role as a City Councilor, but she was simultaneously acting as an agent of the LLC for the purpose of furthering the LLC's financial interests. Because the LLC has a direct financial interest in the acquisition and/or redevelopment of City property, TW's actions in arranging, attending and participating in the meetings between the City and LLC on that subject matter appears to have been in violation of § 19.

c. M.G.L. c. 268A § 20

Chapter 268A § 20 states that:

No municipal employee shall have a "financial interest, directly or indirectly, in a contract made by a municipal agency of the same city or town, in which the city or town is an interested party of which financial interest he has knowledge or has reason to know."

City Auctions

After her successful bid for 43 Crest Street, TW entered into an MOU agreement (i.e., a contract) with the City on June 2, 2021. Subsequently, she failed to file a disclosure with the City Clerk or dispose of her interest in accordance with § 20(a). Under § 20, TW is prohibited from entering into contracts creating a financial interest with the City unless one of the listed exemptions applies and the proper steps are followed for statutory compliance. TW's 2021

⁹ The financial interest could also be for an immediate family member or partner or a business organization in which the employee is serving as an officer, director, trustee, partner or employee.

actions of entering into the MOU with the City, purchasing a City-owned property, and failing to take the required steps to claim an exemption (if any applied) appears to be a violation of § 20.

Courts in the Commonwealth have found that when a municipal employee purchases a city-owned parcel of real property at a tax title foreclosure auction, a financial interest is created through the contract made between the employee and the municipality that employs him/her, and that M.G.L. c. 268A § 20 would clearly apply. See *Commonwealth v. Nugent*, 61 Mass.App.Ct. 65 (2004) and *Graham v. McGrail*, 370 Mass. 133 (1976). In *Nugent*, the Appeals Court affirmed the criminal conviction of a municipal employee under § 20 who acquired a tax-title parcel from the City he was employed by.

The Court in *Nugent* ruled that the employee in question had been part of the municipality for twelve years, and was thus expected to be familiar with the provisions of the conflict-of-interest statute after all that time. In the present matter, the same can be said for TW, who has been a City Councilor for eight years, during which time she received conflict of interest guidance documents on multiple occasions and was required to complete the periodic training mandated by the State. Although TW is new to the position of Council President, her responsibilities and obligations under the conflict-of-interest laws as a City Councilor remain essentially the same, and she is expected to be fully aware of the type of conduct she is prohibited from undertaking as a municipal employee and elected official.

The LLC was identified as the bidder in the Chapter 60 § 77B Affidavit that JB filed with the City Treasurer in 2026. Though the LLC is not named within the February 3, 2026 MOUs¹⁰, TW's February 5, 2026, written disclosure pursuant to M.G.L. c. 268A § 23(b)(3) states that the LLC purchased City-owned real property at a public auction. As such, it remains unclear whether the LLC is a contracting party with the City, and thus unclear whether TW's actions on February 3, 2026, violated § 20.

Under the current circumstances, if TW has reason to believe that a formal exemption under § 20 applies to her conduct related to purchasing City property through auction, TW should seek a formal written opinion from the State Ethics Commission.¹¹

d. City of Springfield Charter § 27

Springfield City Charter § 27 states that:

"no...employee of the city shall directly or indirectly make a contract with the city, or receive any commission, discount, bonus, gift, contribution, or reward from or any share in the profits of any person making or performing such contract, unless the...employee, immediately upon learning of the existence of such contract, or that such contract is

¹⁰ JB is the signatory of the MOUs with the City dated February 3, 2026.

¹¹ As stated above, this memorandum is not intended to be a formal legal opinion or advisory opinion. This document is dependent on the accuracy of the information provided to the Law Department and has been issued for general informational purposes only.

proposed, shall notify in writing the mayor, city council or school committee of the nature of his interest in such contract, and shall abstain from doing any official act on behalf of the city in reference thereto."

City Auctions

As discussed above, on June 2, 2021, the City and TW entered into an MOU, creating a contractual relationship between the City and TW for the sale of 43 Crest Street. Because TW is considered a municipal employee and is an officer of the LLC, TW is subject to Section 27 of the City Charter¹² and must comply with the requirements thereof, including notifying the City Clerk and City Council in writing, of TW's interest in such a contract and her position with the LLC. In the instant matter, TW has not taken the necessary steps to comply with § 27. Please see the previous section for a discussion of the 2026 City Auction.

e. M.G.L. c. 268A § 23(b)(3)

Chapter 268A § 23(b)(3):

"Prohibits a municipal employee from acting in a manner which would cause a reasonable person, having knowledge of the relevant circumstances, to conclude that any person can improperly influence or unduly enjoy his or her favor in the performance of his official duties, or that he or she is likely to act or fail to act as a result of kinship, rank, position or undue influence of any party or person."

Section 23(b)(3) prohibits conduct that creates an appearance of a conflict of interest, even if no actual conflict exists. It is important to note that this provision is intended to eliminate the appearance of any conflict of interest by municipal employees, and that were any such appearance could be present, said employees should seek a determination from the State Ethics Commission before acting if they are unsure.

TW's conduct at issue for § 23(b)(3) is as follows: i.) TW appeared and participated in a City Auction and purchased City-owned property in 2021 without filing any disclosures; she then transferred the property to the LLC, who subsequently transferred the property to TW's mother, ii.) TW appeared and participated as representative of the LLC at the February 3, 2026¹³, City Auction, wherein two City-owned properties were successfully bid on, iii.) TW initiated and attended a 2022 meeting between City department heads and the LLC in furtherance of real property development opportunities for the LLC, iv.) TW initiated and attended a 2025 meeting between a City department head and the LLC in furtherance of real

¹² TW's conduct in purchasing City-owned property in 2021 may also implicate a violation of City Ordinance Chapter 38 § 38-8, though it is unclear whether the City's tax-title auction would qualify as a competitive bidding process.

¹³ As discussed above, on February 5, 2026, TW filed a disclosure with the City Clerk under M.G.L. c. 268A § 23(b)(3), relative to her participation in the February 3, 2026 auction. The document does not disclose TW's financial interests in the LLC.

property development opportunities for the LLC, v.) TW appeared at two meetings of the City's Planning Board in 2024 as a representative of the LLC in furtherance of the LLC's petition for a street discontinuance, vi.) TW sent multiple emails to City staff members over the course of 17 months, in furtherance of the LLC's petition for a street discontinuance, vii.) TW sent emails to a member of the OHNC referencing her office in the City Council in the context of auditing OHNC and securing money to be paid to a third party, and viii.) on February 2, 2026, TW participated as City Council President in a Petition for Discontinuance of a portion of Wallace Street at a regular City Council meeting, which was filed by the LLC and presented by JB. All of these actions taken together could be reasonably seen as a violation of § 23(b)(3), where a typical member of the public would likely view TW's combined actions on behalf of the LLC and a third party as a conflict of interest and the result of kinship, rank, position or undue influence¹⁴.

Although TW filed a § 23(b)(3) written disclosure with the City Clerk's Office on February 5, 2026, said disclosure does not include TW's financial interests in the LLC and is strictly limited to the February 3, 2026, City Auction. The disclosure document references that TW submitted the standard auction affidavits (referring to the M.G.L. c. 60 § 77B affidavit filed with the City Treasurer) based on guidance she received, and that she believed this was sufficient under Chapter 268A. As previously discussed, the affidavits submitted to the City on February 3, 2026, were filed on behalf of the LLC and signed by JB in this capacity. Neither of the two affidavits in question contain any disclosure of TW's financial interest in the LLC or name her as a City employee who would gain equity through the purchase of City-owned properties by the LLC. As such, TW's statement within the February 5, 2026, disclosure document that she believed that the filing of the Chapter 60 § 77B affidavit was sufficient is misleading, as no disclosures related to TW and the LLC were made within those affidavits.

Conclusion

As more fully discussed above, TW has repeatedly engaged in conduct that appears to constitute significant violations of M.G.L. c. 268A §§ 17(c), 19, 20 & 23(b)(3) and Section 27 of the City Charter. Due to the serious nature of the conduct in question and the concerning pattern it suggests, it is highly recommended that the matter be referred to the State Ethics Commission for further determination.

¹⁴ TW's conduct may also implicate a violation of City Ordinance Chapter 38 § 38-4, for improper influence.

EXHIBIT A

Business Entity Summary

ID Number: 001519204

[Request certificate](#)

[New search](#)

Summary for: JETS PROPERTY DEVELOPMENT LLC

The exact name of the Domestic Limited Liability Company (LLC): JETS PROPERTY DEVELOPMENT LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 001519204		
Date of Organization in Massachusetts: 07-10-2021		Date of Revival:
Last date certain:		
The location or address where the records are maintained (A PO box is not a valid location or address):		
Address: 122 CUFF AVE		
City or town, State, Zip code, Country: SPRINGFIELD, MA 01104 USA		
The name and address of the Resident Agent:		
Name:		
Address:		
City or town, State, Zip code, Country:		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	TRACYE LYNNETTE WHITFIELD	1690 BOSTON RD SPRINGFIELD, MA 01129 USA USA
MANAGER	ERICK LEE SYKES	1690 BOSTON RD SPRINGFIELD, MA 01129 USA USA
MANAGER	JELANI A BLAND	1690 BOSTON RD SPRINGFIELD, MA 01129 USA USA
MANAGER	TAHLIEK LAKIE KELLY	1690 BOSTON RD SPRINGFIELD, MA 01129 USA USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
SOC SIGNATORY	TRACYE L WHITFIELD	1690 BOSTON RD SPRINGFIELD, MA 01129 USA
SOC SIGNATORY	ERICK L SYKES	1690 BOSTON RD SPRINGFIELD, MA 01129 USA
SOC SIGNATORY	TAHLIEK LAKIE KELLY	1690 BOSTON RD SPRINGFIELD, MA 01129 USA USA
SOC SIGNATORY	JELANI A BLAND	1690 BOSTON RD SPRINGFIELD, MA 01129 USA
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:		
Title	Individual name	Address
REAL PROPERTY	TRACYE L WHITFIELD	1690 BOSTON RD SPRINGFIELD, MA 01129 USA
REAL PROPERTY	ERICK L SYKES	1690 BOSTON RD SPRINGFIELD, MA 01129 USA
REAL PROPERTY	JELANI A BLAND	1690 BOSTON RD SPRINGFIELD, MA 01129 USA
REAL PROPERTY	TAHLIEK LAKIE KELLY	1690 BOSTON RD SPRINGFIELD, MA 01129 USA USA
<input type="checkbox"/> Consent <input type="checkbox"/> Confidential Data <input type="checkbox"/> Merger Allowed <input type="checkbox"/> Manufacturing		
View filings for this business entity:		

ALL FILINGS

Annual Report

Annual Report - Professional

Articles of Entity Conversion

Certificate of Amendment

Statement of Consolidation

View filings

Comments or notes associated with this business entity:

New search

EXHIBIT B

SIDDALL & SIDDALL, P.C.
ATTORNEYS AT LAW

1350 MAIN STREET, SUITE 210
SPRINGFIELD, MASSACHUSETTS 01103

MICHAEL R. SIDDALL
LISA C. SIDDALL
AMY J. MEGLIOLA

JAMES M. HANNIFAN
OF COUNSEL

TELEPHONE (413) 732-3600
FACSIMILE (413) 732-3611

June 8, 2021

Ms. Tracye Whitfield
122 Cuff Avenue
Springfield, MA 01104

Re: **City of Springfield to Tracye Whitfield**
43 Crest Street, Springfield, Massachusetts (Parcel ID#: 03400-0014)

Dear Ms. Whitfield:

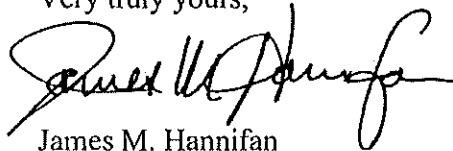
I represent the City of Springfield in connection with the above-captioned transaction. You were declared the high bidder of the above-captioned property at the City of Springfield tax title auction on June 2, 2021.

I am enclosing copies of the documents executed at the auction in connection with your purchase of the property.

Please note, your plans, cost estimates and evidence of immediate funds available must be submitted to the Office of Housing by July 19, 2021.

Please contact me, or have your attorney contact me, if you have any questions concerning the enclosed.

Very truly yours,



James M. Hannifan

JMH/
Enclosures

cc: Mr. Christopher Caputo, Treasurer
Ms. Julisa Davila-Ramos, Senior Program Manager, Office of Housing



Congratulations! You are the high bidder at the City's auction of property acquired by tax title foreclosure. In order to proceed to closing, you must submit the documentation referenced below to the City of Springfield Office of Housing for review and approval.

Specifically:

1. If you are the high bidder on a vacant building that you are planning to rehabilitate, you must submit the following by July 19, 2021:
 - Rehab specifications
 - Cost Estimates
 - Evidence of funds available for the entire project
2. If you are high bidder on a vacant building/vacant buildable lot that you plan to improve with new construction, you must submit the following by July 19, 2021:
 - Cost estimates
 - Site and Elevation drawings for the proposed construction
 - Evidence of funds available for the entire project
3. If you are high bidder on a vacant lot that you are planning to use for parking, you must submit the following by July 19, 2021:
 - Site plan/parking lot plans
 - Evidence of funds available for the entire project

The City's review process takes approximately 4 weeks. Therefore, the sooner you submit your documents, the sooner the process can move forward. New houses should conform to the character of the neighborhood in which they are being built. The Planning Department staff will consider issues such as height, size, shape, set back, roof pitch, building materials and fenestration.

Once the review process has been completed and plans have been approved, a draft Deed will be sent to your attorney for review. After the draft Deed and all submissions have been approved, the Deed will be sent to the Treasurer for signature. Once the Deed is signed, your attorney will be contacted to schedule the closing.

The closing must take place on or before September 17, 2021.

All documents should be submitted to:

Julisa Davila-Ramos, Senior Program Manager
Office of Housing
1600 East Columbus Avenue
Springfield, MA 01105
413-787-6500/Fax: 413-787-6515
jdavila-ramos@springfieldcityhall.com

With a copy to:

James M. Hannifan, Esquire
Siddall & Siddall, P.C.
1350 Main Street, Suite 210
Springfield, MA 01103
413-732-3600/Fax: 413-732-3611
jhannifan@siddalllaw.com

Any closing/deed related questions should be directed to the City's attorney:

James M. Hannifan, Esquire
Siddall & Siddall, P.C.
1350 Main Street, Suite 210
Springfield, MA 01103
Telephone: (413) 732-3600
Facsimile: (413) 732-3611
jhannifan@siddalllaw.com



CITY OF SPRINGFIELD, MASSACHUSETTS

PURCHASER INFORMATION & CHECKLIST FORM

Property Address: 43 Crest Street, Springfield, Massachusetts

Purchaser: Tracye Whitfield

Purchaser Mailing Address: 122 Cuff Avenue
Springfield, MA 01104

Purchaser Contact Number: (413) 221 - 4443

Email Address: tracye0929@gmail.com

Attorney: Marjorie Hurst, Esq.

