

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation (“GSPDC”) was convened via video conference on May 18, 2021 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  
El Java Abdul Qadir, Vice-Chair  
Michael LaFlair, Treasurer  
Jonathan Link Logan, Secretary  
Nancy Quigg

**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 Mike LaFlair to wit:

Resolution No.: 12 of 2021

**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.

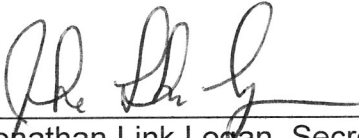
STATE OF NEW YORK            )  
COUNTY OF ONONADAGA    ) ss.:

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 May 18, 2021 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 15<sup>th</sup> day of June, 2021.

  
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Jonathan Link Logan, Secretary



“Schedule A”

### May 18, 2021 Sales Summary

#### 1) 105 Eastman Ave. – Vacant Single-Family Home

Date Acquired: 07/31/2018                      Listed: 05/20/2020  
Current List Price: \$1,000                      Days on Market: 349  
Original List Price: \$3,000                      Land Bank’s Minimum Renovation Est: \$87,711

105 Eastman Ave. is a single-family home in the Elmwood neighborhood off of South Ave. It is located in a Local Business, Class A zoning district and has a double-deep, two-bay garage. The house has four bedrooms, one full bath and one half bathroom, and a newer roof, but prior water damage will require major renovation.

Miriam Perez of CNY Havens, LLC is an experienced investor and landlord. She has completed whole-house renovations in Syracuse but this will be her first purchase from the Land Bank. She is in the process of moving to Syracuse full-time from Brooklyn and will use this home as her primary residence and office. She has lined up local contractors to complete the renovation.

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

105 Eastman Ave. Purchase Offer	
Applicant	CNY Havens, LLC
Offer	\$1,000
Plan	Renovate for Rental

#### 2) 1308 Glenwood Ave. – Vacant Single-Family Home

Date Acquired: 04/06/2021                      Listed: 04/19/2021  
Current List Price: \$65,000                      Days on Market: 15  
Original List Price: \$65,000                      Land Bank’s Minimum Renovation Est: \$65,120

1308 Glenwood Ave. is a small, single-family home in the Outer-Strathmore neighborhood. It has three bedrooms, one bathroom, a one-car attached garage, and an unfinished second floor. This home is in the Home Ownership Choice Program.

Jonathan Sexton is a first-time homebuyer looking to purchase this home as his primary residence. He worked with a local Realtor to find this home on Glenwood. He plans to hire contractors to complete the majority of the renovation.

“Schedule A”

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

<b>1308 Glenwood Ave. Purchase Offer</b>	
Applicant	<b>Jonathan Sexton</b>
Offer	<b>\$65,000</b>
Plan	<b>Renovate to Owner-Occupy</b>

**3) 518 Audubon Pkwy. – Vacant Single-Family Home**

Date Acquired: 04/06/2021                      Listed: 04/16/2021  
Current List Price: \$120,000                      Days on Market: 18  
Original List Price: \$120,000                      Land Bank’s Minimum Renovation Est: \$9,319

518 Audubon Pkwy. is a one-story, two-bedroom, 2.5 bath home in the Salt Springs neighborhood. This home also has a third bedroom in the finished basement. It has a fully-fenced yard, central a/c, an enclosed porch, and a one-car attached garage. The home is in dated, but good condition. This home is in the Home Ownership Choice Program.

Afix Famosa is a doctor at St. Joseph’s hospital. He plans to renovate the home to use as his primary residence. He will hire contractors to complete the majority of the renovation.

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

<b>518 Audubon Pkwy. Purchase Offer</b>	
Applicant	<b>Afix Famosa</b>
Offer	<b>\$120,000</b>
Plan	<b>Renovate to Owner-Occupy</b>

**4) 728 N. Alvord St. – Vacant Single-Family Home**

Date Acquired: 01/24/2019                      Listed: 01/27/2021  
Current List Price: \$15,000                      Days on Market: 97  
Original List Price: \$20,000                      Land Bank’s Minimum Renovation Est: \$54,918

728 N. Alvord St. is a small, one-story, two-bedroom, one-bathroom home on the Northside. It has a driveway, a large eat-in kitchen, first-floor laundry hook-ups, and potential for a third bedroom. This home will need major renovation and is in the Home Ownership Choice Program.

Theophilus Famosa is looking to purchase this home as his primary residence. He plans to do some of the work himself. He has moved to Syracuse to be closer to his son (Afix Famosa) and grandchildren.

