

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened on November 16, 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
Jonathan Link Logan, Secretary

Via Video Conference:

El Java Abdul Qadir, Vice-Chair
Michael LaFlair, Treasurer

EXCUSED:

Nancy Quigg

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 Mike LaFlair, to wit:

Resolution No.: 32 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>Excused</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 16, 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 21st day of December, 2021.



Jonathan Link Logan, Secretary



“Schedule A”

November 16, 2021 Sales Summary

1) 321 Pacific Ave. – Vacant Single Family Home

Date Acquired: 04/06/2021

Listed: 05/11/2021

Current List Price: \$5,000

Days on Market: 176

Original List Price: \$15,000

Land Bank’s Minimum Renovation Est: \$98,758

321 Pacific Ave. is a small, two-bedroom home, located in the North Valley. It has an open front porch, driveway, one-car detached garage, and a private backyard. The home is in poor condition, has foundation issues, and will require major renovation.

Antonio Owens of LandColv, LLC is a local experienced contractor and investor. He has purchased and successfully completed other whole-house renovations from the Land Bank. He performs high quality work and plans to renovate this home to re-sell to an owner-occupant.

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

321 Pacific Ave. Purchase Offer	
Applicant	LandColv, LLC
Offer	\$5,000
Plan	Renovate to Re-Sell to an Owner-Occupant

2) 110 Hoefler St. – Vacant Single Family Home

Date Acquired: 01/29/2016

Listed: 08/12/2021

Current List Price: \$5,000

Days on Market: 83

Original List Price: \$5,000

Land Bank’s Minimum Renovation Est: \$69,542

110 Hoefler St. is a four-bedroom, one-bathroom, single-family home in the Skunk City neighborhood. The home has a nice backyard, formal dining room, large kitchen, and a large living room. There are foundation issues and this home will require major renovation. This home was previously under contract but the closing did not finalize and was relisted for sale in August. This home is in the Home Ownership Choice Program.

Orlando Roach has been involved with various home renovations that his family has completed in the NYC area where he lives. He has developed project management skills and understands the importance to adapt to unforeseen circumstances when it comes to renovating a home. This will be his first time redeveloping a property on his own. He plans to hire a general contractor to complete the renovation and re-sell the home to an owner-occupant.

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

110 Hoefler St. Purchase Offers	
Applicant	Orlando Roach
Offer	\$5,000
Plan	Renovate to Re-Sell to an Owner-Occupant

3) 606 Carbon St. – Vacant Single-Family Home

Date Acquired: 11/18/2016 Listed: 07/08/2021
 Current List Price: \$9,900 Days on Market: 118
 Original List Price: \$15,000 Land Bank’s Minimum Renovation Est: \$79,096

606 Carbon St. is a three-bedroom, one-bathroom, single-family home on the Northside. There is a large retaining wall we believe to be owned by the neighboring property that is in very poor condition. The home has significant water damage and will require major renovation.

Ayad Alazzawi is a local experienced contractor and investor. He has successfully completed whole-house renovations from the Land Bank. He plans to renovate this home to re-sell.

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

606 Carbon St. Purchase Offer	
Applicant	Ayad Alazzawi
Offer	\$9,900
Plan	Renovate to Re-Sell

4) 215 Palmer Ave. – Vacant Two-Family Home

Date Acquired: 12/22/2020 Listed: 10/11/2021
 Current List Price: \$9,900 Days on Market: 49
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$60,425

215 Palmer Ave. is a two-family home in the Southwest neighborhood. The first floor apartment has two bedrooms, one bathroom, living room, dining room, large kitchen, and original unpainted trim in good condition. The upstairs apartment has one bedroom with potential for a second bedroom, one bathroom, living room, large kitchen, and has lots of new sheetrock already installed. The property has a driveway, large one-car detached garage, shed, and nice backyard. This home has signs of settling and does have foundation issues to be addressed; it will require major renovation. 215 Palmer Ave. was previously under contract but did not close, it was relisted for sale in September.