Attorney Mailing Address: _____

Attorney Contact Number: () -

Attorney Email Address: _____

Please attach the following documents to this form:

___ Rehabilitation Plan. *Must be signed by contractor performing the work.*

___ Evidence of Funds Available. Evidence of funds available may include a copy of a bank statement and/or a commitment letter from a bank showing that the necessary funds are readily available. *Evidence of funds available must be in the name of the purchaser.*

Documents should be submitted to:

Julisa Davila-Ramos, Senior Program Manager
Office of Housing
1600 East Columbus Avenue
Springfield, MA 01105
413-787-6500/Fax: 413-787-6515
jdavila-ramos@springfieldcityhall.com

With a copy to:

James M. Hannifan, Esquire
Siddall & Siddall, P.C.
1350 Main Street, Suite 210
Springfield, MA 01103
413-732-3600/Fax: 413-732-3611
jhannifan@siddalllaw.com

MEMORANDUM OF SALE OF REAL PROPERTY

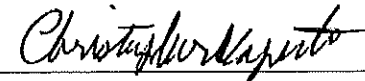
Dated: June 2, 2021

I hereby acknowledge that Tracye Whitfield has/have been declared the highest bidder and purchaser of real property, together with any and all improvements thereon, in Springfield, Hampden County, Massachusetts known as 43 CREST STREET, SPRINGFIELD, MA, for the sum of \$9,450.00, and that s/he has paid into my hands \$5,000.00 as a deposit, and in part payment of purchase money.

The balance of \$4,450.00 is to be paid in full by September 17, 2021, at which time the purchaser shall receive a quitclaim deed executed by the City Treasurer on behalf of the City of Springfield transferring the title of said City to the above-described property in accordance with Chapter 60, Section 77B, of the Massachusetts General Laws.

The Terms and Conditions of Sale announced at the auction and attached hereto shall apply to this sale.

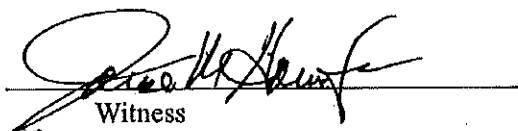
If the balance due is not paid by September 17, 2021, the above-described property may be resold at public auction and the sum paid as deposit shall be retained by the City in payment of liquidated damages.



Christopher Caputo, Tax Title Custodian
City of Springfield

I agree to accept the Terms and Conditions of Sale as recited by the Tax Title Custodian and incorporated herein. I agree to pay the balance of \$4,450.00, due on this sale to the Tax Title Custodian on behalf of the City of Springfield, on or before, but no later than September 27, 2021.

Signed this day as a sealed instrument.


Witness
Signature: Tracye Whitfield

A parcel of land with any buildings or improvements thereon, containing about 5,000 sq. ft., situated at 43 Crest Street, and being described as Parcel No. 03400-0014 in the Office of the Assessors, City of Springfield, and being further described in the Hampden County Registry of Deeds in Book 3492, Page 344. For title, see Book 19644, Page 122.

RECEIPT

Re: 43 Crest Street, Springfield, MA

The City of Springfield hereby acknowledges receipt of a deposit in the amount of \$5,000.00 from Tracye Whitfield in connection with the City's sale of the above-referenced property.

City of Springfield

Dated: June 2, 2021

By: Wm. S. [Signature]

check# 404120

CITY OF SPRINGFIELD TAX TITLE AUCTION

Terms and Conditions of Sale

1. Prior to the start of the auction, all bidders shall be required to provide verification of their deposit in the amount of Five Thousand Dollars (\$5,000.00), in the form of a certified check, bank check or money order, per property, payable to the City of Springfield. The successful bidders' checks will be non-refundable. The successful bidders shall pay the balance of the purchase price at the time of the closing by certified check, bank check, money order or attorney's trustee check. Bids shall be made in a minimum of One Thousand Dollar (\$1,000.00) increments, or an amount as specified by the Auctioneer.
2. Any materials or documents concerning this auction prepared or furnished by the City of Springfield or the Auctioneer are solely for informational purposes. No warranty or representation is made as to the accuracy or completeness of the information. Prospective purchasers should make their own investigations and inspections and draw their own conclusions.
3. All properties will be sold "as is". The City of Springfield, its Tax Title Custodian, its employees, representatives, and/or agents make no warranties or representations as to the properties, including but not limited to, their condition, construction, fitness for habitation or whether they conform to applicable state or local building and sanitary codes.
4. In case of any damage to the premises by fire or other casualty, after the signing and delivery of the Memorandum of Sale of Real Property, the successful bidder shall bear the risk of loss.
5. The properties shall be conveyed subject to any environmental conditions, including, but not limited to, hazardous waste conditions which may or may not be in compliance with any applicable laws, policies or regulations.
6. The properties shall be conveyed subject to tenants or occupants, if any. It will be the responsibility of the successful bidder, not the City of Springfield or its Tax Title Custodian, to evict any former owner or any other person who may be residing or conducting a business on the premises and to remove any personal property.
7. The properties shall be conveyed subject to the right of redemption, if any, of the United States of America.
8. The Tax Title Custodian reserves the right to reject any bid from any bidder, cancel the sale to any bidder and retain the deposit from any bidder who:
 - a. In connection with a previous Tax Title Auction failed to:
 1. Close on the purchase of a property;
 2. Perform, in a timely manner, any rehabilitation on a property; and/or
 3. Comply with or violated any terms and conditions of sale;

Initials

T.W.

- b. Was the owner of any property upon which the City foreclosed for failure to pay:
1. Real Estate Taxes; and/or
 2. Rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or
- c. Has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department. Any officer, director, stockholder or member who holds ten percent (10%) or more of the outstanding stock of a corporation, limited liability company, trust, partnership, joint venture, or any other business entity, who has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department, as determined by the City's Code Enforcement Department, shall cause said corporation, limited liability company, trust, partnership, joint venture, or any other business entity to be subject to the provisions of this paragraph.
9. The Tax Title Custodian reserves the right to reject any and all bids at said auction and may adjourn the same if, in his opinion, no bid is made which approximates the fair market value of the property. Any adjournment thereof may be made from time to time for such periods as the Tax Title Custodian deems expedient giving notice thereof at the time and place appointed for the sale or for any adjournment thereof.
10. Sale shall not be made to the prior owner or to an agent, representative or straw of the prior owner.
11. Sale shall not be made to any person who owes the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness. A corporation, limited liability company, trust, partnership, joint venture, or any other business entity shall be deemed to be a person within the meaning of this paragraph. Any officer, director, stockholder or member who holds ten percent (10%) or more of the outstanding stock of a corporation, limited liability company, trust, partnership, joint venture, or any other business entity, and who owes any monies to the City of Springfield as aforesaid shall cause said corporation, limited liability company, trust, partnership, joint venture, or any other business entity to be subject to the provisions of this paragraph.
12. In the event a deposit is received from any person in violation of these Terms and Conditions of Sale, and the deed of transfer has passed, the purchaser will, on demand, re-convey to the City of Springfield, at no cost and for no consideration, all his/her right, title and interest in the purchased property. If such a violation of these Terms and Conditions of Sale should be determined to exist prior to the passing of the deed to the property, the sale shall be cancelled. All monies or deposits collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal

Initials
T.W.

property taxes, parking tickets or any other indebtedness owed by the purchaser, former owner, agent, representative, or straw to the City of Springfield on any property owned by the purchaser or the aforementioned.

13. The successful bidder shall be required to submit an Affidavit pursuant to M.G.L. c. 60, §77B. Also, the successful bidder will be required to submit an Affidavit of Disclosure of Property Owned in the City of Springfield. Copies of the aforementioned Affidavits are available online at www.springfieldcityhall.com or by contacting Sullivan & Sullivan Auctioneers, LLC at (617) 350-7700. Copies will also be available at the Auction.
14. The successful bidder for any residential property constructed prior to 1978 will be required to sign a Lead Paint Notification Waiver and a Property Transfer Notification Certification. Copies of the aforementioned documents are available online at www.springfieldcityhall.com or by contacting Sullivan & Sullivan Auctioneers, LLC at (617) 350-7700. Copies will also be available at the Auction.
15. With respect to the sale of any commercial or industrial properties, the purchaser shall be required to submit a development plan to the Office of Housing conforming with the City of Springfield Zoning Ordinance and Planning Department requirements.
16. Except as set forth in subparagraph 16 (c) below, all residential properties shall be sold subject to a restriction requiring the purchaser to occupy the property as his/her principal place of residence for a period of not less than three (3) years after transfer of title. In addition, the successful bidder shall comply with one (1) of the following three (3) options with respect to any residential property purchased at this Auction:
 - a. If the purchaser intends to rehabilitate the property and sell the property to a third-party purchaser (and not occupy it as his/her principal residence), then after the property is rehabilitated (in accordance with the timelines set forth below), said third-party purchaser shall acquire the property subject to the restriction requiring them to occupy it as his/her/their principal residence for a period of not less than three (3) years after transfer of title.
 - b. If the property is a buildable lot, and the purchaser intends to construct a residence(s) upon the property and sell the property to a third-party purchaser (and not occupy it as his/her principal residence), then after the residence(s) is/are constructed (in accordance with the timelines set forth below), said third-party purchaser shall acquire the property subject to the restriction requiring them to occupy it as his/her/their principal residence for a period of not less than three (3) years after transfer of title.
 - c. If the purchaser is an abutter and they do not intend to improve the property in accordance with the terms of Paragraph 16 (a) or 16 (b) above, then the successful bidder will be required to combine the property with his/her abutting property at closing. Combination of the two (2) parcels shall require preparation and recording of an ANR Plan (endorsed by the City of Springfield Planning Department) and straw man deeds in a form acceptable to the City.

- d. If the purchaser is an abutter who intends to demolish any improvements and combine the property with his/her abutting property, then said purchaser shall be required to combine the property with their abutting parcel at closing. Combination of the two (2) parcels shall require preparation and recording of an ANR Plan (endorsed by the City of Springfield Planning Department) and straw man deeds in a form acceptable to the City.
17. All plans, cost estimates and evidence of funds available relating to rehabilitation, new construction and site development shall be submitted to the Office of Housing for review and approval prior to transfer of title. Reviews for rehabilitation projects will be completed to ensure that once the proposed rehabilitation work is complete, the structure will comply with federal Housing Quality Standards. Reviews for new construction will be completed to ensure that the proposed structure is architecturally appropriate for the neighborhood in which it is being located. Reviews may result in recommended changes to the overall design or the inclusion of additional elements such as foundation height, window casings, porch railings, sidewalk/driveway treatment, etc. Also, the purchaser is encouraged to review the *Design Guidelines for Residential Architecture of Springfield*. These can be found on the City of Springfield's website at www.springfieldcityhall.com. In the case of properties within a local historic district, such plans shall require the approval of the Springfield Historical Commission prior to transfer of title. Further, if demolition of a structure is being proposed, depending on the age of the structure, City Ordinance, Chapter 418. (*The Preservation of Historically Significant Buildings*) may apply. After transfer of title, the timeline for completion of authorized work is as follows:
- a. Any scrub vegetation and litter must be removed within one (1) month of date of transfer of title;
- b. Rehabilitation and landscaping, fencing and paving shall be completed within twelve (12) months of transfer of title; and
- c. New construction and its accompanying landscaping, fencing and paving shall be completed within two (2) years of transfer of title.
18. The Auctioneer will identify each property located in a Local Historic District or National Register District. Prior to exterior renovations to a property in a Local Historic District, the Buyer must submit his/her plans to, and obtain approval from, the Springfield Historical Commission. Properties in a National Register District may also require review.
19. All properties will be sold free and clear of any unpaid real estate taxes or municipal liens assessed prior to foreclosure by the City. However, the successful bidder is required, pursuant to M.G.L. c. 44, §63A, to make a payment in lieu of taxes from the date of the deed transferring title from the City to the successful bidder to **June 30, 2022** (the end of the Fiscal Year). In the event the closing does not take place at least thirty (30) days prior to the end of the fiscal year, the successful bidder shall make a payment in lieu of taxes for the current and next fiscal year. Such tax shall be computed by applying the tax rate for such fiscal year to the sale price.

20. An annual "in lieu of tax" payment will be required of any tax-exempt entity purchasing property at this auction. The annual "in lieu of tax" payment will be calculated as follows:

$(\text{Assessed Value Per Thousand}) \times (\text{Tax Rate}) \times (\text{Fifty Percent})$.

The successful bidder/Grantee shall make the annual payment in lieu of tax payment commencing in the fiscal year of the closing and all subsequent fiscal years.

21. Upon payment (by certified check, bank check, money order or attorney's trustee check) of the payment in lieu of taxes, the balance of the bid amount, recording fees and the Buyer's premium by the successful bidder, a duly authorized representative of the City of Springfield will deliver a Quitclaim Deed transferring title from the City to the successful bidder.
22. The City of Springfield will record such deed at the Hampden County Registry of Deeds after the execution thereof and the successful bidder, pursuant to M.G.L. c. 60, §77A, shall pay the expense of such recording.
23. All conditions, restrictions or covenants announced at the auction for specific properties are to be taken and construed as running with the land and are to be binding upon said grantee, its successors, assignees, grantees and lessees for a term of thirty (30) years after the date of the deed creating them unless released by the City.
24. Each deed from the City conveying a property to a successful bidder shall contain the following restrictions:
- a. The grantee shall provide the Tax Title Custodian, or his designee, with complete access to the property for periodic inspections to verify the status and progress of any rehabilitation or new construction work.
 - b. The grantee cannot sell the property until the authorized work is completed and approved by the City's Office of Housing; and
 - c. If the grantee violates any term and/or condition of sale, the City reserves the right to record the Reverter Deed thereby conveying the property back to City ownership at no cost and for no consideration. However, this restriction will not be contained in the Deed if the successful bidder obtains conventional or VA financing for the purchase of a property.
25. At closing, the successful bidder shall execute a Reverter Deed to the City which shall be held in escrow by the City pending satisfaction of any deed restrictions and the Terms and Conditions of Sale

26. Time line for closing:

- a. If constructing a new building or rehabilitating an existing building, successful bidders must submit all documents to the Office of Housing within forty-five (45) days after auction;
- b. The Office of Housing will have up to thirty (30) days to approve all documents;
- c. Closing will take place within thirty (30) days after the Office of Housing approves documents.

