

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened via video conference on November 17, 2020 at 8:00 a.m.

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

PRESENT:

Patrick Hogan, Chair
Michael LaFlair, Treasurer
El Java Abdul Qadir, Vice Chair
Nancy Quigg
Jonathan Link Logan, Secretary

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by El Java Abdul Qadir, seconded by Jonathan Link Logan, to wit:

Resolution No.: 37 of 2020

**RESOLUTION AUTHORIZING THE SALE OF
MULTIPLE PARCELS OF REAL PROPERTY**

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(d) authorizes the GSPDC to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(f) permits the board of directors to delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the land bank; and

WHEREAS, Section 4(e)(i) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") permits the GSPDC to dispose of real

property by negotiation after listing the real property for sale with a licensed real estate broker and/or on the GSPDC's website; and

WHEREAS, Section 4(e)(i)(3) of the Property Disposition Policy permits the GSPDC to sell real property to an applicant who has not submitted the highest purchase offer for a variety of reasons consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, all disposals of GSPDC property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the GSPDC owns certain parcels of real property situate in the County of Onondaga, State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, the Executive Director, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has recommended that the GSPDC sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, the GSPDC has determined that each Buyer is a qualified buyer and that that each Buyer's offer is reasonable and consistent with the GSPDC's mission and purpose; and

WHEREAS, the GSPDC has solicited competition for the each Property in accordance with the Property Disposition Policy; and

WHEREAS, if any Property is being sold to a Buyer who has not submitted the highest purchase offer for such Property, the Board of Directors has determined that the sale is justified for the reasons set forth on the Properties List, said reasons being consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, the GSPDC desires to sell each Property to the corresponding Buyer identified on the Properties List at the price set forth therein; and

WHEREAS, as may be noted on the Properties List, the GSPDC shall require certain Buyers to execute and deliver a Development Enforcement Note and Mortgage to ensure that the Buyer fulfills its development and use commitments to the GSPDC.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The Members of the Board hereby authorize the GSPDC to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to enter into a Contract to Purchase with the GSPDC as seller and the Buyer as buyer with respect to each Property. Each Contract to Purchase shall be agreeable in form and content to the Executive Director and GSPDC counsel.

Section 3. The Chairman, Vice Chairman, Secretary and Treasurer are each hereby authorized to execute all documents on behalf of the GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. The Executive Director and the Director of Operations of the GSPDC are each also hereby authorized and directed for and in the name and on behalf of the GSPDC to execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the GSPDC.

Section 4. All other officers, employees and agents of the GSPDC are hereby authorized to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Patrick Hogan	VOTING	<u>Yes</u>
Michael LaFlair	VOTING	<u>Yes</u>
El Java Abdul Qadir	VOTING	<u>Yes</u>
Nancy Quigg	VOTING	<u>Yes</u>
Jonathan Link Logan	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.


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

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on November 17, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 15th day of December, 2020.



Jonathan Link Logan, Secretary



November 17, 2020 Sales Summary

1) 1707 S. State St. – Vacant Single-Family Property

Date Acquired: 11/08/2019 Listed: 01/06/2020
 Current List Price: \$2,500 Days on Market: 302
 Original List Price: \$5,000 Land Bank's Minimum Renovation Est: \$55,149

1707 S. State St. is a four-bedroom home with two full bathrooms, a driveway, a garage in very poor condition, a significant roof leak isolated to one location, and a front porch in need of replacement.

Kadia Maragh is a first-time homebuyer who is excited to make a move to Syracuse from the NYC area. She has already completed a homebuyer education course and loves the original character of this home. Her partner has recently purchased a Land Bank home and is nearing completion on the renovation. Additionally, her father has many years of experience renovating and selling homes and he will offer guidance to his daughter on this renovation.

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

1707 S. State St. Purchase Offer	
Applicant	Kadia Maragh
Offer	\$2,500
Plan	Renovate to Owner-Occupy

2) 225-27 Palmer Ave. – Vacant Two-Family Property

Date Acquired: 11/29/2018 Listed: 05/29/2019
 Current List Price: \$1,000 Days on Market: 523 days
 Original List Price: \$5,000 Land Bank's Minimum Renovation Est: \$71,320

225-27 Palmer Ave. is a side-by-side two-family home. Each unit has three bedrooms and one bathroom. Both units will need substantial renovation. Shaleitha Heath has a sibling who recently purchased a Land Bank home and was very hands-on in the renovation of that property. She plans to renovate 225-27 Palmer Ave. to re-sell.

