A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened on July 20, 2021 at 8:00 a.m. at 431 E Fayette Street, Syracuse, NY 13202.

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 (via video conference)
Nancy Quigg

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright Executive Director

The following resolution was offered Nancy Quigg, seconded by Mike LaFlair, to wit:

Resolution No.: 19 of 2021

RESOLUTION AUTHORIZING THE NONCOMPETITIVE SALE OF REAL PROPERTIES

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) of the GSPDC’s Disposition of Real and Personal Property Policy (the “Property Disposition Policy”) sets forth the following methods by which the GSDPC is permitted to dispose of its real property: negotiated sale, request for proposals, auction, and noncompetitive sale; and
WHEREAS, Section 4(e)(iv) of the Property Disposition Policy authorizes the GSPDC to sell property to a buyer without first undertaking other methods of disposition when it determines that a benefit to the community will be had by authorizing such sale without competitive procedures for reasons consistent with the GSPDC’s mission and purpose and upon a demonstration that the buyer is uniquely qualified to own, develop or otherwise return the property 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 Property Sale Information Sheet attached hereto as Schedule A (the “Properties”); and

WHEREAS, the individuals or entities identified on the Property Sale Information Sheet as the buyers (the “Buyers”) submitted an offer to purchase the Properties for the prices set forth therein; and

WHEREAS, the Board of Directors has determined that a benefit to the community will be had by selling the Properties to the Buyers without competitive procedures for the reasons identified in the Property Sale Information Sheet which are consistent with the GSPDC’s mission and purpose; and

WHEREAS, the Board of Directors has also determined that the Buyers are uniquely qualified to return the Properties to productive use for the reasons identified in the Property Sale Information Sheet; and

WHEREAS, the Buyers are qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, pursuant to Section 4(e)(iv) of the Property Disposition Policy, the GSDPC is therefore permitted to sell the Properties to the Buyers without first undertaking other methods of disposition and without competitive procedures; and

WHEREAS, the GSPDC desires to sell the Properties to the Buyers identified on the Property Sale Information Sheet at the prices set forth therein; and

WHEREAS, if noted on the Property Sale Information Sheet, the GSPDC shall require the Buyers to execute and deliver a Development Enforcement Mortgage to ensure that the Buyers fulfill their development and use commitments to the GSPDC.

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

(32752/2972613/AWR/01170150.DOCX)
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 the Properties to the Buyers identified on the Property Sale Information Sheet and authorize the Executive Director to enter into Contracts to Purchase with the GSPDC as Seller and the Buyers as buyer with respect to the Properties. The Contracts 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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
<th>Result</th>
</tr>
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<tbody>
<tr>
<td>Nancy Quigg</td>
<td>VOTING</td>
<td>Yes</td>
</tr>
<tr>
<td>Patrick Hogan</td>
<td>VOTING</td>
<td>Yes</td>
</tr>
<tr>
<td>Michael LaFlair</td>
<td>VOTING</td>
<td>Yes</td>
</tr>
<tr>
<td>Jonathan Link Logan</td>
<td>VOTING</td>
<td>Yes</td>
</tr>
<tr>
<td>El-Java Abdul-Qadir</td>
<td>VOTING</td>
<td>Yes</td>
</tr>
</tbody>
</table>

The foregoing Resolution was thereupon declared and duly adopted.
STATE OF NEW YORK  )
COUNTY OF ONONDAGA  ) 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 July 20, 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 17th day of August, 2021.

Jonathan Link Logan, Secretary
SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:
102 Olive St
112.-04-13.0

Buyers’ Names:
Kyle Gabriell

Purchase Price:
$1,000

Benefit to the Community Resulting from the Sale:
This sale will:
- Return this property to tax-paying status
- Allow a longtime neighborhood resident and owner-occupant to control the problem property next door

Buyer’s Unique Qualifications for Returning the Property to Productive Use:
Kyle Gabriell lives next door to this property. He acquired this property from his parents in 2019, he grew up there, and this home has been in his family for decades. They have longstanding relationships with many of the neighbors. They have watched the house next door deteriorate for many years, becoming increasingly hazardous. Some tenants have been problematic.

The Land Bank acquired this property in Jan 2020 and offered relocation assistance to the residents. It was too deteriorated to offer them a lease. Since the eviction moratorium started, they have declined relocation assistance and refused to move. They have never allowed us into the building and chased off our lawn mowing crew last summer. We do not know what renovations the house needs.

Mr. Gabriell is a Syracuse Firefighter and has construction experience. He wants to control the problem property next door and plans to either demolish or renovated depending on what he finds inside. He is willing to take title with the occupants still inside, but would like 24 months to renovate or demo since he’s not sure how long it will take to get the property vacated.