27. The Tax Title Custodian reserves the right to sell to the second highest bidder in the event that the highest bidder defaults or to the third highest bidder in the event that the second highest bidder defaults. However, this reservation of rights should not be construed as requiring the Tax Title Custodian to sell to the second highest bidder or the third highest bidder in the event of such default.

28. All properties will be sold subject to a Buyer's Premium of five percent (5%).

29. These Terms and Conditions are incorporated into the Memorandum of Sale of Real Property, a copy of which is available online at www.springfieldcityhall.com or by contacting Sullivan & Sullivan Auctioneers, LLC at (617) 350-7700. Copies will also be available at the Auction. The Tax Title Custodian, in his discretion, may announce additional terms and conditions with respect to the entire auction and/or specific properties at auction at the time of the sale, which terms and conditions are also incorporated into the Memorandum of Sale of Real Property.

CITY OF SPRINGFIELD

By: /s/ Christopher Caputo
Christopher Caputo
Tax Title Custodian

BIDDER ACKNOWLEDGEMENT

I have read, understand agree and am able to fully comply with the terms and conditions of this auction as stated above.

Bidder's Name

Traye Whitfield

Bidder's Signature

[Signature]

Date: June 2, 2021

Initials

T.W.

AFFIDAVIT PURSUANT TO M.G.L. c. 60, §77B

Re: 43 Crest Street, Springfield, MA

I, Tracey Whitfield, under the pains and penalties of perjury hereby swear that:

1. On June 2, 2021, I signed a Memorandum of Sale of Real Property with the City of Springfield for the purchase of property located at 43 Crest Street, Springfield, Massachusetts (hereinafter referred to as the "property"); and
2. In signing said Memorandum of Sale of Real Property, I acted on my own behalf and not as an agent, representative or straw of the prior owner; and
3. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been convicted of or are currently under indictment for:
 - A) A crime involving the willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - B) Of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - C) Of a crime involving the fraudulent filing of a claim for fire insurance (M.G.L. c. 60, § 77B); and
4. I do not, as of this date, owe to the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or

A) I owe \$ 0 / 00 / 00

(Please state dollar amounts and source of debt, if nothing enter \$0.00)

B) And I have filed in good faith,

- i) An application for an abatement of such Tax which is pending (M.G.L. c. 60, § 77B), or
- ii) A petition before the Appellate Tax Board or the county commissioner which is pending, (M.G.L. c. 60, § 77B); and

- 5. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been found by a Court to be responsible for violating any law, code, statute or ordinance regarding conditions of human habitation; and
- 6. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been the owners of any property upon which the City of Springfield foreclosed for failure to pay real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets, or any other indebtedness; and
- 7. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, is employed by the City of Springfield; or if so,

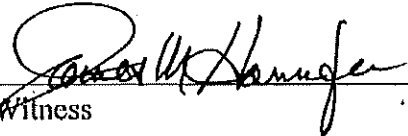
A) In what capacity? City Councilor
B) In what department? City Council


- 8. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department.

In the event that any of the above statements are untrue, I understand that this sale will be cancelled and that all monies collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or other indebtedness owed by me, the prior owner, agent, representative or straw, to the City of Springfield on any property owned by me or the aforementioned.

And further, I will, on demand, re-convey to the City of Springfield, at no cost or consideration, all my right, title and interest in and to the property.

Signed and subscribed to under the pains and penalties of perjury:


Witness


Signature

Dated: June 2, 2021

AFFIDAVIT - DISCLOSURE OF PROPERTY OWNED

Re: 43 Crest Street, Springfield, MA

I, Tracye Whitefield, under the pains and penalties of perjury hereby swear that I own or have a current interest in the following:

1. List all property you presently own or owned within the last ten (10) years in the City of Springfield. Please denote "c" for property currently owned or "p" for property previously owned. Provide a complete property address.

133 CTS Avenue

2. List all property that is now owned or owned within the last ten (10) years in the City of Springfield by any corporation, limited liability company, trust, partnership, joint venture or any other entity which you have an interest in or are associated with. Please denote "c" for property currently owned or "p" for property previously owned. Provide the entity's complete name and complete property address.

None

The above information is true and correct to the best of my knowledge.

Signed and subscribed to under pains and penalties of perjury:

James M. Hunter
Witness

Tracye Whitefield
Signature

Dated: June 2, 2021

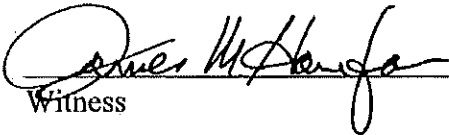
BUYER'S ACKNOWLEDGEMENT

Re: 43 Crest Street, Springfield, MA

Buyer hereby acknowledges and agrees to comply with the following deadlines in connection with the transfer of title to 43 Crest Street, Springfield, Massachusetts:

- a. If constructing a new or rehabilitating an existing building, successful bidders must submit all plans, cost estimates and evidence of funds available relating to rehabilitation, new construction and site development to the Office of Housing on or before July 19, 2021. In the case of properties within a local historic district, such plans shall also be submitted to the Springfield Historical Commission prior to July 19, 2021;
- b. The Office of Housing will have up to thirty (30) days to approve all documents;
- c. Closing will take place within thirty (30) days after the Office of Housing approves the documents and the Deed has been executed by a duly authorized official of the City of Springfield.

Executed this 2nd day of June, 2021.


Witness


Signature

REHABILITATION/CONSTRUCTION PLAN FORM

PLEASE COMPLETELY FILL OUT THE FOLLOWING INFORMATION. INCOMPLETE REHAB PLANS WILL NOT BE ACCEPTED.

PROPERTY ADDRESS:			
BUYER'S NAME (printed):		BUYER'S PHONE #	
BUYER'S ADDRESS:			
LICENSED CONTRACTOR'S NAME:			
CONTRACTOR'S ADDRESS:		LICENSE #:	
CONTRACTOR'S PHONE #:		TYPE OF LICENSE	

Please provide detailed information and realistic estimates for all work to be done at the property in order to bring it into code compliance. **The estimates should include both labor and materials.** Plan must include rehab timeline. Strict start and end dates as well as measurable milestone dates in between must be provided below. All work shall be done by licensed professionals with permits pulled as necessary. All contractors working on the rehab must sign this rehab plan. Incomplete plans will not be accepted. **The City will conduct periodic Site Visits at the property to verify the status and progress of work. Once construction is complete, the owner must obtain a Certificate of Occupancy and Planning must review and approve construction was completed in accordance with approved housing plans.**

[illegible]

		Building/Electrical/Plumbing/SFD Permit Fees:	
		Dump fees:	
CONSTRUCTION END DATE:		TOTAL COST OF CONSTRUCTION: \$	

BY SIGNING BELOW, THE BUYER UNDERSTANDS AND AGREES THAT THE REHABILITATION OF THIS PROPERTY MUST BE COMPLETED NO LATER THAN 2 YEARS AFTER THE DATE THE DEED TRANSFERRING OWNERSHIP IS RECORDED. IF CONSTRUCTION IS NOT COMPLETE BY THE DEADLINE, THE CITY MAY RECORD THE REVERTER DEED.

BUYER'S SIGNATURE: _____ DATE: _____

CONTRACTOR'S SIGNATURE: _____ **DATE:** _____

If your contractor is not a MA licensed Construction Supervisor, please have your MA licensed electrician and/or plumber fill out the information below.

LICENSED ELECTRICIAN'S NAME:			
ELECTRICIAN'S ADDRESS:		LICENSE #:	
ELECTRICIAN'S PHONE #:		TYPE OF LICENSE	

ELECTRICIAN'S SIGNATURE: _____ DATE: _____

LICENSED PLUMBER'S NAME:			
PLUMBER'S ADDRESS:		LICENSE #:	
PLUMBER'S PHONE #:		TYPE OF LICENSE	

PLUMBER'S SIGNATURE: _____ DATE: _____

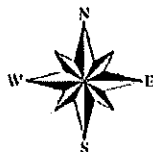
**43 CREST ST**

3/19/2021 1:19:19

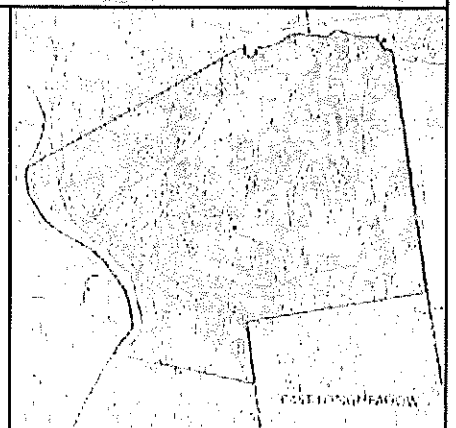
1"=25'

Property Information

Parcel ID	03400-0014
Owner Name	SPRINGFIELD CITY OF
Owner Address1	38 COURT ST
Owner Address2	SPRINGFIELD, MA
Land Area In Square Feet	6,000
Assessed Value	65,000
Historic	
Zoning Name	Residence B



GIS Information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.



ASSIGNMENT OF BID FOR VALUE

Prope
rty

address
ss: 43
Crest
Street
Springfield
, MA

In consideration of Ten and 00/100 Dollars (\$10.00) paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Tracie Whitfield with an address of 122 Cuff Avenue, Springfield, Massachusetts, hereby assign my bid and all of my right, title and interest in, to and under a Memorandum of Sale of Real Property dated June 2, 2021 in connection with the premises situated at 43 Crest Street, Springfield, Massachusetts to Jets Property Development LLC, a Massachusetts limited liability company with an address of 1690 Boston Road, Springfield, Massachusetts.

This Assignment is made without recourse, and is subject to the terms and conditions contained in the said Memorandum of Sale.

Witness my hand and seal this 28th day of July, 2021.

By:

Witness

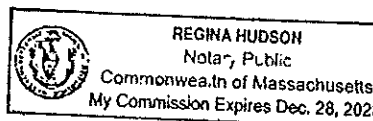
Tracie Whitfield

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 28th day of July, 2021, before me, the undersigned notary public, personally appeared Tracie Whitfield, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, personal knowledge of the undersigned, oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and that she signed the document voluntarily for its stated purpose.

Notary Public
My Commission Expires:



AFFIDAVIT PURSUANT TO M.G.L. c. 60, §77B

Re: 43 Crest Street, Springfield, MA

I, Erick Lee Sykes, under the pains and penalties of perjury hereby swear that:

1. On June 2, 2021, I signed a Memorandum of Sale of Real Property with the City of Springfield for the purchase of property located at 43 Crest Street, Springfield, Massachusetts (hereinafter referred to as the "property"); and
2. In signing said Memorandum of Sale of Real Property, I acted on my own behalf and not as an agent, representative or straw of the prior owner; and
3. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been convicted of or are currently under indictment for:
 - A) A crime involving the willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - B) Of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - C) Of a crime involving the fraudulent filing of a claim for fire insurance (M.G.L. c. 60, § 77B); and
4. I do not, as of this date, owe to the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or

A) I owe \$ 0.00

(Please state dollar amounts and source of debt, if nothing enter \$0.00)

B) And I have filed in good faith,

i) An application for an abatement of such Tax which is pending (M.G.L. c. 60, § 77B), or

ii) A petition before the Appellate Tax Board or the county commissioner which is pending, (M.G.L. c. 60, § 77B); and

5. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been found by a Court to be responsible for violating any law, code, statute or ordinance regarding conditions of human habitation; and

6. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been the owners of any property upon which the City of Springfield foreclosed for failure to pay real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets, or any other indebtedness; and

7. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, is employed by the City of Springfield; or if so,

A) In what capacity? City Councilor.

B) In what department? City Council.

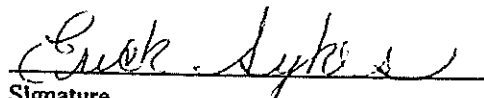
8. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department.

In the event that any of the above statements are untrue, I understand that this sale will be cancelled and that all monies collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or other indebtedness owed by me, the prior owner, agent, representative or straw, to the City of Springfield on any property owned by me or the aforementioned.

And further, I will, on demand, re-convey to the City of Springfield, at no cost or consideration, all my right, title and interest in and to the property.

Signed and subscribed to under the pains and penalties of perjury:


Witness


Signature

Dated: July 28, 2021

AFFIDAVIT - DISCLOSURE OF PROPERTY OWNED

Re: 43 Crest Street, Springfield, MA

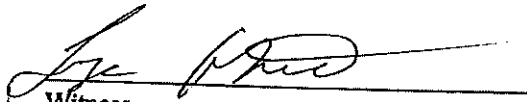
I, Erick Lee Sykes, under the pains and penalties of perjury hereby swear that I own or have a current interest in the following:

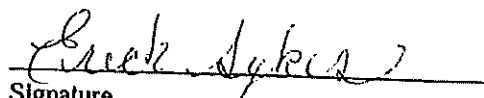
1. List all property you presently own or owned within the last ten (10) years in the City of Springfield. Please denote "c" for property currently owned or "p" for property previously owned. Provide a complete property address.

2. List all property that is now owned or owned within the last ten (10) years in the City of Springfield by any corporation, limited liability company, trust, partnership, joint venture or any other entity which you have an interest in or are associated with. Please denote "c" for property currently owned or "p" for property previously owned. Provide the entity's complete name and complete property address.

The above information is true and correct to the best of my knowledge.

Signed and subscribed to under pains and penalties of perjury:


Witness


Signature

Dated: July __, 2021

AFFIDAVIT - DISCLOSURE OF PROPERTY OWNED

Re: 43 Crest Street, Springfield, MA

I, Jelani A. Bland, under the pains and penalties of perjury hereby swear that I own or have a current interest in the following:

1. List all property you presently own or owned within the last ten (10) years in the City of Springfield. Please denote "c" for property currently owned or "p" for property previously owned. Provide a complete property address.

2. List all property that is now owned or owned within the last ten (10) years in the City of Springfield by any corporation, limited liability company, trust, partnership, joint venture or any other entity which you have an interest in or are associated with. Please denote "c" for property currently owned or "p" for property previously owned. Provide the entity's complete name and complete property address.

The above information is true and correct to the best of my knowledge.