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

225-27 Palmer Ave. Purchase Offer	
Applicant	Shaleitha Heath
Offer	\$1,000
Plan	Renovate to Re-Sell

3) 261 W. Ostrander Ave. – Vacant Single-Family Property

Date Acquired: 01/27/2017	Listed: 09/03/2020
Current List Price: \$1,000	Days on Market: 60
Original List Price: \$1,000	Land Bank’s Minimum Renovation Est: \$33,135

261 W. Ostrander Ave is a vacant single-family property located in the Brighton neighborhood. This property has four bedrooms, one full bathroom, and one half bathroom. It has a driveway and backyard and the interior maintains much of the original woodwork.

Stephen Oduro has purchased and rehabbed several homes from the Land Bank. He sells his rehabbed homes to owner-occupants, does good work and is efficient with his time. He is currently rehabbing 128 Wentz Terrace, a former Land Bank home, which he has also made his permanent residence. Additionally, he is rehabbing 335 W. Lafayette to sell to an owner-occupant. Stephen has found much success in rehabbing Southside homes and wishes to continue working with us in the future.

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

261 W. Ostrander Ave. Purchase Offer	
Applicant	Stephen Oduro
Offer	\$1,000
Plan	Renovate to Re-sell

4) 217-19 Kirk Ave. – Vacant Two-Family Property

Date Acquired: 08/01/2018	Listed: 09/16/2019
Current List Price: \$2,500	Days on Market: 393 days
Original List Price: \$12,500	Land Bank’s Minimum Renovation Est: \$105,177

217-19 Kirk Ave. is a large, vacant, two-family property located on the Southside. It has three bedrooms and one full bathroom in each unit, a good-sized backyard, and original architectural detail inside and out. There are also three covered porches and it sits across the street from a beautifully rehabbed home. Once brought back to life, this home will be a focal point of the neighborhood.

Leroy Grant, Sr. and his son Leroy Grant, Jr. are looking to rehab the home and owner-occupy one unit while renting the other. Leroy Grant, Sr. has over forty years of experience in residential construction and rehab while Leroy Grant, Jr. currently works for G + C Construction (whom they will be using for the renovation), where he has been employed for over two years. Leroy Grant, Jr. is also certified in lead testing and removal. The two men currently rent a home and are very excited about restoring as much of this property to its original condition as possible, helping to beautify the neighborhood.

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

217-19 Kirk Ave. Purchase Offer	
Applicant	Leroy Grant, Sr.
Offer	\$2,500
Plan	Renovate to Owner-Occupy

5) 304-06 Palmer Ave. – Vacant Two-Family Property

Date Acquired: 05/31/2018	Listed: 09/30/2020
Current List Price: \$9,900	Days on Market: 34
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$86,641

304-06 Palmer Ave. is a two-family home in the Southwest neighborhood. Each unit has three bedrooms and one bathroom. The property has beautiful natural woodwork, hand-set tile, and spacious living areas. There is no driveway and minimal yard space.

Fritz-Laure Dubuisson has over five years of experience rehabbing, updating, and managing residential properties built in the early 1900s in Boston. Her plan is to restore as much original design as possible while adding some modern day amenities. She will rent the property and have it managed locally by Dynamax Realty. Fritz was timely and thorough with her paperwork that was submitted and engaged the assistance of Karen Whalen of Keller Williams Realty to be her local contact.

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

304-06 Palmer Ave. Purchase Offer	
Applicant	Fritz-Laure Dubuisson
Offer	\$9,900
Plan	Renovate for Rental

6) 2400-02 Burnet Ave. – Vacant Commercial Property

Date Acquired: 08/29/2019	Listed: 09/21/2020
Current List Price: \$39,900	Days on Market: 43 days
Original List Price: \$39,900	Land Bank’s Minimum Renovation Est: Buyer Specs

2400-02 Burnet is a vacant mixed-use property, zoned Industrial, located in the Eastwood neighborhood. It is the former Karl’s Klocks store and has commercial space on the first floor and a two-bedroom apartment on the second floor. The property has significant foundation issues that will need to be immediately addressed by the purchaser and illegal parking in the front that will need to be removed and returned to green space.

Sinai Realty Holding is a local company looking to purchase the property to use as a used-car dealership and rental space. The first floor would be the commercial space for the dealership with the upstairs being the rental unit. Sinai Realty Holding has purchased property from the Land Bank previously. We can’t imagine how they would fit enough cars on site to make this worthwhile while complying with the requirement to remove the front-yard asphalt.