Adewale Famosa has recently followed his brother and father and relocated to Syracuse. His brother has purchased from the Land Bank and currently has his new home under renovation. Adewale plans to use Roger

Campbell as his general contractor to complete the renovation of this home, and operate it as a rental. He has owned one rental property in the past and this will be his first home in need of a total renovation.

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

215 Palmer Ave. Purchase Offer	
Applicant	Adewale Famosa
Offer	\$9,900
Plan	Renovate to Operate as a Rental

5) 112-14 Grant Ave. – Vacant Three-Family Home

Date Acquired: 06/09/2021	Listed: 09/27/2021
Current List Price: \$5,000	Days on Market: 36
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: \$184,310

112-14 Grant Ave. is a large home in the Strathmore neighborhood currently configured as a three-family. The first and second floor apartments have the same layout with three bedrooms, one bathroom, enclosed front porch, dining room, and living room with a fireplace in each unit. The third floor has a two-bedroom, one-bathroom apartment. It is in a zoning district that only allows one- and two-family homes and has lost its grandfathering to operate as a three-unit. Our specs require this home be converted into a two-family and the buyer will have to apply for a Change of Occupancy. The structure has major water damage, a shared driveway, and a three-car detached garage. This home will require substantial renovation.

Brandy McMullen of Specific Movement Construction, LLC is a local contractor with over twenty years of construction experience. He has worked with Hope for Us Housing, completed trainings with the Building Performance Institute, has experience with whole-house renovations, and is confident he will perform a high quality renovation. He is approaching this purchase to operate the home as a rental, and is also considering the option of living in the home after the renovation is complete.

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

112-14 Grant Ave. Purchase Offer	
Applicant	Specific Movement Construction, LLC
Offer	\$5,000
Plan	Renovate to Operate as a Rental

6) 214 Rowland St. – Vacant Three-Family Home

Date Acquired: 01/30/2015	Listed: 07/16/2021
Current List Price: \$5,000	Days on Market: 109
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$121,218

214 Rowland St. is located in the Near Westside neighborhood and is currently configured as a three-unit home, but requires conversion to a two-family home and a Change of Occupancy. The first floor front apartment has three bedrooms and one bathroom, the upstairs front apartment has two bedrooms and one

bathroom. A two-story, third unit was added off the rear of the home, which has a kitchen on the first floor and a bedroom with a full bathroom upstairs. The home has some foundation issues and will require major renovation.

Kevin Mahoney is an experienced contractor and investor who has successfully completed whole-house renovation and has purchased from the Land Bank in the past. He plans to renovate this home into a two-family and will operate as a rental.

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

214 Rowland St. Purchase Offer	
Applicant	Kevin Mahoney
Offer	\$5,000
Plan	Renovate to Operate as a Rental

7) 216-18 Furman St. – Vacant Two-Family Home

Date Acquired: 07/24/2019	Listed: 10/06/2021
Current List Price: \$1,000	Days on Market: 27
Original List Price: \$1,000	Land Bank’s Minimum Renovation Est: \$139,659

216-18 Furman St. is a two-family home on the Southside with a large lot, driveway, and fully fenced yard. The first floor apartment has three bedrooms, one full bathroom, and one half-bathroom. The second floor apartment has three bedrooms and one bathroom. The home has substantial water damage and will require major renovation.

Jaleel and Gabrielle Durden are local buyers who intend to renovate this home to use as their primary residence. Jaleel is a general contractor and owns his own company. While he has years of experience working on whole-house renovations, this will be their first home purchase. They are very excited about the opportunity to own and renovate their first home.