Signed and subscribed to under pains and penalties of perjury:

Witness


Signature

Dated: July 28, 2021

AFFIDAVIT PURSUANT TO M.G.L. c. 60, §77B

Re: 43 Crest Street, Springfield, MA

I, Jelani A. Bland, under the pains and penalties of perjury hereby swear that:

1. On June 2, 2021, I signed a Memorandum of Sale of Real Property with the City of Springfield for the purchase of property located at 43 Crest Street, Springfield, Massachusetts (hereinafter referred to as the "property"); and
2. In signing said Memorandum of Sale of Real Property, I acted on my own behalf and not as an agent, representative or straw of the prior owner; and
3. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been convicted of or are currently under indictment for:

A) A crime involving the willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or

B) Of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or

C) Of a crime involving the fraudulent filing of a claim for fire insurance (M.G.L. c. 60, § 77B); and

4. I do not, as of this date, owe to the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or

A) I owe \$ _____,

(Please state dollar amounts and source of debt, if nothing enter \$0.00)

B) And I have filed in good faith,

i) An application for an abatement of such Tax which is pending (M.G.L. c. 60, § 77B), or

ii) A petition before the Appellate Tax Board or the county commissioner which is pending, (M.G.L. c. 60, § 77B); and

5. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been found by a Court to be responsible for violating any law, code, statute or ordinance regarding conditions of human habitation; and
6. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been the owners of any property upon which the City of Springfield foreclosed for failure to pay real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets, or any other indebtedness; and
7. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, is employed by the City of Springfield; or if so,

A) In what capacity? City Councilor

B) In what department? City Council

8. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department.

In the event that any of the above statements are untrue, I understand that this sale will be cancelled and that all monies collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or other indebtedness owed by me, the prior owner, agent, representative or straw, to the City of Springfield on any property owned by me or the aforementioned.

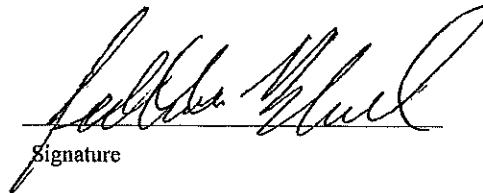
And further, I will, on demand, re-convey to the City of Springfield, at no cost or consideration, all my right, title and interest in and to the property.

Signed and subscribed to under the pains and penalties of perjury:

Witness



Signature



Dated: July 28, 2021

AFFIDAVIT PURSUANT TO M.G.L. c. 60, §77B

Re: 43 Crest Street, Springfield, MA

I, Taquoya C. Whitfield, under the pains and penalties of perjury hereby swear that:

1. On June 2, 2021, I signed a Memorandum of Sale of Real Property with the City of Springfield for the purchase of property located at 43 Crest Street, Springfield, Massachusetts (hereinafter referred to as the "property"); and
 2. In signing said Memorandum of Sale of Real Property, I acted on my own behalf and not as an agent, representative or straw of the prior owner; and
 3. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been convicted of or are currently under indictment for:
 - A) A crime involving the willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - B) Of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - C) Of a crime involving the fraudulent filing of a claim for fire insurance (M.G.L. c. 60, § 77B); and
 4. I do not, as of this date, owe to the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or
 - A) I owe \$ _____,

- (Please state dollar amounts and source of debt, if nothing enter \$0.00)
- B) And I have filed in good faith,
- i) An application for an abatement of such Tax which is pending (M.G.L. c. 60, § 77B), or
 - ii) A petition before the Appellate Tax Board or the county commissioner which is pending, (M.G.L. c. 60, § 77B); and

5. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been found by a Court to be responsible for violating any law, code, statute or ordinance regarding conditions of human habitation; and
6. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been the owners of any property upon which the City of Springfield foreclosed for failure to pay real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets, or any other indebtedness; and
7. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, is employed by the City of Springfield; or if so,

A) In what capacity? City Councilor

B) In what department? City Council

8. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department.

In the event that any of the above statements are untrue, I understand that this sale will be cancelled and that all monies collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or other indebtedness owed by me, the prior owner, agent, representative or straw, to the City of Springfield on any property owned by me or the aforementioned.

And further, I will, on demand, re-convey to the City of Springfield, at no cost or consideration, all my right, title and interest in and to the property.

Signed and subscribed to under the pains and penalties of perjury:

Witness [Signature] Signature Jaquelyn White

Dated: July 28, 2021

AFFIDAVIT - DISCLOSURE OF PROPERTY OWNED

Re: 43 Crest Street, Springfield, MA

I, Taquoya C. Whitfield, under the pains and penalties of perjury hereby swear that I own or have a current interest in the following:

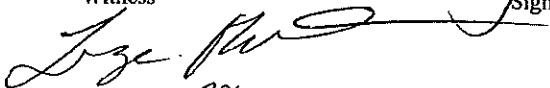
1. List all property you presently own or owned within the last ten (10) years in the City of Springfield. Please denote "c" for property currently owned or "p" for property previously owned. Provide a complete property address.

2. List all property that is now owned or owned within the last ten (10) years in the City of Springfield by any corporation, limited liability company, trust, partnership, joint venture or any other entity which you have an interest in or are associated with. Please denote "c" for property currently owned or "p" for property previously owned. Provide the entity's complete name and complete property address.

The above information is true and correct to the best of my knowledge.

Signed and subscribed to under pains and penalties of perjury:

Witness



Signature



Dated: July 28, 2021

AFFIDAVIT - DISCLOSURE OF PROPERTY OWNED

Re: 43 Crest Street, Springfield, MA

I, Jane A. Maye, under the pains and penalties of perjury hereby swear that I own or have a current interest in the following:

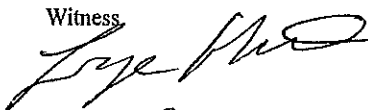
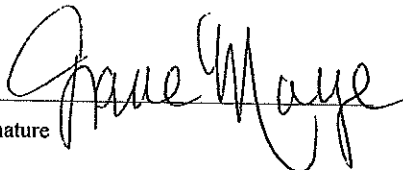
1. List all property you presently own or owned within the last ten (10) years in the City of Springfield. Please denote "c" for property currently owned or "p" for property previously owned. Provide a complete property address.

35 Long Terrace Spfld, Ma. 01104 (P)

2. List all property that is now owned or owned within the last ten (10) years in the City of Springfield by any corporation, limited liability company, trust, partnership, joint venture or any other entity which you have an interest in or are associated with. Please denote "c" for property currently owned or "p" for property previously owned. Provide the entity's complete name and complete property address.

The above information is true and correct to the best of my knowledge.

Signed and subscribed to under pains and penalties of perjury:

Witness  Signature 

Dated: July 28, 2021

AFFIDAVIT PURSUANT TO M.G.L. c. 60, §77B

Re: 43 Crest Street, Springfield, MA

I, Jane A. Maye, under the pains and penalties of perjury hereby swear that:

1. On June 2, 2021, I signed a Memorandum of Sale of Real Property with the City of Springfield for the purchase of property located at 43 Crest Street, Springfield, Massachusetts (hereinafter referred to as the "property"); and
2. In signing said Memorandum of Sale of Real Property, I acted on my own behalf and not as an agent, representative or straw of the prior owner; and
3. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been convicted of or are currently under indictment for:

A) A crime involving the willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or

B) Of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or

C) Of a crime involving the fraudulent filing of a claim for fire insurance (M.G.L. c. 60, § 77B); and

4. I do not, as of this date, owe to the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or

A) I owe \$ _____,

(Please state dollar amounts and source of debt, if nothing enter \$0.00)

B) And I have filed in good faith,

i) An application for an abatement of such Tax which is pending (M.G.L. c. 60, § 77B), or

ii) A petition before the Appellate Tax Board or the county commissioner which is pending, (M.G.L. c. 60, § 77B); and

5. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been found by a Court to be responsible for violating any law, code, statute or ordinance regarding conditions of human habitation; and
6. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been the owners of any property upon which the City of Springfield foreclosed for failure to pay real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets, or any other indebtedness; and
7. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, is employed by the City of Springfield; or if so,



A) In what capacity? City Councilor
B) In what department? City Council - Tracey Whitfield

8. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department.

In the event that any of the above statements are untrue, I understand that this sale will be cancelled and that all monies collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or other indebtedness owed by me, the prior owner, agent, representative or straw, to the City of Springfield on any property owned by me or the aforementioned.

And further, I will, on demand, re-convey to the City of Springfield, at no cost or consideration, all my right, title and interest in and to the property.

Signed and subscribed to under the pains and penalties of perjury:

Witness 
Signature 

Dated: July 28, 2021

AFFIDAVIT PURSUANT TO M.G.L. c. 60, §77B

Re: 43 Crest Street, Springfield, MA

I, Trace Whitfield, under the pains and penalties of perjury hereby swear that:

1. On June 2, 2021, I signed a Memorandum of Sale of Real Property with the City of Springfield for the purchase of property located at 43 Crest Street, Springfield, Massachusetts (hereinafter referred to as the "property"); and
2. In signing said Memorandum of Sale of Real Property, I acted on my own behalf and not as an agent, representative or straw of the prior owner; and
3. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been convicted of or are currently under indictment for:
 - A) A crime involving the willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - B) Of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - C) Of a crime involving the fraudulent filing of a claim for fire insurance (M.G.L. c. 60, § 77B); and
4. I do not, as of this date, owe to the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or

A) I owe \$ 0

(Please state dollar amounts and source of debt, if nothing enter \$0.00)

B) And I have filed in good faith,

- i) An application for an abatement of such Tax which is pending (M.G.L. c. 60, § 77B), or
- ii) A petition before the Appellate Tax Board or the county commissioner which is pending, (M.G.L. c. 60, § 77B); and

- 5. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been found by a Court to be responsible for violating any law, code, statute or ordinance regarding conditions of human habitation; and
- 6. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been the owners of any property upon which the City of Springfield foreclosed for failure to pay real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets, or any other indebtedness; and
- 7. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, is employed by the City of Springfield; or if so,


A) In what capacity? City Councilor
B) In what department? City Council

- 8. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department.

In the event that any of the above statements are untrue, I understand that this sale will be cancelled and that all monies collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or other indebtedness owed by me, the prior owner, agent, representative or straw, to the City of Springfield on any property owned by me or the aforementioned.

And further, I will, on demand, re-convey to the City of Springfield, at no cost or consideration, all my right, title and interest in and to the property.

Signed and subscribed to under the pains and penalties of perjury:


Witness


Signature

Dated: June 2, 2021

EXHIBIT C

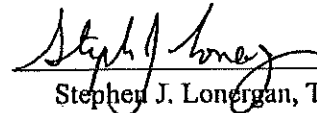
MEMORANDUM OF SALE OF REAL PROPERTY**Dated: FEBRUARY 3, 2026**

I hereby acknowledge that **Jelani Bland** has/have been declared the highest bidder and purchaser of real property, together with any and all improvements thereon, in Springfield, Hampden County, Massachusetts known as **NS Clarendon Street 02820-0055 *, Springfield, MA**, for the sum of **\$49,000.00**, plus a buyer's premium of **\$2,450.00** for a total of **\$51,450.00** and that s/he has paid into my hands **\$5,000.00** as a deposit, and in part payment of purchase money.

The balance of **\$46,450.00** is to be paid in full at closing, at which time the purchaser shall receive a quitclaim deed executed by the City Treasurer on behalf of the City of Springfield transferring the title of said City to the above-described property in accordance with Chapter 60, Section 77B, of the Massachusetts General Laws.

The Terms and Conditions of Sale announced at the auction and attached hereto shall apply to this sale.

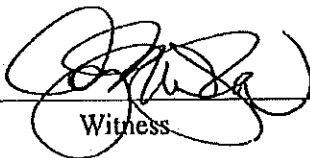

If the balance due is not paid at closing, the above-described property may be resold at public auction and the sum paid as deposit shall be retained by the City in payment of liquidated damages.



Stephen J. Lonergan, Tax Title Custodian
City of Springfield

I agree to accept the Terms and Conditions of Sale as recited by the Tax Title Custodian and incorporated herein. I agree to pay the balance of **\$46,450.00**, due on this sale to the Tax Title Custodian on behalf of the City of Springfield at closing.

Signed this day as a scaled instrument.


Witness
Signature: **Jelani Bland**

CITY OF SPRINGFIELD TAX TITLE AUCTION

Terms and Conditions of Sale

1. Prior to the start of the auction, all bidders shall be required to provide verification of their deposit in the amount of Five Thousand Dollars (\$5,000.00), in the form of a certified check, bank check or money order, per property, payable to the City of Springfield. The successful bidders' checks will be non-refundable. The successful bidders shall pay the balance of the purchase price at the time of the closing by certified check, bank check, money order or attorney's trustee check. Bids shall be made in a minimum of One Thousand Dollar (\$1,000.00) increments, or an amount as specified by the Auctioneer.
2. Any materials or documents concerning this auction prepared or furnished by the City of Springfield or the Auctioneer are solely for informational purposes. No warranty or representation is made as to the accuracy or completeness of the information. Prospective purchasers should make their own investigations and inspections and draw their own conclusions.
3. All properties will be sold "as is". The City of Springfield, its Tax Title Custodian, its employees, representatives, and/or agents make no warranties or representations as to the properties, including but not limited to, their condition, construction, fitness for habitation or whether they conform to applicable state or local building and sanitary codes. Each property offered for sale has been acquired by the City through tax foreclosure proceedings completed prior to May 25, 2023, and title is vested in the City of Springfield.
4. In case of any damage to the premises by fire or other casualty, after the signing and delivery of the Memorandum of Sale of Real Property, the successful bidder shall bear the risk of loss.
5. The properties shall be conveyed subject to any environmental conditions, including, but not limited to, hazardous waste conditions which may or may not be in compliance with any applicable laws, policies or regulations.
6. The properties shall be conveyed subject to tenants or occupants, if any. It will be the responsibility of the successful bidder, not the City of Springfield or its Tax Title Custodian, to evict any former owner or any other person who may be residing or conducting a business on the premises and to remove any personal property.
7. The properties shall be conveyed subject to the right of redemption, if any, of the United States of America.
8. The Tax Title Custodian reserves the right to reject any bid from any bidder, cancel the sale to any bidder and retain the deposit from any bidder who:
 - a. In connection with a previous Tax Title Auction failed to:
 1. Close on the purchase of a property;

Initials

JB

2. Perform, in a timely manner, any rehabilitation on a property; and/or
 3. Comply with or violated any terms and conditions of sale;
- b. Was the owner of any property upon which the City foreclosed for failure to pay:
1. Real Estate Taxes; and/or
 2. Rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or
- c. Has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department. Any officer, director, stockholder or member who holds ten percent (10%) or more of the outstanding stock of a corporation, limited liability company, trust, partnership, joint venture, or any other business entity, who has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department, as determined by the City's Code Enforcement Department, shall cause said corporation, limited liability company, trust, partnership, joint venture, or any other business entity to be subject to the provisions of this paragraph.
9. The Tax Title Custodian reserves the right to reject any and all bids at said auction and may adjourn the same if, in his opinion, no bid is made which approximates the fair market value of the property. Any adjournment thereof may be made from time to time for such periods as the Tax Title Custodian deems expedient giving notice thereof at the time and place appointed for the sale or for any adjournment thereof.
10. Sale shall not be made to the prior owner or to an agent, representative or straw of the prior owner.
11. Sale shall not be made to any person who owes the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness. A corporation, limited liability company, trust, partnership, joint venture, or any other business entity shall be deemed to be a person within the meaning of this paragraph. Any officer, director, stockholder or member who holds ten percent (10%) or more of the outstanding stock of a corporation, limited liability company, trust, partnership, joint venture, or any other business entity, and who owes any monies to the City of Springfield as aforesaid shall cause said corporation, limited liability company, trust, partnership, joint venture, or any other business entity to be subject to the provisions of this paragraph.
12. In the event a deposit is received from any person in violation of these Terms and Conditions of Sale, and the deed of transfer has passed, the purchaser will, on demand, re-convey to the City of Springfield, at no cost and for no consideration, all his/her right, title and interest in the purchased property. If such a violation of these Terms and Conditions of Sale should be determined to exist prior to the passing of the deed to the property, the sale

shall be cancelled. All monies or deposits collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness owed by the purchaser, former owner, agent, representative, or straw to the City of Springfield on any property owned by the purchaser or the aforementioned.