Mohamad Al Hoshishi is a local businessman who wishes to purchase, renovate, and resell the property. He plans to keep the commercial space on the first floor as well as the apartment space on the second floor. At this time Mr. Al Hoshishi does not have a specific buyer nor does he know any plans for what type of business may go in the commercial space. He is aware that the illegal front-yard parking must be removed. He states that he does not know what kind of commercial space the ground floor will be used for, but he lists his local address as 1700 E Fayette Street – a minimart at the corner of Fayette and Westmoreland.

VH Syracuse Realty, LLC has previously purchased two properties from the Land Bank and done a good job of rehabbing the properties they’ve purchased. The company wishes to renovate 2400-02 Burnet and lease the

ground floor to Cosmopolitan Beauty Salon, owned by a family member, to use for retail space selling beauty products. They would keep the second floor as a residential rental unit. If the removal of the front yard parking makes that infeasible for the beauty supply store, they are willing to convert the property back to a two-family rental.

Based on the Land Banks disposition policies, staff recommend sale to VH Syracuse Realty, LLC, although they aren't the highest bidder, since their plan is the most predictably complementary to the neighboring residential properties, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

2400-02 Burnet Ave. Purchase Offers			
Applicant	Mohamad Al Hoshishi	VH Syracuse Realty, LLC	Sinai Realty Holdings
Offer	\$60,000	\$42,000	\$40,000
Plan	Renovate for mixed-use	Renovate for Retail (beauty supply products) and Residential	Renovate for car sales and residential

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

Date Acquired: 04/27/2016 Listed: 09/09/2020
 Current List Price: \$5,000 Days on Market: 57
 Original List Price: \$5,000 Land Bank's Minimum Renovation Est: \$99,669

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

Aye and Wanna Aung are a brother and sister pair hoping to purchase this home to use as a rental. This will be their first purchase from the Land Bank. They had applied last month and lost out to another bidder who planned to owner-occupy the property, but that buyer backed out.

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

1308 Butternut St. Purchase Offer	
Applicant	Aye and Wanna Aung
Offer	\$6,000
Plan	Renovate for Rental

8) 316-18 Richmond Ave – Non-Buildable Vacant Lot

Date Acquired: 8/5/2015
 Dimensions: 33' x 125'

The Land Bank demolished a dilapidated two-family house at 316-18 Richmond Ave. in October 2018 using unrestricted funds. Moawiya Ahmed owns and lives in the adjacent house at 312 Richmond Ave. He plans on fencing in the property to expand his back yard and to add off-street parking for his personal vehicles. He understands that he will need to remove his existing driveway if he decides to put a new driveway in on the new lot.

“Schedule A”

Based on the Land Bank’s disposition policies, staff recommends the sale of 316-18 Richmond Ave to Moawiya Ahmed, contingent upon him resubdividing and combining the lot with his adjacent property.



316-18 Richmond Ave Purchase Offer	
Applicant	Moawiya Ahmed
Offer	\$151

The Land Bank also owns a vacant lot at 326 Richmond Ave. 330 Richmond Ave. is seizable and we anticipate we will merge 326 with 330 once 330 is foreclosed upon.

9) 1106 Ballantyne Rd – Buildable Vacant Lot

Date Acquired: 01/23/2020
Dimensions: 79’ x 75’

The Land Bank demolished a dilapidated single-family house at 1106 Ballantyne Rd in March 2020 using 2019-20 City grant funds. Both adjacent owners would like to purchase the whole lot.

Arthur Pugh is the owner occupant at 1118 Ballantyne Rd. Mr. Pugh’s existing lot measures 78’ x 110’ or 8,580 sq. ft.

Jan Nastri is the owner of the single-family property at 1102 Ballantyne Rd. In 2008, he entered into a land contract with Michael P. Walker, who occupies the home and will have paid it off in 2028. Mr. Walker would like the lot to establish a driveway for off-street parking and for additional greenspace for his children. His existing lot 34’ x 75’ or 2,550 sq. ft.

Based on the Land Bank’s disposition policies, staff recommends the sale of 1106 Ballantyne Rd. to Jan Nastri, since 1102 currently lacks a driveway and this will create two roughly equal sized lots, contingent upon him

“Schedule A”

resubdividing and combining the lot with his adjacent property. Both lots combined will be 113' x 75' or 8,475 sq. ft.



1106 Ballantyne Rd. Purchase Offer		
Applicant	Jan Nastri	Arthur Pugh
Offer	\$151	\$151