Based on the Land Bank’s disposition policies, staff recommend sale to Jaleel Durden and Gabrielle Durden (formerly known as Gabrielle Geaslen), subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

216-18 Furman St. Purchase Offer	
Applicant	Jaleel Durden and Gabrielle Durden (formerly known as Gabrielle Geaslen)
Offer	\$1,000
Plan	Renovate to Owner-Occupy

8) 243 W. Ostrander Ave. – Non-Buildable Vacant Lot

Date Acquired:	10/07/2021
Dimensions:	35’ x 116’

The Land Bank acquired the vacant lot at 243 W. Ostrander Ave. in October of this year. Ken Kinsey of TKTD, Inc. owns the two-family investment property at 239-41 W. Ostrander Ave. and would like to purchase the lot.

His plans are to fence in the property and make it available to his tenants for recreational purposes. The adjacent property owner at 251 Ostrander already has a double lot with 69’ of frontage (he bought ½ of that from us) so we didn’t offer him the lot. This resubdivision will create a 70’ wide x 116’ deep lot. Based on the Land Bank’s disposition policies, staff recommends the sale of 243 W. Ostrander Ave. to TKTD, Inc., contingent upon him combining the lot with his adjacent property.



243 W. Ostrander Ave. Purchase Offer	
Applicant	TKTD, Inc.
Offer	\$976

9) 516-18 Oneida St – Non-Buildable Vacant Lot

Date Acquired: 09/07/2021
 Dimensions: 40’ x 67’

The Land Bank acquired the vacant lot at 516-18 Oneida St. in September of this year. Timon & Emily Woods owner and occupy the single-family house at 522 Oneida St. and would like to purchase this lot in addition to the vacant lot at 512-14 Oneida St. All three are in an Industrial zoning district.

10) 512-14 Oneida St – Non-Buildable Vacant Lot

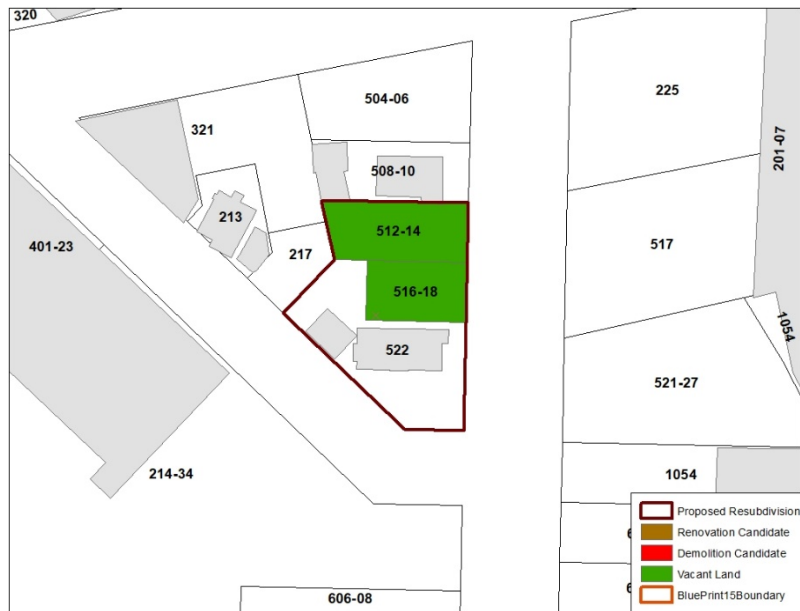
Date Acquired: 07/02/2014
 Dimensions: 40’ x 88’

This irregularly shaped lot has been in the Land Bank’s inventory since July 2014. The Land Bank offered the occupants of 508-10 Oneida St. the opportunity to purchase the lot, but they did not submit an application. They already own the lot on the other side of their home at 504-06 Oneida St.

Timon and Emily Woods would like to combine all three parcels, which would create a .31 acre parcel. While together 516-18 and 512-14 would create a buildable lot, new residential construction is unlikely in this industrial setting. We also think these two lots are too small for most new industrial uses. These properties are 100’ from the new JMA wireless project.

“Schedule A”

The Woods would like to fence in the property and create a safe play space for their children. Based on the Land Bank’s disposition policies, staff recommends the sale of 516-18 Oneida St. and 512-14 Oneida St. to Timon & Emily Woods, contingent upon them combining the two lots with their adjacent property.