13. The successful bidder shall be required to submit an Affidavit pursuant to M.G.L. c. 60, §77B. Also, the successful bidder will be required to submit an Affidavit of Disclosure of Property Owned in the City of Springfield. Copies of the aforementioned Affidavits are available online at www.springfieldcityhall.com or by contacting Sullivan & Sullivan Auctioneers, LLC at (617) 350-7700. Copies will also be available at the Auction.
14. The successful bidder for any residential property constructed prior to 1978 will be required to sign a Lead Paint Notification Waiver and a Property Transfer Notification Certification. Copies of the aforementioned documents are available online at www.springfieldcityhall.com or by contacting Sullivan & Sullivan Auctioneers, LLC at (617) 350-7700. Copies will also be available at the Auction.
15. With respect to the sale of any commercial or industrial properties, the purchaser shall be required to submit a development plan to the Treasurer's Office conforming with the City of Springfield Zoning Ordinance and Planning Department requirements.
16. Except as set forth in subparagraph 16 (c) below, all residential properties shall be sold subject to a restriction requiring the purchaser to occupy the property as his/her principal place of residence for a period of not less than three (3) years after transfer of title. In addition, the successful bidder shall comply with one (1) of the following three (3) options with respect to any residential property purchased at this Auction:
 - a. If the purchaser intends to rehabilitate the property and sell the property to a third-party purchaser (and not occupy it as his/her principal residence), then after the property is rehabilitated (in accordance with the timelines set forth below), said third-party purchaser shall acquire the property subject to the restriction requiring them to occupy it as his/her/their principal residence for a period of not less than three (3) years after transfer of title.
 - b. If the property is a buildable lot, and the purchaser intends to construct a residence(s) upon the property and sell the property to a third-party purchaser (and not occupy it as his/her principal residence), then after the residence(s) is/are constructed (in accordance with the timelines set forth below), said third-party purchaser shall acquire the property subject to the restriction requiring them to occupy it as his/her/their principal residence for a period of not less than three (3) years after transfer of title.
 - c. If the purchaser is an abutter and they do not intend to improve the property in accordance with the terms of Paragraph 16 (a) or 16 (b) above, then the successful bidder will be required to combine the property with his/her abutting property at closing. Combination of the two (2) parcels shall require preparation and recording

of an ANR Plan (endorsed by the City of Springfield Planning Department) and straw man deeds in a form acceptable to the City.

- d. If the purchaser is an abutter who intends to demolish any improvements and combine the property with his/her abutting property, then said purchaser shall be required to combine the property with their abutting parcel at closing. Combination of the two (2) parcels shall require preparation and recording of an ANR Plan (endorsed by the City of Springfield Planning Department) and straw man deeds in a form acceptable to the City.
17. All plans, cost estimates and evidence of funds available relating to rehabilitation, new construction and site development shall be submitted to the Treasurer's Office for review and approval prior to transfer of title. Reviews for rehabilitation projects will be completed to ensure that once the proposed rehabilitation work is complete, the structure will comply with federal Housing Quality Standards. Reviews for new construction will be completed to ensure that the proposed structure is architecturally appropriate for the neighborhood in which it is being located. Reviews may result in recommended changes to the overall design or the inclusion of additional elements such as foundation height, window casings, porch railings, sidewalk/driveway treatment, etc. Also, the purchaser is encouraged to review the *Design Guidelines for Residential Architecture of Springfield*. These can be found on the City of Springfield's website at www.springfieldcityhall.com. In the case of properties within a local historic district, such plans shall require the approval of the Springfield Historical Commission prior to transfer of title. Further, if demolition of a structure is being proposed, depending on the age of the structure, City Ordinance, Chapter 418. (*The Preservation of Historically Significant Buildings*) may apply. After transfer of title, the timeline for completion of authorized work is as follows:
- a. Any scrub vegetation and litter must be removed within one (1) month of date of transfer of title;
 - b. Rehabilitation and landscaping, fencing and paving shall be completed within twelve (12) months of transfer of title; and
 - c. New construction and its accompanying landscaping, fencing and paving shall be completed within two (2) years of transfer of title.
18. The Auctioneer will identify each property located in a Local Historic District or National Register District. Prior to exterior renovations to a property in a Local Historic District, the Buyer must submit his/her plans to, and obtain approval from, the Springfield Historical Commission. Properties in a National Register District may also require review. For properties located in a Local Historic District, the successful bidder will be required to complete an Application for Appropriateness to be approved by the Historical Commission and must include the following:
- a. Drawings for alterations and/or additions to existing structures or for new construction. Drawings shall be plans or elevations drawn to scale with sufficient detail to show the architectural design of buildings, including;

- i. Proposed materials, textures and colors; and
 - ii. Samples of materials or colors and the plot plan or site layout, including all improvements affecting appearances, such as walls walks, terraces, plantings, accessory buildings, signs, lights and other elements.
 - b. Photographs required with Application for new construction. Applicant shall submit photos of adjoining properties on either side and across the street.
19. All properties will be sold free and clear of any unpaid real estate taxes or municipal liens assessed prior to foreclosure by the City. However, the successful bidder is required, pursuant to M.G.L. c. 44, §63A, to make a payment in lieu of taxes from the date of the deed transferring title from the City to the successful bidder to **June 30, 2026** (the end of the Fiscal Year). In the event the closing does not take place at least thirty (30) days prior to the end of the fiscal year, the successful bidder shall make a payment in lieu of taxes for the current and next fiscal year. Such tax shall be computed by applying the tax rate for such fiscal year to the sale price.
20. An annual "in lieu of tax" payment will be required of any tax-exempt entity purchasing property at this auction. The annual "in lieu of tax" payment will be calculated as follows:
- (Assessed Value Per Thousand) x (Tax Rate) x (Fifty Percent).
- The successful bidder/Grantee shall make the annual payment in lieu of tax payment commencing in the fiscal year of the closing and all subsequent fiscal years.
21. Upon payment (by certified check, bank check, money order or attorney's trustee check) of the payment in lieu of taxes, the balance of the bid amount, recording fees and the Buyer's premium by the successful bidder, a duly authorized representative of the City of Springfield will deliver a Quitclaim Deed transferring title from the City to the successful bidder.
22. The City of Springfield will record such deed at the Hampden County Registry of Deeds after the execution thereof and the successful bidder, pursuant to M.G.L. c. 60, §77A, shall pay the expense of such recording.
23. All conditions, restrictions or covenants announced at the auction for specific properties are to be taken and construed as running with the land and are to be binding upon said grantee, its successors, assignees, grantees and lessees for a term of thirty (30) years after the date of the deed creating them unless released by the City.
24. Each deed from the City conveying a property to a successful bidder shall contain the following restrictions:
- a. The grantee shall provide the Tax Title Custodian, or his designee, with complete access to the property for periodic inspections to verify the status and progress of any rehabilitation or new construction work.

- b. The grantee cannot sell the property until the authorized work is completed and approved by the City's Treasurer's Office; and
 - c. If the grantee violates any term and/or condition of sale, the City reserves the right to record the Reverter Deed thereby conveying the property back to City ownership at no cost and for no consideration. However, this restriction will not be contained in the Deed if the successful bidder obtains conventional or VA financing for the purchase of a property.
25. At closing, the successful bidder shall execute a Reverter Deed to the City which shall be held in escrow by the City pending satisfaction of any deed restrictions and the Terms and Conditions of Sale.
26. Timeline for closing:
- a. If constructing a new building or rehabilitating an existing building, successful bidders must submit all documents to the Treasurer's Office within forty-five (45) days after auction;
 - b. The Treasurer's Office will have up to thirty (30) days to approve all documents;
 - c. Closing will take place within thirty (30) days after the Treasurer's Office approves documents.
27. The Tax Title Custodian reserves the right to sell to the second highest bidder in the event that the highest bidder defaults or to the third highest bidder in the event that the second highest bidder defaults. However, this reservation of rights should not be construed as requiring the Tax Title Custodian to sell to the second highest bidder or the third highest bidder in the event of such default.
28. All properties will be sold subject to a Buyer's Premium of five percent (5%).
29. These Terms and Conditions are incorporated into the Memorandum of Sale of Real Property, a copy of which is available online at www.springfieldcityhall.com or by contacting Sullivan & Sullivan Auctioneers, LLC at (617) 350-7700. Copies will also be available at the Auction. The Tax Title Custodian, in his discretion, may announce additional terms and conditions with respect to the entire auction and/or specific properties at auction at the time of the sale, which terms and conditions are also incorporated into the Memorandum of Sale of Real Property.

CITY OF SPRINGFIELD

By: /s/ Stephen J. Lonergan
Stephen J. Lonergan
Tax Title Custodian

Initials

JB

BIDDER ACKNOWLEDGEMENT

I have read, understand agree and am able to fully comply with the terms and conditions of this auction as stated above.

Bidder's Name

Jelani Bland

Bidder's Signature

B

Date: February 3, 2026

Initials

JB

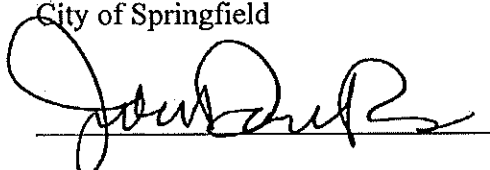
#19

RECEIPT

Re: NS Clarendon Street, Springfield, MA

The City of Springfield hereby acknowledges receipt of a deposit in the amount of
\$5,000.00 from JELANI BUAND DBA in connection with
JETS PROPERTY DEVELOPMENT, LLC
the City's sale of the above-referenced property.

Dated: February 3, 2026

City of Springfield
By: 

CHK#
1328007178

AFFIDAVIT PURSUANT TO M.G.L. c. 60, §77B

Re: NS Clarendon Street, Springfield, MA
I, Jelani A. Brown, Mayor, under the pains and penalties of perjury hereby swear that:

1. On February 3, 2026, I signed a Memorandum of Sale of Real Property with the City of Springfield for the purchase of property located at NS Clarendon Street, Springfield, Massachusetts (hereinafter referred to as the "property"); and
2. In signing said Memorandum of Sale of Real Property, I acted on my own behalf and not as an agent, representative or straw of the prior owner; and
3. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been convicted of or are currently under indictment for:
 - A) A crime involving the willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - B) Of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or
 - C) Of a crime involving the fraudulent filing of a claim for fire insurance (M.G.L. c. 60, § 77B); and
4. I do not, as of this date, owe to the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or

A) I owe \$ 0,

(Please state dollar amounts and source of debt, if nothing enter \$0.00)

B) And I have filed in good faith,

- i) An application for an abatement of such Tax which is pending (M.G.L. c. 60, § 77B), or
- ii) A petition before the Appellate Tax Board or the county commissioner which is pending, (M.G.L. c. 60, § 77B); and

- 5. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been found by a Court to be responsible for violating any law, code, statute or ordinance regarding conditions of human habitation; and
- 6. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been the owners of any property upon which the City of Springfield foreclosed for failure to pay real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets, or any other indebtedness; and
- 7. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, is employed by the City of Springfield; or if so,

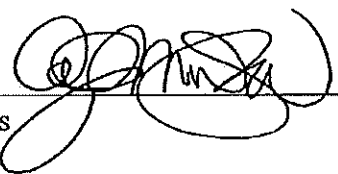
A) In what capacity? _____
B) In what department? _____


- 8. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department.

In the event that any of the above statements are untrue, I understand that this sale will be cancelled and that all monies collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or other indebtedness owed by me, the prior owner, agent, representative or straw, to the City of Springfield on any property owned by me or the aforementioned.

And further, I will, on demand, re-convey to the City of Springfield, at no cost or consideration, all my right, title and interest in and to the property.

Signed and subscribed to under the pains and penalties of perjury:

Witness 

Signature 

Dated: February 3, 2026

AFFIDAVIT - DISCLOSURE OF PROPERTY OWNED

Re: NS Clarendon Street, Springfield, MA

I, Telan A. Blank Mgr.
of Jetz Property Development LLC, under the pains and penalties of perjury hereby swear that I own or have a current interest in the following:

1. List all property you presently own or owned within the last ten (10) years in the City of Springfield. Please denote "c" for property currently owned or "p" for property previously owned. Provide a complete property address.

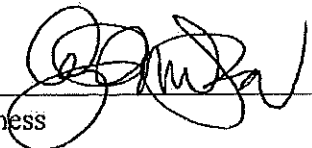
2. List all property that is now owned or owned within the last ten (10) years in the City of Springfield by any corporation, limited liability company, trust, partnership, joint venture or any other entity which you have an interest in or are associated with. Please denote "c" for property currently owned or "p" for property previously owned. Provide the entity's complete name and complete property address.


C - 1719 Winton Street

P - 4345 Grant Street

The above information is true and correct to the best of my knowledge.

Signed and subscribed to under pains and penalties of perjury:


Witness


Signature

Dated: February 3, 2026

BUYER'S ACKNOWLEDGEMENT

Re: NS Clarendon Street, Springfield, MA

Buyer hereby acknowledges and agrees to comply with the following deadlines in connection with the transfer of title to NS Clarendon Street, Springfield, Massachusetts:

- a. If constructing a new or rehabilitating an existing building, successful bidders must submit all plans, cost estimates and evidence of funds available relating to rehabilitation, new construction and site development to the Treasurer's Office on or before March 20, 2026. In the case of properties within a local historic district, such plans shall also be submitted to the Springfield Historical Commission prior to March 20, 2026;
- b. The Office of Housing will have up to thirty (30) days to approve all documents;
- c. Closing will take place within thirty (30) days after the Treasurer's Office approves the documents and the Deed has been executed by a duly authorized official of the City of Springfield.