“Schedule A”

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

<b>728N. Alvord St. Purchase Offer</b>	
Applicant	<b>Theophilus Famosa</b>
Offer	<b>\$15,000</b>
Plan	<b>Renovate to Owner-Occupy</b>

**5) 120 Fitch St. – Vacant Two-Family Home**

Date Acquired: 04/11/2019                      Listed: 09/14/2020  
Current List Price: \$1,000                      Days on Market: 231  
Original List Price: \$1,000                      Land Bank’s Minimum Renovation Est: \$113,000

120 Fitch St. is a side-by-side, two-family home, with three bedrooms in each unit. It is in the Near Westside Neighborhood and will require major renovation.

Arferly Sanchez is an investor from the NYC area. He has been working on renovations, demolitions, and new constructions for the last five years. He is now focusing on renovations. He worked with a local Realtor to find this property and plans to renovate most of the home himself to re-sell.

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

<b>120 Fitch St. Purchase Offer</b>	
Applicant	<b>Arferly Sanchez</b>
Offer	<b>\$1,000</b>
Plan	<b>Renovate to Re-sell</b>

**6) 1046 W. Onondaga St. – Vacant Two-Family Home**

Date Acquired: 05/31/2018                      Listed: 06/24/2020  
Current List Price: \$1,000                      Days on Market: 314  
Original List Price: \$2,000                      Land Bank’s Minimum Renovation Est: \$82,832

1046 W. Onondaga St. is a two-family home with a three-bedroom apartment on the first floor and a four-bedroom apartment upstairs. It has significant foundations issues and will require major renovation.

Krystal Earsley is an experienced investor and landlord in Syracuse who has purchased homes from the Land Bank before and has successfully completed whole-house renovations. She has over twenty years of experience as a landlord and plans to renovate this home to operate as a rental.

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

1046 W. Onondaga St. Purchase Offer	
Applicant	Krystal Earsley
Offer	\$1,000
Plan	Renovate for Rental

**7) 2322 Midland Ave. – Vacant Single-Family Property**

Date Acquired: 10/10/2020                      Listed: 04/23/2021  
 Current List Price: \$15,000                      Days on Market: 11  
 Original List Price: \$15,000                      Land Bank’s Minimum Renovation Est: \$40,176

2322 Midland Ave. is a single-family home on the Southside. It has three bedrooms, one bathroom, a driveway, and a large backyard. Overall this home is in fair condition. This home was recently under contract, but unexpectedly came back on the market. It is in the Home Ownership Choice Program.

Kellon McIntosh is a NYC native with eight years of experience as a construction project manager specializing in whole-house renovations. He also does cost estimates for plumbing and electric. Kellon wants to bring his experience and love for renovations to Syracuse and renovate 2322 Midland Ave. with quality finishes to find an owner-occupant for the home. He has family in Syracuse that has purchased from the Land Bank and successfully completed whole-house renovations. He plans to do some of the work himself but hire out the majority of the renovation to a local contractor.

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

2322 Midland Ave. Purchase Offer	
Applicant	Kellon McIntosh
Offer	\$15,000
Plan	Renovate to Re-sell to Owner-Occupant

**8) 100 Daisy St. – Vacant Two-Family Property**

Date Acquired: 03/03/2020                      Listed: 12/08/2020  
 Current List Price: \$1,000                      Days on Market: 147  
 Original List Price: \$1,000                      Land Bank’s Minimum Renovation Est: \$112,000

100 Daisy St is a vacant, 1,920 sq. ft., two-family home located on a dead-end street, adjacent to the Southwest Community Center in the Southwest neighborhood. Each unit has three bedrooms, one bath, and hardwoods. There is no driveway and a small backyard.

Rishi Rajkumar is an investor from New York City who has over 18 years of experience in rehabbing and renting properties in Newark, NJ and New York City. He also has worked extensively in the financial sector prior to becoming a real estate investor and landlord. Mr. Rajkumar plans on hiring a local contractor to complete the majority of the renovation. This will be his first Land Bank purchase.



“Schedule A”

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

100 Daisy St. Purchase Offer	
Applicant	Rishi Rajkumar
Offer	\$1,000
Plan	Renovate for Rental

**9) 109 Kellogg St. – Vacant Two-Family Property**

Date Acquired: 07/30/2020                      Listed: 10/30/2020  
 Current List Price: \$5,000                      Days on Market: 186  
 Original List Price: \$2,500                      Land Bank’s Minimum Renovation Est: \$106,000

109 Kellogg St. is a vacant, 2,674 sq. ft., two-family home located in the Near Westside neighborhood. Each unit has four bedrooms and one full bathroom. The home retains some beautiful natural woodwork and also has a driveway and backyard. The back of the home has sustained significant fire damage.

William “BB” Ben-Shidah is the owner and operator of BB Construction, LLC, a local contracting company that often does work for Home Headquarters. He has over 30 years of experience in the construction fields and is experienced with project planning and management, labor oversight and employee training and development. Mr. Ben-Shidah will be purchasing the home to rent to his nephew Felix Poleon who will assist him in rehabbing the home while he occupies the property. Felix is also a local contractor, specializing in finishing work and carpentry.

