

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation (“GSPDC”) was convened via video conference on June 15, 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 Jonathan Link Logan, seconded by Nancy Quigg, to wit:

Resolution No.: 16 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 June 15, 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 20th day of July, 2021.

Jonathan Link Logan, Secretary



“Schedule A”

June 15, 2021 Sales Summary

1) 314 W. Pleasant Ave. – Vacant Single-Family Home

Date Acquired: 09/26/2019 Listed: 03/01/2021
Current List Price: \$1,000 Days on Market: 92
Original List Price: \$1,000 Land Bank’s Minimum Renovation Est: \$45,801

314 W. Pleasant Ave. is a three-bedroom, one-bathroom, single-family home on the Southside. It does not have a driveway and will need major renovation. This home was previously under contract and was put back on the market in March.

Pedro Miranda is a contractor originally from Brooklyn, who recently moved to Syracuse to help renovate a three-family home in the Near Westside Neighborhood. He plans to purchase 314 W. Pleasant to renovate and operate as a rental. This will be his first rental property.

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

314 W. Pleasant Ave. Purchase Offer	
Applicant	Pedro Miranda
Offer	\$1,000
Plan	Renovate for Rental

2) 181 Merritt Ave. – Vacant Single-Family Home

Date Acquired: 03/31/2021 Listed: 04/07/2021
Current List Price: \$62,500 Days on Market: 55
Original List Price: \$62,500 Land Bank’s Minimum Renovation Est: \$66,305

181 Merritt Ave. is a three-bedroom, one-bathroom, single-family home in the South Valley neighborhood. It has beautiful natural woodwork trim, French doors, hardwood floors, and the original butler’s pantry. Overall, the home is in fair condition, however due to one foundation wall that will need significant repair or replacement, the home will require major renovation. This home is in the Home Ownership Choice Program.

Leslie Earsley is a first-time homebuyer who plans to use this home as her primary residence. She qualifies for our Affordable Housing Discount – 10% off the list price for buyers at or below 80% of AMI. While this will be her first home purchase, her sister has purchase several homes from the Land Bank and has completed whole-house renovations. Leslie plans to use contractors to complete the renovations.

Based on the Land Bank's disposition policies, staff recommend sale to Leslie Earsley, 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.

181 Merritt Ave. Purchase Offer	
Applicant	Leslie Earsley
Offer	\$56,250
Plan	Renovate to Owner-Occupy

3) 112 Oberst St. – Vacant Single-Family Home

Date Acquired: 10/30/2018 Listed: 05/06/2021
 Current List Price: \$5,000 Days on Market: 26
 Original List Price: \$5,000 Land Bank's Minimum Renovation Est: \$53,141

112 Oberst St. is a small, three-bedroom, one-bathroom home, with potential for a fourth bedroom, on the Northside. It will need major renovation. This home is in the Home Ownership Choice Program.

Hinna Koundoul is a first-time homebuyer looking to purchase this home to renovate and use as her primary residence. She currently lives on the Northside and has family that has purchased Land Bank homes and have completed whole-house renovations.

Paw Lay Moo and her son Aphone Paing are hoping to purchase this home for Aphone to use as his primary residence. Paw owns other property and has renovated homes before; this will be Aphone's first purchase. They plan to complete most of the renovation themselves.

Jeffrey Fudesco is hoping to purchase this home to use as his primary residence. He plans to complete most of the renovations himself and hire contractors for the rest.

Based on the Land Bank's disposition policies, staff recommend sale to Hinna Koundoul, 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.

112 Oberst St. Purchase Offer			
Applicant	Hinna Koundoul	Paw Lay Moo and Aphone Paing	Jeffrey Fudesco
Offer	\$9,500	\$8,500	\$5,350
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy	Renovate to Owner-Occupy

4) 106 Beecher St. – Vacant Single-Family Home

Date Acquired: 07/31/2018 Listed: 03/23/2021
 Current List Price: \$5,000 Days on Market: 39
 Original List Price: \$5,000 Land Bank's Minimum Renovation Est: \$62,879

106 Beecher St. is a small three-bedroom, one-bathroom home on the Northside. It has a double lot and will need major renovation. It is in the Home Ownership Choice Program. This home was previously under contract and was put back on the market in March.

Mohammed Azad is hoping to purchase this home to re-sell to an owner-occupant. He recently purchased a home on the block and had it renovated to sell to his daughter. He plans to hire contractors to complete the renovation.

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

106 Beecher St. Purchase Offer	
Applicant	Mohammed Azad
Offer	\$5,000
Plan	Renovate to Re-sell to Owner-Occupant

5) 608 Richmond Ave. – Vacant Two-Family Home

Date Acquired: 08/30/2018 Listed: 06/24/2020
 Current List Price: \$2,000 Days on Market: 342
 Original List Price: \$2,000 Land Bank’s Minimum Renovation Est: \$79,042

608 Richmond Ave. is a two-family home in the Park Ave. neighborhood. The first floor currently has two bedrooms and one bathroom, however it can easily be used or converted to a three-bedroom apartment. The upstairs has two bedrooms and one bathroom. This home will need major renovation.