Executed this 3rd day of February, 2026.

Witness

Signature

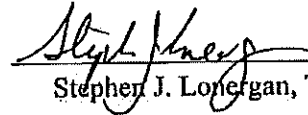
MEMORANDUM OF SALE OF REAL PROPERTY**Dated: FEBRUARY 3, 2026**

I hereby acknowledge that ^{A.} **Jelani Bland** has/have been declared the highest bidder and purchaser of real property, together with any and all improvements thereon, in Springfield, Hampden County, Massachusetts known as **NS (fka 120) Newland Street 09010-0023, Springfield, MA**, for the sum of **\$45,000.00**, plus a buyer's premium of **\$2,250.00** for a total of **\$47,250.00** and that s/he has paid into my hands **\$5,000.00** as a deposit, and in part payment of purchase money.

The balance of **\$42,250.00** is to be paid in full at closing, at which time the purchaser shall receive a quitclaim deed executed by the City Treasurer on behalf of the City of Springfield transferring the title of said City to the above-described property in accordance with Chapter 60, Section 77B, of the Massachusetts General Laws.

The Terms and Conditions of Sale announced at the auction and attached hereto shall apply to this sale.

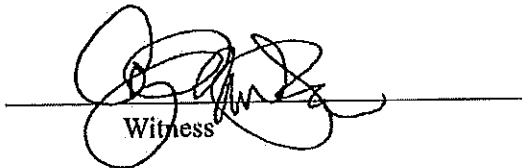
If the balance due is not paid at closing, the above-described property may be resold at public auction and the sum paid as deposit shall be retained by the City in payment of liquidated damages.



Stephen J. Loneragan, Tax Title Custodian
City of Springfield

I agree to accept the Terms and Conditions of Sale as recited by the Tax Title Custodian and incorporated herein. I agree to pay the balance of **\$42,250.00**, due on this sale to the Tax Title Custodian on behalf of the City of Springfield at closing.

Signed this day as a sealed instrument.



Witness



Signature: Jelani Bland

CITY OF SPRINGFIELD TAX TITLE AUCTION

Terms and Conditions of Sale

1. Prior to the start of the auction, all bidders shall be required to provide verification of their deposit in the amount of Five Thousand Dollars (\$5,000.00), in the form of a certified check, bank check or money order, per property, payable to the City of Springfield. The successful bidders' checks will be non-refundable. The successful bidders shall pay the balance of the purchase price at the time of the closing by certified check, bank check, money order or attorney's trustee check. Bids shall be made in a minimum of One Thousand Dollar (\$1,000.00) increments, or an amount as specified by the Auctioneer.
2. Any materials or documents concerning this auction prepared or furnished by the City of Springfield or the Auctioneer are solely for informational purposes. No warranty or representation is made as to the accuracy or completeness of the information. Prospective purchasers should make their own investigations and inspections and draw their own conclusions.
3. All properties will be sold "as is". The City of Springfield, its Tax Title Custodian, its employees, representatives, and/or agents make no warranties or representations as to the properties, including but not limited to, their condition, construction, fitness for habitation or whether they conform to applicable state or local building and sanitary codes. Each property offered for sale has been acquired by the City through tax foreclosure proceedings completed prior to May 25, 2023, and title is vested in the City of Springfield.
4. In case of any damage to the premises by fire or other casualty, after the signing and delivery of the Memorandum of Sale of Real Property, the successful bidder shall bear the risk of loss.
5. The properties shall be conveyed subject to any environmental conditions, including, but not limited to, hazardous waste conditions which may or may not be in compliance with any applicable laws, policies or regulations.
6. The properties shall be conveyed subject to tenants or occupants, if any. It will be the responsibility of the successful bidder, not the City of Springfield or its Tax Title Custodian, to evict any former owner or any other person who may be residing or conducting a business on the premises and to remove any personal property.
7. The properties shall be conveyed subject to the right of redemption, if any, of the United States of America.
8. The Tax Title Custodian reserves the right to reject any bid from any bidder, cancel the sale to any bidder and retain the deposit from any bidder who:
 - a. In connection with a previous Tax Title Auction failed to:
 1. Close on the purchase of a property;

Initials

JB

2. Perform, in a timely manner, any rehabilitation on a property; and/or
 3. Comply with or violated any terms and conditions of sale;
- b. Was the owner of any property upon which the City foreclosed for failure to pay:
1. Real Estate Taxes; and/or
 2. Rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or
- c. Has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department. Any officer, director, stockholder or member who holds ten percent (10%) or more of the outstanding stock of a corporation, limited liability company, trust, partnership, joint venture, or any other business entity, who has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department, as determined by the City's Code Enforcement Department, shall cause said corporation, limited liability company, trust, partnership, joint venture, or any other business entity to be subject to the provisions of this paragraph.
9. The Tax Title Custodian reserves the right to reject any and all bids at said auction and may adjourn the same if, in his opinion, no bid is made which approximates the fair market value of the property. Any adjournment thereof may be made from time to time for such periods as the Tax Title Custodian deems expedient giving notice thereof at the time and place appointed for the sale or for any adjournment thereof.
10. Sale shall not be made to the prior owner or to an agent, representative or straw of the prior owner.
11. Sale shall not be made to any person who owes the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness. A corporation, limited liability company, trust, partnership, joint venture, or any other business entity shall be deemed to be a person within the meaning of this paragraph. Any officer, director, stockholder or member who holds ten percent (10%) or more of the outstanding stock of a corporation, limited liability company, trust, partnership, joint venture, or any other business entity, and who owes any monies to the City of Springfield as aforesaid shall cause said corporation, limited liability company, trust, partnership, joint venture, or any other business entity to be subject to the provisions of this paragraph.
12. In the event a deposit is received from any person in violation of these Terms and Conditions of Sale, and the deed of transfer has passed, the purchaser will, on demand, reconvey to the City of Springfield, at no cost and for no consideration, all his/her right, title and interest in the purchased property. If such a violation of these Terms and Conditions of Sale should be determined to exist prior to the passing of the deed to the property, the sale

shall be cancelled. All monies or deposits collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness owed by the purchaser, former owner, agent, representative, or straw to the City of Springfield on any property owned by the purchaser or the aforementioned.

13. The successful bidder shall be required to submit an Affidavit pursuant to M.G.L. c. 60, §77B. Also, the successful bidder will be required to submit an Affidavit of Disclosure of Property Owned in the City of Springfield. Copies of the aforementioned Affidavits are available online at www.springfieldcityhall.com or by contacting Sullivan & Sullivan Auctioneers, LLC at (617) 350-7700. Copies will also be available at the Auction.
14. The successful bidder for any residential property constructed prior to 1978 will be required to sign a Lead Paint Notification Waiver and a Property Transfer Notification Certification. Copies of the aforementioned documents are available online at www.springfieldcityhall.com or by contacting Sullivan & Sullivan Auctioneers, LLC at (617) 350-7700. Copies will also be available at the Auction.
15. With respect to the sale of any commercial or industrial properties, the purchaser shall be required to submit a development plan to the Treasurer's Office conforming with the City of Springfield Zoning Ordinance and Planning Department requirements.
16. Except as set forth in subparagraph 16 (c) below, all residential properties shall be sold subject to a restriction requiring the purchaser to occupy the property as his/her principal place of residence for a period of not less than three (3) years after transfer of title. In addition, the successful bidder shall comply with one (1) of the following three (3) options with respect to any residential property purchased at this Auction:
 - a. If the purchaser intends to rehabilitate the property and sell the property to a third-party purchaser (and not occupy it as his/her principal residence), then after the property is rehabilitated (in accordance with the timelines set forth below), said third-party purchaser shall acquire the property subject to the restriction requiring them to occupy it as his/her/their principal residence for a period of not less than three (3) years after transfer of title.
 - b. If the property is a buildable lot, and the purchaser intends to construct a residence(s) upon the property and sell the property to a third-party purchaser (and not occupy it as his/her principal residence), then after the residence(s) is/are constructed (in accordance with the timelines set forth below), said third-party purchaser shall acquire the property subject to the restriction requiring them to occupy it as his/her/their principal residence for a period of not less than three (3) years after transfer of title.
 - c. If the purchaser is an abutter and they do not intend to improve the property in accordance with the terms of Paragraph 16 (a) or 16 (b) above, then the successful bidder will be required to combine the property with his/her abutting property at closing. Combination of the two (2) parcels shall require preparation and recording

of an ANR Plan (endorsed by the City of Springfield Planning Department) and straw man deeds in a form acceptable to the City.

- d. If the purchaser is an abutter who intends to demolish any improvements and combine the property with his/her abutting property, then said purchaser shall be required to combine the property with their abutting parcel at closing. Combination of the two (2) parcels shall require preparation and recording of an ANR Plan (endorsed by the City of Springfield Planning Department) and straw man deeds in a form acceptable to the City.
17. All plans, cost estimates and evidence of funds available relating to rehabilitation, new construction and site development shall be submitted to the Treasurer's Office for review and approval prior to transfer of title. Reviews for rehabilitation projects will be completed to ensure that once the proposed rehabilitation work is complete, the structure will comply with federal Housing Quality Standards. Reviews for new construction will be completed to ensure that the proposed structure is architecturally appropriate for the neighborhood in which it is being located. Reviews may result in recommended changes to the overall design or the inclusion of additional elements such as foundation height, window casings, porch railings, sidewalk/driveway treatment, etc. Also, the purchaser is encouraged to review the *Design Guidelines for Residential Architecture of Springfield*. These can be found on the City of Springfield's website at www.springfieldcityhall.com. In the case of properties within a local historic district, such plans shall require the approval of the Springfield Historical Commission prior to transfer of title. Further, if demolition of a structure is being proposed, depending on the age of the structure, City Ordinance, Chapter 418. (*The Preservation of Historically Significant Buildings*) may apply. After transfer of title, the timeline for completion of authorized work is as follows:
- a. Any scrub vegetation and litter must be removed within one (1) month of date of transfer of title;
 - b. Rehabilitation and landscaping, fencing and paving shall be completed within twelve (12) months of transfer of title; and
 - c. New construction and its accompanying landscaping, fencing and paving shall be completed within two (2) years of transfer of title.
18. The Auctioneer will identify each property located in a Local Historic District or National Register District. Prior to exterior renovations to a property in a Local Historic District, the Buyer must submit his/her plans to, and obtain approval from, the Springfield Historical Commission. Properties in a National Register District may also require review. For properties located in a Local Historic District, the successful bidder will be required to complete an Application for Appropriateness to be approved by the Historical Commission and must include the following:
- a. Drawings for alterations and/or additions to existing structures or for new construction. Drawings shall be plans or elevations drawn to scale with sufficient detail to show the architectural design of buildings, including;

- i. Proposed materials, textures and colors; and
 - ii. Samples of materials or colors and the plot plan or site layout, including all improvements affecting appearances, such as walls walks, terraces, plantings, accessory buildings, signs, lights and other elements.
 - b. Photographs required with Application for new construction. Applicant shall submit photos of adjoining properties on either side and across the street.
19. All properties will be sold free and clear of any unpaid real estate taxes or municipal liens assessed prior to foreclosure by the City. However, the successful bidder is required, pursuant to M.G.L. c. 44, §63A, to make a payment in lieu of taxes from the date of the deed transferring title from the City to the successful bidder to **June 30, 2026** (the end of the Fiscal Year). In the event the closing does not take place at least thirty (30) days prior to the end of the fiscal year, the successful bidder shall make a payment in lieu of taxes for the current and next fiscal year. Such tax shall be computed by applying the tax rate for such fiscal year to the sale price.
20. An annual "in lieu of tax" payment will be required of any tax-exempt entity purchasing property at this auction. The annual "in lieu of tax" payment will be calculated as follows:
- (Assessed Value Per Thousand) x (Tax Rate) x (Fifty Percent).
- The successful bidder/Grantee shall make the annual payment in lieu of tax payment commencing in the fiscal year of the closing and all subsequent fiscal years.
21. Upon payment (by certified check, bank check, money order or attorney's trustee check) of the payment in lieu of taxes, the balance of the bid amount, recording fees and the Buyer's premium by the successful bidder, a duly authorized representative of the City of Springfield will deliver a Quitclaim Deed transferring title from the City to the successful bidder.
22. The City of Springfield will record such deed at the Hampden County Registry of Deeds after the execution thereof and the successful bidder, pursuant to M.G.L. c. 60, §77A, shall pay the expense of such recording.
23. All conditions, restrictions or covenants announced at the auction for specific properties are to be taken and construed as running with the land and are to be binding upon said grantee, its successors, assignees, grantees and lessees for a term of thirty (30) years after the date of the deed creating them unless released by the City.
24. Each deed from the City conveying a property to a successful bidder shall contain the following restrictions:
- a. The grantee shall provide the Tax Title Custodian, or his designee, with complete access to the property for periodic inspections to verify the status and progress of any rehabilitation or new construction work.

- b. The grantee cannot sell the property until the authorized work is completed and approved by the City's Treasurer's Office; and
 - c. If the grantee violates any term and/or condition of sale, the City reserves the right to record the Reverter Deed thereby conveying the property back to City ownership at no cost and for no consideration. However, this restriction will not be contained in the Deed if the successful bidder obtains conventional or VA financing for the purchase of a property.
25. At closing, the successful bidder shall execute a Reverter Deed to the City which shall be held in escrow by the City pending satisfaction of any deed restrictions and the Terms and Conditions of Sale.
26. Timeline for closing:
- a. If constructing a new building or rehabilitating an existing building, successful bidders must submit all documents to the Treasurer's Office within forty-five (45) days after auction;
 - b. The Treasurer's Office will have up to thirty (30) days to approve all documents;
 - c. Closing will take place within thirty (30) days after the Treasurer's Office approves documents.
27. The Tax Title Custodian reserves the right to sell to the second highest bidder in the event that the highest bidder defaults or to the third highest bidder in the event that the second highest bidder defaults. However, this reservation of rights should not be construed as requiring the Tax Title Custodian to sell to the second highest bidder or the third highest bidder in the event of such default.
28. All properties will be sold subject to a Buyer's Premium of five percent (5%).
29. These Terms and Conditions are incorporated into the Memorandum of Sale of Real Property, a copy of which is available online at www.springfieldcityhall.com or by contacting Sullivan & Sullivan Auctioneers, LLC at (617) 350-7700. Copies will also be available at the Auction. The Tax Title Custodian, in his discretion, may announce additional terms and conditions with respect to the entire auction and/or specific properties at auction at the time of the sale, which terms and conditions are also incorporated into the Memorandum of Sale of Real Property.