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

109 Kellogg St. Purchase Offer	
Applicant	BB Construction, LLC
Offer	\$2,500
Plan	Renovate for Rental

**10) 623 W. Colvin St. – Vacant Single Family Property**

Date Acquired: 01/24/2019                      Listed: 11/05/2019  
 Current List Price: \$1,000                      Days on Market: 545  
 Original List Price: \$7,900                      Land Bank’s Minimum Renovation Est: \$51,000

623 W. Colvin St. is a vacant, 1,361 sq. ft., single-family home with three bedrooms and one and a half baths. It is located in the Brighton neighborhood and has sustained fairly significant water damage along the back of the house. There is also the presence of mold throughout the first and second floors. The home has a driveway and nice backyard.

Andrew Harris is the owner and operator of “Handy Andy General Contracting” and is well-known throughout the city. He is a city resident who owns his home on W. Beard Ave. This is Mr. Harris’ first Land Bank purchase and he wishes to rehab and rent this property. With the challenges this home presents for rehab, it is a good fit for a buyer of Mr. Harris’ skill level and knowledge of construction.

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

<b>623 W. Colvin St. Purchase Offer</b>	
Applicant	<b>Andrew Harris</b>
Offer	<b>\$1,000</b>
Plan	<b>Renovate for Rental</b>

**11) 364-66 Seymour St. – Vacant Two-Family Home**

Date Acquired: 11/19/2014                      Listed: 09/08/2020  
 Current List Price: \$1,000                      Days on Market: 238  
 Original List Price: \$5,000                      Land Bank's Minimum Renovation Est: \$83,000

364-66 Seymour St. is a large, two-family home with over 3,000 sq. ft., located in the Near Westside neighborhood. Each unit has three bedrooms and one full bath as well as a good deal of living space. The property has a backyard, but no driveway. There is substantial water damage throughout the home.

Luis Cepeda is an investor from New York City who has over ten years of rehab and mortgage finance experience. This will be his first Land Bank purchase and he is investment partners with Rishi Rajkumar who is purchasing 100 Daisy St. Mr. Cepeda will be hiring local contractors to complete the majority of the renovation work.

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

<b>364-66 Seymour St. Purchase Offer</b>	
Applicant	<b>Luis Cepeda</b>
Offer	<b>\$1,000</b>
Plan	<b>Renovate for Rental</b>

**12) 210 Hunt Ave. – Vacant Single-Family Home**

Date Acquired: 08/17/2017                      Listed: 12/03/2020  
 Current List Price: \$3,500                      Days on Market: 174  
 Original List Price: \$5,000                      Land Bank's Minimum Renovation Est: \$41,000

210 Hunt Ave. is a vacant, 1,100 sq. ft., single-family home in the Elmwood Neighborhood. It has three bedrooms and one full bathroom, front porch and a deep backyard.

Max and Midzy Lysus of Cicero are owners and operators of ML Rentals LLC. They currently own other properties in Syracuse and are looking to begin a working relationship with the Land Bank. This would be their first Land Bank purchase and they take great pride in their quality of work and for providing an exceptional renting experience for their tenants.

"Schedule A"

Michael Turner hopes to purchase this home to renovate and operate as a rental. He currently lives in Colorado and has five years of construction experience. He plans to complete some of the work himself, but will hire a contractor to complete the majority of the renovation.

Mohamed Abouelseoud is a California resident looking to rehab and flip properties in Syracuse. Mr. Abouelseoud will hire local contractors to complete the work according to Land Bank specs. This will be his first Land Bank purchase.

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

210 Hunt Ave. Purchase Offers			
Applicant	ML Rentals	Michael Turner	Mohamed Abouelseoud
Offer	\$4,500	\$4,000	\$3,500
Plan	Renovate for Rental	Renovate for Rental	Renovate to Re-sell

**13) 5315 Salina St Rear – Non-Buildable Vacant Lot**

Date Acquired: 03/03/2020

Dimensions: 57' x 81'

The Land Bank acquired this landlocked parcel on 3/3/2020. At some point in time, it was under common ownership with the front house, but became orphaned when Sophia Butler sold the front house in 2005. Jason M. Markle purchased 5315 S. Salina St. in August 2017. He would like to purchase the rear property for additional yard space. Based on the Land Bank's disposition policies, staff recommends the sale of 5315 S. Salina St. Rear to Jason M. Markle, contingent upon him combining the lot with his adjacent property.



5315 S. Salina St. Rear Purchase Offer	
Applicant	Jason M. Markle
Offer	\$151