Roger Perez is a contractor originally from the NYC area and has moved to Syracuse to renovate a home in the Near Westside neighborhood. He plans to purchase both 608 and 628-30 Richmond Ave., which have been an advertised potential package for sale for \$5,000 total. He plans to complete most of the renovations himself and will operate both homes as rental properties.

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

608 Richmond Ave. Purchase Offer	
Applicant	Roger Perez
Offer	\$5,000 offer for both 608 and 628-30 Richmond Ave.
Plan	Renovate for Rental

6) 628-30 Richmond Ave. – Vacant Two-Family Home

Date Acquired: 02/27/2018 Listed: 11/04/2019
 Current List Price: \$3,500 Days on Market: 574
 Original List Price: \$6,900 Land Bank’s Minimum Renovation Est: \$77,399

628-30 Richmond Ave. is a two-family home in the Park Ave. neighborhood. The first floor has a four-bedroom apartment, the upstairs has a three-bedroom apartment, there is a two-car detached garage, this home will require major renovation.

“Schedule A”

Roger Perez is a contractor originally from the NYC area and has moved to Syracuse to renovate a home in the Near Westside neighborhood. He plans to purchase both 608 and 628-30 Richmond Ave. as this has been an advertised package of properties for sale for \$5,000 total. He plans to complete most of the renovations himself and will operate both homes as rental properties. Accepting his offer will enable us to sell both properties. If we sell to Sinai, we’ll still have to sell 608.

Aziz Abdelrahman of Sinai Realty Holdings plans to renovate this home to operate as a rental. He has purchased from the Land Bank before and does own other rental property.

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

628-30 Richmond Ave. Purchase Offer		
Applicant	Roger Perez	Sinai Realty Holdings
Offer	\$5,000 offer for both 608 and 628-30 Richmond Ave.	\$3,500
Plan	Renovate for Rental	Renovate for Rental

7) 1632 Midland Ave. – Vacant Single-Family Home

Date Acquired: 12/20/2019 Listed: 07/21/2020
 Current List Price: \$1,000 Days on Market: 315
 Original List Price: \$1,000 Land Bank’s Minimum Renovation Est: \$120,922

1632 Midland Ave. is a three-bedroom, 1.5-bathroom home on the Southside. It has some nice natural woodwork on the interior, a two-car detached garage, and a fairly large lot that extends behind the garage. The home does have a foundation issue and will require major renovation.

Richard Vidale of JSM Solutions, LLC is a contractor in NYC. He plans to purchase 1632 Midland Ave. to renovate and re-sell to an owner-occupant. He is friends with a contractor who has purchased Land Bank homes before and has completed whole-house renovations, he plans to hire them since they have a crew here in Syracuse to complete the majority of the renovation.

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

1632 Midland Ave. Purchase Offer	
Applicant	JSM Solutions, LLC
Offer	\$1,000
Plan	Renovate to Re-sell to Owner-Occupant

8) 804 Park St. – Vacant Two-Family Home

Date Acquired: 04/06/2021 Listed: 05/06/2021
 Current List Price: \$16,500 Days on Market: 26
 Original List Price: \$16,500 Land Bank’s Minimum Renovation Est: \$113,518

“Schedule A”

804 Park St. is a two-family home on the Northside. It has a one-story, three-bedroom, one-bathroom apartment on the first floor in the front of the house and a two-story, three-bedroom, one-bathroom apartment at the back of the house. Overall, it is in fair condition, but will require major renovation.

Sally Koundoul of Apollo 13, LLC is an experienced contractor who has purchased Land Bank homes and has successfully completed whole-house renovations. He understands that fully-renovated homes are hard to come by on the Northside so he plans to renovate this home and re-sell it to an owner-occupant buyer.

Alfred Derisha is an experienced contractor who has purchased Land Bank homes and has successfully completed whole-house renovations. He plans to renovate this home to operate as a rental.

Based on the Land Bank’s disposition policies, staff recommend sale to Apollo 13, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

804 Park St. Purchase Offer		
Applicant	Apollo 13, LLC	Alfred Derisha
Offer	\$20,000	\$20,500
Plan	Renovate to Re-sell to Owner-Occupant	Renovate for Rental

9) 1308 Butternut St. – Vacant Two-Family Home

Date Acquired: 04/27/2016

Listed: 12/04/2020

Current List Price: \$3,000

Days on Market: 189

Original List Price: \$3,000

Land Bank’s Minimum Renovation Est: \$99,669

1308 Butternut St. is a two-family home on the Northside. The first floor has a three-bedroom apartment and the second floor is a one-bedroom apartment. The property has a driveway and is located in a commercial zoning district. It will require major renovation. This home was previously under contract and was put back on the market in December of 2020.

Avni Jahiu is an experienced contractor who has purchased Land Bank homes and has successfully completed whole-house renovations. He plans to renovate this home to operate as a rental.

Jesus Balderrama is a commercial contractor moving to Syracuse from the Ithaca area. He plans to complete the majority of the work himself and operate this home as a rental property. This will be his first rental property.