CITY OF SPRINGFIELD

By: /s/ Stephen J. Lonergan
Stephen J. Lonergan
Tax Title Custodian

Initials

JB

BIDDER ACKNOWLEDGEMENT

I have read, understand agree and am able to fully comply with the terms and conditions of this auction as stated above.

Bidder's Name Jelani Bland

Bidder's Signature JB

Date: February 3, 2026

Initials

JB

#19

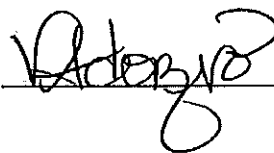
RECEIPT

Re: NS Newland Street, Springfield, MA

The City of Springfield hereby acknowledges receipt of a deposit in the amount of \$5,000.00 from ^{A.} Jelani Bland db/a JETS Property in connection with the City's sale of the above-referenced property. Manager Development, LLC

City of Springfield

Dated: February 3, 2026

By: 

CK #
1328007179

AFFIDAVIT PURSUANT TO M.G.L. c. 60, §77B

Re: NS Newland Street, Springfield, MA

I, Jelani A. Bond, under the pains and penalties of perjury hereby swear that:

1. Mgr. of Jetz Property Development, LLC
On February 3, 2025, I signed a Memorandum of Sale of Real Property with the City of Springfield for the purchase of property located at NS Newland Street, Springfield, Massachusetts (hereinafter referred to as the "property"); and

2. In signing said Memorandum of Sale of Real Property, I acted on my own behalf and not as an agent, representative or straw of the prior owner; and

3. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been convicted of or are currently under indictment for:

A) A crime involving the willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or

B) Of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire (M.G.L. c. 60, § 77B), or

C) Of a crime involving the fraudulent filing of a claim for fire insurance (M.G.L. c. 60, § 77B); and

4. I do not, as of this date, owe to the City of Springfield any monies in the form of previously incurred real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness; or

A) I owe \$ 0,

(Please state dollar amounts and source of debt, if nothing enter \$0.00)

B) And I have filed in good faith,

- i) An application for an abatement of such Tax which is pending (M.G.L. c. 60, § 77B), or
- ii) A petition before the Appellate Tax Board or the county commissioner which is pending, (M.G.L. c. 60, § 77B); and

5. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been found by a Court to be responsible for violating any law, code, statute or ordinance regarding conditions of human habitation; and
6. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, have ever been the owners of any property upon which the City of Springfield foreclosed for failure to pay real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets, or any other indebtedness; and
7. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, is employed by the City of Springfield; or if so,

A) In what capacity? _____

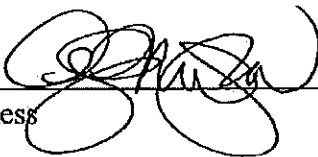
B) In what department? _____


8. Neither I, nor any person who would gain equity in the property as a result of the conveyance of the above-mentioned property from the City of Springfield to myself, has current code or ordinance violations or has previously failed to comply with Orders issued by any code enforcement department including, but not limited to, housing, building, fire and zoning, as determined by the City's Code Enforcement Department.

In the event that any of the above statements are untrue, I understand that this sale will be cancelled and that all monies collected shall be forfeited and applied to any prior real estate taxes, rents, water and sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or other indebtedness owed by me, the prior owner, agent, representative or straw, to the City of Springfield on any property owned by me or the aforementioned.

And further, I will, on demand, re-convey to the City of Springfield, at no cost or consideration, all my right, title and interest in and to the property.

Signed and subscribed to under the pains and penalties of perjury:

Witness 


Signature

Dated: February 3, 2026

AFFIDAVIT - DISCLOSURE OF PROPERTY OWNED

Re: NS Newland Street, Springfield, MA

I, Jelani N. Bland, Mgr. of Jete Property Development, LLC under the pains and penalties of perjury hereby swear that I own or have a current interest in the following:

1. List all property you presently own or owned within the last ten (10) years in the City of Springfield. Please denote "c" for property currently owned or "p" for property previously owned. Provide a complete property address.

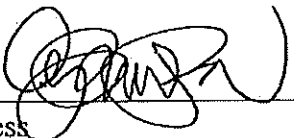
2. List all property that is now owned or owned within the last ten (10) years in the City of Springfield by any corporation, limited liability company, trust, partnership, joint venture or any other entity which you have an interest in or are associated with. Please denote "c" for property currently owned or "p" for property previously owned. Provide the entity's complete name and complete property address.

c - 1719 Wisteria Street

p - 43-45 Crest Street

The above information is true and correct to the best of my knowledge.

Signed and subscribed to under pains and penalties of perjury:


Witness


Signature

Dated: February 3, 2026

BUYER'S ACKNOWLEDGEMENT

Re: NS Newland Street, Springfield, MA

Buyer hereby acknowledges and agrees to comply with the following deadlines in connection with the transfer of title to NS Newland Street, Springfield, Massachusetts:

- a. If constructing a new or rehabilitating an existing building, successful bidders must submit all plans, cost estimates and evidence of funds available relating to rehabilitation, new construction and site development to the Treasurer's Office on or before March 20, 2026. In the case of properties within a local historic district, such plans shall also be submitted to the Springfield Historical Commission prior to March 20, 2026;
- b. The Office of Housing will have up to thirty (30) days to approve all documents;
- c. Closing will take place within thirty (30) days after the Treasurer's Office approves the documents and the Deed has been executed by a duly authorized official of the City of Springfield.

Executed this 3rd day of February, 2026.

Witness

Signature

EXHIBIT D

WRITTEN DISCLOSURE PURSUANT TO M.G.L. c. 268A, §23(b)(3)

I, Tracye Whitfield, am an elected member of the Springfield City Council.

This disclosure is made to address any potential appearance of a conflict of interest arising from my participation as a bidder in a public auction of City-owned property.

On 02/03/2026, JETS Property Development purchased City-owned real property at a public auction conducted by the City of Springfield. The auction was open to the public and conducted in the ordinary course by City staff. I did not participate in, vote on, deliberate upon, or otherwise take part in any City Council or municipal action concerning the decision to sell the property, the terms of the auction, or the disposition of the property.

Prior to participating in the auction, I sought clarification as to whether a written disclosure under M.G.L. c. 268A was required. Based on guidance previously received in connection with a prior City auction, and upon again seeking clarification, I was advised that execution of the standard auction affidavit was sufficient. I relied on that guidance in good faith.

To ensure full transparency and to avoid any appearance that my official position could have influenced the transaction, I am filing this written disclosure to place the relevant facts on the public record.

This disclosure is made voluntarily and out of an abundance of caution and is not an acknowledgment of any violation of law.

Dated: 02-05-2026

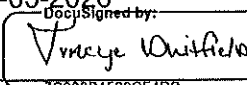
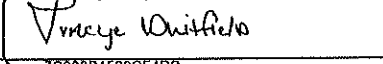
Signed by: 
Signed: 
Tracye Whitfield
Springfield City Councilor

EXHIBIT E

From: McCafferty, Geraldine
Sent: Tuesday, December 27, 2022 4:37 PM
To: Tracye Whitfield <tracye0929@gmail.com>
Subject: RE: [External] Re: [External] Re: [External] Re: [External] JETS Property Development

Hi Tracye—

Let's meet at the Office of Housing, 1600 E. Columbus Ave.

See you tomorrow.

Gerry

From: Tracye Whitfield <tracye0929@gmail.com>
Sent: Tuesday, December 27, 2022 4:00 PM
To: McCafferty, Geraldine <GMcCafferty@springfieldcityhall.com>
Subject: [External] Re: [External] Re: [External] Re: [External] JETS Property Development

Hi Gerry?

Where are we meeting tomorrow?

Thank you,

Tracye

On Dec 21, 2022, at 7:17 AM, Tracye Whitfield <tracye0929@gmail.com> wrote:

Hold noon on Wednesday for us,

On Wed, Dec 21, 2022 at 7:09 AM McCafferty, Geraldine <GMcCafferty@springfieldcityhall.com> wrote:

Sounds good. We are also both available at noon next Wednesday.

Gerry

From: Tracye Whitfield <tracye0929@gmail.com>
Sent: Wednesday, December 21, 2022 7:08 AM
To: McCafferty, Geraldine <GMcCafferty@springfieldcityhall.com>
Subject: [External] Re: [External] Re: [External] JETS Property Development

50 units isn't set in stone but a dream! Lol! Let me check with the team and get back to you.

On Wed, Dec 21, 2022 at 7:07 AM McCafferty, Geraldine <GMcCafferty@springfieldcityhall.com> wrote:

Good morning Tracye--

Would next Wednesday at 9 am work? Tim Sheehan wants to join us and he has something scheduled at 10:30. (Tim is generally involved in larger projects, like something with 50+ units.)

Gerry

-----Original Message-----

From: Tracye Whitfield <tracye0929@gmail.com>
Sent: Wednesday, December 21, 2022 5:16 AM
To: McCafferty, Geraldine <GMcCafferty@springfieldcityhall.com>
Subject: [External] Re: [External] JETS Property Development

Good morning Gerry,

Please let me know if Next Wednesday at 10:00 am works.

Thank you,

Tracye

> On Dec 19, 2022, at 8:49 PM, Tracye Whitfield <tracye0929@gmail.com> wrote:

>

> Hi Gerry,

>

> Can you do Wednesday 12/28 @ 10:30?

>

> Thank you,

>

> Tracye

>

>> On Dec 15, 2022, at 12:31 PM, Tracye Whitfield <tracye0929@gmail.com> wrote:

>>

>> Perfect! Thank you Gerry!

>>

>> Affordable Housing 50 units with other components and multi family housing.

>>

>> Thank you,

>>

>> Tracye

>>

>>>> On Dec 15, 2022, at 12:04 PM, McCafferty, Geraldine
<GMcCafferty@springfieldcityhall.com> wrote:

>>>

>>> Hi Tracye--

>>>

>>> Yes, I'm in that week and my calendar is pretty open. Let me know what works for you.

>>>

>>> In addition, it would be helpful to know in advance what types of properties your team is interested in, and for what type of development. That way we can look in advance at what we have to see what might match your needs.

>>>

>>> Gerry

>>>

>>> -----Original Message-----

>>> From: Tracye Whitfield <tracye0929@gmail.com>

>>> Sent: Thursday, December 15, 2022 11:54 AM

>>> To: McCafferty, Geraldine <GMcCafferty@springfieldcityhall.com>

>>> Subject: [External] JETS Property Development

>>>

>>> Hello Gerry,

>>>

>>> My team and I would like meet with you about property development opportunities.

>>>

>>> Do you have availability the last week in December?

>>>

>>>

>>> Thank you,

>>>

>>> Tracye

>>> CAUTION: This email originated outside our organization; please use caution.

CAUTION: This email originated outside our organization; please use caution.

--

Tracye Whitfield

Phone: (413) 221-4443

Email: tracye0929@gmail.com

CAUTION: This email originated outside our organization; please use caution.

--

Tracye Whitfield

Phone: (413) 221-4443

Email: tracye0929@gmail.com

CAUTION: This email originated outside our organization; please use caution.

EXHIBIT F

From: Tracye Whitfield <tracye0929@gmail.com>
Sent: Thursday, February 13, 2025 6:07 PM
To: McCafferty, Geraldine <GMcCafferty@springfieldcityhall.com>
Cc: tahliek kelly <Tahliekkelly@gmail.com>; Erick Sykes <elsykes74@gmail.com>
Subject: [External] Conversation City Owners Properties

Hi Gerry,

These new developers would like to meet with you to discuss some City owned properties they would like to develop.

Do you have availability to meet with them soon?

Thank you!

Tracye

--

Tracye Whitfield

Phone: (413) 221-4443

Email: tracye0929@gmail.com

CAUTION: This email originated outside our organization; please use caution.

From: Davila-Ramos, Julisa <JDavila-Ramos@springfieldcityhall.com>

Sent: Wednesday, April 16, 2025 2:50 PM

To: Quagliato, Tina <tquagliato@springfieldcityhall.com>

Subject: FW: [External] Re: [External] Re: [External] Re: [External] Re: Introduction - interest in developing city-owned properties

Hi Tina,

See below for your information.

Thanks,

Julisa Davila-Ramos | *Senior Treasury Analyst*
City of Springfield | Office of Collector/Treasurer
36 Court Street | Springfield, MA 01103
Office | (413) 787-7764
jdavila-ramos@springfieldcityhall.com

From: Davila-Ramos, Julisa
Sent: Wednesday, April 16, 2025 2:48 PM
To: Jelani Bland <jelanibland@gmail.com>
Cc: Erick Sykes <elsykes74@gmail.com>; tahliek kelly <Tahliekkelly@gmail.com>; Adorno, Vanessa <VAdorno@springfieldcityhall.com>
Subject: RE: [External] Re: [External] Re: [External] Re: [External] Re: Introduction - interest in developing city-owned properties

Good afternoon Jelani,

My apologies for the delayed response. Our meeting last week was postponed/rescheduled for this week. I appreciate your patience with this request.

The following properties have undergone a departmental review. Please note the following:

- We have received approval for 71 McKnight Street and 19 Northampton Avenue to be put out to bid via RFP within the next six months. Unfortunately, due to high workload, these solicitations cannot be expedited at this time. Once the solicitations are released, you will be notified through the Property Notification List. I have confirmed you are on the list via jelanibland@gmail.com and jetshomesanddevelopments@gmail.com.
- With respect to 18-22 Quincy Street and ES Wilbraham Avenue 12280-0103, there are outstanding issues related to the sites that prevent them from being disposed of at this time. If you would like, I can add you to their respective files and you can be notified if/when they become available for disposition.

Thanks so much,

Julisa Davila-Ramos | *Senior Treasury Analyst*
City of Springfield | Office of Collector/Treasurer
36 Court Street | Springfield, MA 01103
Office | (413) 787-7764
jdavila-ramos@springfieldcityhall.com

From: Davila-Ramos, Julisa
Sent: Tuesday, April 8, 2025 9:19 AM
To: Jelani Bland <jelanibland@gmail.com>
Cc: Erick Sykes <elsykes74@gmail.com>; tahliek kelly <Tahliekkelly@gmail.com>; Adorno, Vanessa <VAdorno@springfieldcityhall.com>
Subject: RE: [External] Re: [External] Re: [External] Re: [External] Re: Introduction - interest in developing city-owned properties

Good Morning Jelani,

We are meeting later this week and will get back to you as soon as we have more information.
Thanks so much,

Julisa Davila-Ramos | *Senior Treasury Analyst*
City of Springfield | Office of Collector/Treasurer
36 Court Street | Springfield, MA 01103
Office | (413) 787-7764
jdavila-ramos@springfieldcityhall.com

From: Jelani Bland <jelanibland@gmail.com>
Sent: Tuesday, April 8, 2025 9:10 AM
To: Davila-Ramos, Julisa <JDavila-Ramos@springfieldcityhall.com>
Cc: Erick Sykes <elsykes74@gmail.com>; tahliek kelly <Tahliekkelly@gmail.com>; Adorno, Vanessa <VAdorno@springfieldcityhall.com>
Subject: [External] Re: [External] Re: [External] Re: [External] Re: Introduction - interest in developing city-owned properties

Good moring,

I hope all is well. I just wanted to follow up and see what the current status is with the properties we sent.