516-18 & 512-14 Oneida St. Purchase Offer	
Applicant	Timon and Emily Woods
Offer	\$302.00

11) 157 Vale St. – Non-Buildable Vacant Lot

Date Acquired: 05/31/2018
Dimensions: 33' x 132'

The Land Bank acquired 157 Vale St. in 2018 and demolished a dilapidated two-family house here in August 2021 using ARPA funding. Robert J. Leonard owns 155 Vale St. and is renovating it to serve as his primary residence. He would like to purchase the vacant lot and fence it in for additional yard space. We approached the other adjacent neighbor and they were not interested in acquiring more property. While this resubdivision would create a lot with 99' of frontage, there are four other comparable-sized lots on this street. Based on the Land Bank’s disposition policies staff recommend sale to Robert J. Leonard II, contingent upon him combining the property with his residence next door.



157 Vale St. Purchase Offer	
Applicant	Robert J. Leonard III
Offer	\$151.00

12) 2214 South State St. – Non-Buildable Vacant Lot

Date Acquired: 04/15/2015

Dimensions: 40' x 82'

The Land Bank acquired 2214 S. State St. in 2015 and demolished a dilapidated single-family house here in September 2021 using ARPA funding. Shabar L. Dunham lives at 2218 S. State St. with his mother and would like to acquire the property to plant a garden and beautify the property. Renters Choice Realty owns 1121 on the other side of the lot, in addition to many other properties in Syracuse. They are tax-delinquent and therefore not eligible to purchase the lot. Based on the Land Bank’s disposition policies staff recommend sale to Shabar L. Dunham, contingent upon him combining the property with his residence next door.



2214 S. State St. Purchase Offer	
Applicant	Shabar L. Dunham
Offer	\$151.00

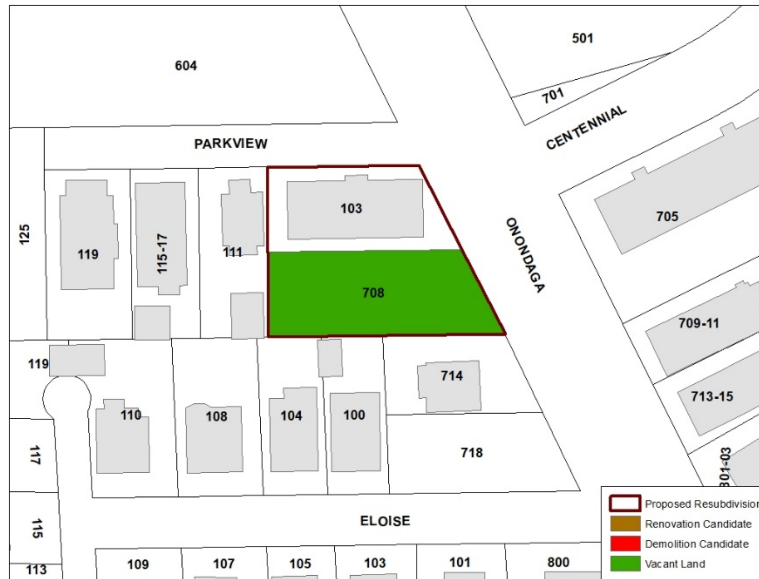
13) 708 Onondaga Ave. – Buildable Vacant Lot

Date Acquired: 10/07/2021

Dimensions: 55' x 113'

The Land Bank acquired the vacant lot at 708 Onondaga Ave. in October of this year. Alitizann Jones owns the six-unit apartment building at 103 Parkview Ave. She would like to purchase the lot for additional greenspace for her tenants. While the lot is buildable, new construction is not likely due to the steep slope from the street. Based on the Land Bank’s disposition policies, staff recommends the sale of 708 Onondaga Ave. to Alitizann Jones, contingent upon her combining the lot with her adjacent property.

“Schedule A”



708 Onondaga Ave. Purchase Offer	
Applicant	Alitizann Jones
Offer	\$976