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

1308 Butternut St. Purchase Offer		
Applicant	Avni Jahiu	Jesus Balderrama
Offer	\$4,500	\$4,000
Plan	Renovate for Rental	Renovate for Rental

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

Date Acquired: 12/20/2019 Listed: 02/08/2021
 Current List Price: \$1,500 Days on Market: 114
 Original List Price: \$2,500 Land Bank’s Minimum Renovation Est: \$88,000.00

219-21 Delaware St. is a vacant, 2,600 sq. ft., two-family home located in the Near Westside neighborhood. Each unit has three bedrooms, one bath, hardwoods, and front and back porches. There is no driveway, a small backyard, and the foundation will need significant repair.

R&J’s Handy Service is owned and operated by Rondou Johns. Mr. Johns’ partner Elizabeth Dutcher will be assisting with financing on this project. Rondou lives in Syracuse and has been in the construction industry for over 25 years, property management for over 5 years, and has owned investment properties in Broome County. Mr. Johns is also a Local 227 Union carpenter journeyman. Elizabeth resides in Binghamton and has been a homeowner for 17 years and previously a landlord for 6 years. She has also previously worked in mortgage processing and administrative and sales jobs. This will be their first purchase from the Land Bank and they are looking to rehab and flip this property.

Based on the Land Bank’s disposition policies, staff recommend sale to R&J’s Handy Service and Elizabeth Dutcher, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

219-21 Delaware St. Purchase Offer	
Applicant	R&J’s Handy Service and Elizabeth Dutcher
Offer	\$1,500
Plan	Renovate to Re-sell

11) 216-18 Furman St. – Vacant Two-Family Property

Date Acquired: 07/24/2019 Listed: 02/23/2021
 Current List Price: \$1,000 Days on Market: 99 days
 Original List Price: \$1,000 Land Bank’s Minimum Renovation Est: \$139,000.00

216-18 Furman St. is a vacant, 2,400 sq. ft., two-family home located in the Southside neighborhood. Each unit has three bedrooms and one full bathroom. This spacious home has a long driveway, large backyard, and wrap-around front porch. The home has minor foundation issues but fairly significant water damage from the roof.

Axum Construction LLC is owned and operated by Alexis St. Clair. Mr. St. Clair has over 25 years of construction and construction management experience. He is an IBEW electrician and is currently pursuing his B.S. in Construction Engineering. Mr. St. Clair has spent the last 5 years running 50-man construction crews at Disney World and Universal theme parks, working on such attractions as N.B.C. Sports Grill, Volcano Bay, and Caribbean Beach. Chelsea Kinchen is Mr. St. Clair’s partner who will be supplying the financing for the project. This is their first purchase from the Land Bank and they plan to occupy one unit and rent out the other.

Based on the Land Bank's disposition policies, staff recommend sale to Axum Construction LLC and Chelsea Kinchen, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

216-18 Furman St. Purchase Offer	
Applicant	Axum Construction LLC and Chelsea Kinchen
Offer	\$1,000
Plan	Renovate to Owner- Occupy

12) 263-65 W. Kennedy St. – Vacant Single-Family Property

Date Acquired: 01/29/2016 Listed: 03/16/2021
 Current List Price: \$134,900 Days on Market: 23
 Original List Price: \$134,900 Land Bank's Minimum Renovation Est: Fully-renovated home

263-65 W. Kennedy St. is a three-bedroom, one-bathroom home on the Southside. It was originally built in 1990 and just received a complete renovation by Land Bank. This home was listed as a high-quality, move-in-ready home to meet the demands of the housing market and is in the Home Ownership Choice program.

Nadine Dickerson is a first-time homebuyer looking to purchase this home to live in with her children. She was previously under contract for a different Land Bank home, but decided not to move forward with the purchase due to contractors' estimates coming in higher than expected. She is very excited to move into a home that will be completely updated. We are just wrapping up the renovations here and her bank will be appraising the home soon after completion.

Based on the Land Bank's disposition policies, staff recommend sale to Nadine Dickerson, subject to a residency enforcement mortgage requiring the home remain owner-occupied for five years.

263-65 W. Kennedy St. Purchase Offer	
Applicant	Nadine Dickerson
Offer	\$134,900
Plan	Owner-Occupy

13) 1903-05 Midland Ave – Non-Buildable Vacant Lot

Date Acquired: 12/20/2019
 Dimensions: 51' x 120'

The Land Bank sold the house at 1911 Midland Ave. to Antonio Owens (LandColv, LLC) in December of 2019. This vacant lot next door contains two driveways that access the garage behind 1911. LandColv has an owner-occupant purchaser lined up and his buyer, Jacalyn Little, needs to acquire this lot so that she can use one or both of the driveways to access her garage. We previously tried to sell this to LandColv and combine the lots prior to sale, but our application was denied by the Planning Commission. We are recommending sale to his buyer, Ms. Little, for \$1 without a resubdivision to combine the lots since she hadn't anticipated having to buy it as a separate parcel.

“Schedule A”



1903-05 Midland Ave. Purchase Offer	
Applicant	Jacalyn Little
Offer	\$1