Best regards,

On Thu, Mar 6, 2025 at 3:17 PM Davila-Ramos, Julisa <JDavila-Ramos@springfieldcityhall.com> wrote:

Good afternoon Jelani,

I wanted to shoot you a quick email to let you know we will be conducting a departmental review of the properties you listed. Unfortunately, it has been scheduled for early April which is . I will reach back out once we have more information on disposition from the meeting.

Thanks so much,

Julisa Davila-Ramos | *Senior Treasury Analyst*
City of Springfield | Office of Collector/Treasurer
36 Court Street | Springfield, MA 01103
Office | (413) 787-7764
jdavila-ramos@springfieldcityhall.com

From: Jelani Bland <jelanibland@gmail.com>
Sent: Thursday, February 27, 2025 2:55 PM
To: Davila-Ramos, Julisa <JDavila-Ramos@springfieldcityhall.com>
Cc: Erick Sykes <elsykes74@gmail.com>; tahliek kelly <Tahliekkelly@gmail.com>; Adorno, Vanessa <VAdorno@springfieldcityhall.com>
Subject: [External] Re: [External] Re: [External] Re: Introduction - interest in developing city-owned properties

Sounds good, thank you.

On Thu, Feb 27, 2025 at 2:54 PM Davila-Ramos, Julisa <JDavila-Ramos@springfieldcityhall.com> wrote:

Thank you Jelani. Just doing a quick cursory review of your list, I can tell you that 97-99 Eastern Ave - 043250149 (Commercial) is actually owned by the SRA, not the City of Springfield. Brian Connors, in the Economic Development office may be able to provide further information on its availability.

With respect to the remainder of the list, we will conduct our review and get back to you sometime next week.

Thanks so much,

Julisa Davila-Ramos | *Senior Treasury Analyst*
City of Springfield | Office of Collector/Treasurer
36 Court Street | Springfield, MA 01103
Office | (413) 787-7764
jdavila-ramos@springfieldcityhall.com

From: Jelani Bland <jelanibland@gmail.com>
Sent: Thursday, February 27, 2025 12:39 PM
To: Davila-Ramos, Julisa <JDavila-Ramos@springfieldcityhall.com>
Cc: Erick Sykes <elsykes74@gmail.com>; tahliek kelly <Tahliekkelly@gmail.com>; Adorno, Vanessa <VAdorno@springfieldcityhall.com>
Subject: [External] Re: [External] Re: Introduction - Interest in developing city-owned properties

Thanks for your quick response. Our list is as follows I have attached both the address and parcel number:

1. 97-99 Eastern Ave - 043250149 (Commercial)
2. 71 Mcknight - 084600011
3. 18 Quincy - 100150006
4. 19 Northampton Ave - 091300075
5. Wilbraham ave - 12280-0103 (Land only)

We would like to focus on multi family properties and commercial mixed use properties to enhance the Mason Square neighborhood. But we also have experience with new construction so I have included one piece of land. I can further explain our vision and mission when we meet.

Best regards,
Jelani Bland

On Thu, Feb 27, 2025 at 12:32 PM Davila-Ramos, Julisa <JDavila-Ramos@springfieldcityhall.com> wrote:

Good afternoon Jelani, Erick and Tahliek,

I think the best course of action would be for you to provide the list of properties for our review. Many times, there are properties unavailable or on hold for a variety of reasons. This would allow us an opportunity to review your list to confirm all properties provided are City-owned tax foreclosed and available for disposition.

Once we have completed our review, we would be happy to put you in touch with the appropriate parties to discuss disposition through the RFP process. At this time, the City is not scheduling auctions.

Thanks,

Julisa Davila-Ramos | *Senior Treasury Analyst*
City of Springfield | Office of Collector/Treasurer
36 Court Street | Springfield, MA 01103
Office | (413) 787-7764
Jdavila-ramos@springfieldcityhall.com

From: Jelani Bland <jelanibland@gmail.com>
Sent: Thursday, February 27, 2025 10:46 AM
To: Erick Sykes <elsykes74@gmail.com>
Cc: McCafferty, Geraldine <GMcCafferty@springfieldcityhall.com>; tahliek kelly <Tahliekkelly@gmail.com>; Davila-Ramos, Julisa <JDavila-Ramos@springfieldcityhall.com>; Adorno, Vanessa <VAdorno@springfieldcityhall.com>
Subject: [External] Re: Introduction - interest in developing city-owned properties

Good morning,

Thank you Geraldine for the introduction. Please let us know your availability within the next few weeks. My team and I have identified some city owned vacant homes and we would love to discuss potential RFP requests with you. Looking forward to hearing from you.

Best regards

On Wed, Feb 26, 2025 at 3:07 PM Erick Sykes <elsykes74@gmail.com> wrote:

I've also included my partner Jelani Bland. We look forward to speaking with you all. Thank you.

Erick Sykes
Licensed Realtor
NextHome Elite Realty
☎ 413-348-3257
✉ elsykes74@gmail.com
🌐 www.jetshomes.com

On Wed, Feb 26, 2025, 3:04 PM McCafferty, Geraldine <GMcCafferty@springfieldcityhall.com> wrote:

Hi Julisa and Vanessa—

By this email I am introducing you to Tahliek Kelly and Erick Sykes. They are developers interested in several city-owned parcels.

I gave them an overview of the auction and RFP process, and gave them the form to use to sign up for your email list. They have a few specific parcels in mind and would like to talk about whether these would be appropriate for RFP.

I have given them your phone numbers and email addresses, and I expect that you will hear from them soon.

Gerry

Geraldine McCafferty | *Director of Housing*

CITY OF SPRINGFIELD

1600 E. Columbus Avenue | Springfield, MA 01103

t: 413.787.6500 | f: 413.787.6515 | www.springfieldcityhall.com

CAUTION: This email originated outside our organization; please use caution.

CAUTION: This email originated outside our organization; please use caution.

CAUTION: This email originated outside our organization; please use caution.

CAUTION: This email originated outside our organization; please use caution.

EXHIBIT G

Fw: Desi Jackson's Payment

From Sanchez, Awilda <sancheza@springfieldpublicschools.com>

Date Tue 12/23/2025 5:01 PM

To Rhonda Sherrell <sherrellr58@yahoo.com>

Awilda Sanchez

From: Tracye Whitfield <tracye0929@gmail.com>

Sent: Tuesday, December 23, 2025 3:04 PM

To: Sanchez, Awilda <sancheza@springfieldpublicschools.com>

Cc: Gresham, Barbara <greshamb@springfieldpublicschools.com>; Eddie C. Whitley <ewhitley@springfieldcityhall.com>

Subject: Desi Jackson's Payment

[You don't often get email from tracye0929@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION

This email did not come from the @Springfieldpublicschools.com domain.

Please do not open any attachments or click any URL links unless you have confirmed the identity of the sender.

Good afternoon and Happy Holiday Season,

I'm writing to see if Desi can pick up his check. He has been waiting a very long time to get paid for the work he finished a while ago.

This needs to be resolved as soon as possible please. We would all like to move away from this.

Please put the check in the mailbox for him to receive. No additional information is needed per Tina at City.

Thank you,

Tracye

Tracye Whitfield

Phone: (413) 221-4443

Email: tracye0929@gmail.com

On Wed, Dec 24, 2025 at 7:16 AM Sanchez, Awilda
<sancheza@springfieldpublicschools.com> wrote:

Good Morning and Happy Holidays,

Please contact the Old Hill Neighborhood Corporation to be included in an
up coming Board meeting. Any concerns you have with internal matters regarding OHNC
should be address at theses meetings.

Regards,

Awilda Sanchez Vice President and Treasurer for Old Hill Neighborhood Corporation



Outlook

Re: Desi Jackson's Payment

From Tracye Whitfield <tracye0929@gmail.com>
Date ~~Wed 12/24/2025 7:25 AM~~
To Sanchez, Awilda <sancheza@springfieldpublicschools.com>
Cc Gresham, Barbara <greshamb@springfieldpublicschools.com>; Eddie C. Whitley <ewhitley@springfieldcityhall.com>

You don't often get email from tracye0929@gmail.com. [Learn why this is important](#)

CAUTION

This email did not come from the @Springfieldpublicschools.com domain.
Please do not open any attachments or click any URL links unless you have confirmed the identity of the sender.

Hi Awilda,

When is the next board meeting? This is a major concern for someone to do years worth of work and not get paid for it.
In fact, I will contact the City Auditor and have all spending and contracts of the Old Hill Neighborhood Council reviewed.
This situation is very unfortunate and unprofessional.

Tracye

Tracye Whitfield

Phone: (413) 221-4443

Email: tracye0929@gmail.com

Re: Desi Jackson's Payment

From Tracye Whitfield <tracye0929@gmail.com>

Date: Wed 12/24/2025 7:39 AM

To: Sanchez, Awilda <sancheza@springfieldpublicschools.com>

Cc: Gresham, Barbara <greshamb@springfieldpublicschools.com>; Eddie C. Whitley <ewhitley@springfieldcityhall.com>; Desi Jackson <djackson1173@gmail.com>

CAUTION

This email did not come from the @Springfieldpublicschools.com domain.
Please do not open any attachments or click any URL links unless you have
confirmed the identity of the sender.

I also want to follow up regarding the approximately \$2,000 Desi is owed for the receipts he submitted related to National Night Out. Could you please advise on when that reimbursement is expected to be processed?

My understanding is that those funds were provided to you, along with the funds designated to cover the insurance expense.

I want to be clear that my goal is not to scrutinize or reopen questions around expenses. I have been trying to resolve this directly and collaboratively, without needing to involve the City.

For context, I spoke with Tina Quagliato Sullivan, and she confirmed that she has all of the written correspondence needed for Desi's payment to move forward.

I appreciate your attention to this matter and look forward to resolving it promptly. This is government money not the OHNC.

Thank you,

Tracye

On Dec 24, 2025, at 7:29 AM, Tracye Whitfield <tracye0929@gmail.com> wrote:

This is not a concern but a question, when is Desi Jackson getting his check.

It is my understanding that the funds were given to you on behalf of the Old Hill Neighborhood Council and deposited.

Desi has sent me everything that he wrote up and sent to you.

Desi Jackson's Payment

From Sanchez, Awilda <sancheza@springfieldpublicschools.com>

Date Wed 12/24/2025 9:11 AM

To Whitley, Eddie C. <ewhitley@springfieldcityhall.com>

Cc BARBARA GRESHAM <greshammalcom@comcast.net>; Rhonda Sherrell <sherrellr58@yahoo.com>

Dear Mr. Whitley,

The OHNC is currently missing ARPA Quarterly reports dating from September thru December 2023 and January thru December 2024.

We received reports from January thru July 2025. Desi Jackson's last date of work was October 10, 2025. On more than one occasions you and I met in person with Mr. Jackson regarding the need for written reports. During our board meetings we asked for the reports and he agreed to provide them to no avail. On Monday 12/22/25 Mr. Jackson text me to pick up a check for what is owed to him. I informed Mr. Jackson, that the check will be released when the missing reports are provided, as per our condition cited on a letter accepting his resignation dated October 10, 2025. The OHNC Board was never contacted by

Desi Jackson until 12/22/25. As of today, 12/23/25, no reports have been provided.

Today I received an email from Tracy Whitfield harassing, calling in to question my handling of the finances for OHNC and threatening me with an audit from the City. Please tell me why is Ms. Whitfield inserting herself in an internal matter of the OHNC without ever going the Board of OHNC. Our contract is with the City of Springfield not with the City Council. I believe this is an abuse of power and will proceed to seek legal council for this harassment. Thank you for your attention to this matter.

Awilda Sanchez Vice President and Treasurer for the OHNC



Awilda Sanchez <awildasanchez1957@gmail.com>

Complaint against Councilor Whitfield

Awilda Sanchez <awildasanchez1957@gmail.com>
Draft To: diorenzana@springfieldcityhall.com

Fri, Dec 26, 2025 at 2:07 PM

Dear Ms. Lorenzana,

On 12/24/25 I received a number of emails from Councilor Tracye Whitfield where she asked me to release a check to Desi Jackson. The Board of Old Hill Neighborhood Corporation sent a letter to Mr. Jackson stating that money owed would be given upon return of time sheets and missing written reports. Please inform me if this is the role of a City Councilor to question decisions made by a Neighborhood Council without ever speaking to the Board. Included are copies of emails sent to me calling into question my handling of finances for OHNC and threatening an audit from the City. I have been working for the OHNC in an unpaid position for over 15 years and try to be a good steward of the City's monies. I'm a 35 years resident of the Old Hill neighborhood and a participant of other organizations like resident advocates, Voices of the Peoples and many others who help improve the lives of Springfield residents. I have to question if I'm being targeted because I'm the only latina on the board. Please advice on following steps. I want this harassment to end and the OHNC given the respect we deserve.

Oyola-Lopez, Gladys

From: Lorenzana, Daisy
Sent: Tuesday, February 10, 2026 3:50 PM
To: Oyola-Lopez, Gladys
Subject: FW: [External] Fwd: COMPLAINT
Attachments: COMPLAINT.pdf

Importance: High

From: Lorenzana, Daisy
Sent: Wednesday, December 31, 2025 8:58 AM
To: Oyola, Gladys <goyola@springfieldcityhall.com>
Subject: FW: [External] Fwd: COMPLAINT
Importance: High

Good morning, Gladys,

Awilda Sanchez, Vice President and Treasurer of the Old Hill Neighborhood Council, has submitted an email expressing a complaint regarding one of the City Councilors. Please see the attached email for additional details.

If you would like to follow up, Ms. Sanchez can be reached at 413-269-1643.

Respectfully,

Daisy Lorenzana

Council Manager
Springfield City Council
36 Court Street Rm 200
Springfield, MA 01103

☎ (413) 787-6334 | 📠 (413) 787-6833

✉ DLorenzana@springfieldcityhall.com

🌐 <https://www.springfield-ma.gov/cos/council/>

Connect with us!

<https://www.facebook.com/springfieldmacitycouncil/>

<https://www.youtube.com/@SpringfieldMunicipalMeetings>

<https://focusspringfield.com/watch/government/>

“In a world where you can be anything, be KIND.”

-Clare Pooley