

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at 431 E. Fayette Street; Syracuse, NY 13202 on February 15, 2022 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  
Nancy Quigg, Vice Chair  
Jonathan Link Logan, Secretary  
Oceanna Fair

**EXCUSED:**

Michael LaFlair, Treasurer

**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.: 6 of 2022

**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>Excused</u> |
| Oceanna Fair        | 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 February 15, 2022 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 March, 2022.

  
\_\_\_\_\_  
Jonathan Link Logan, Secretary



“Schedule A”

## February 15, 2022 Sales Summary

### 1) 215 Palmer Ave. – Vacant Two-Family Home

Date Acquired: 12/22/2020

Listed: 01/12/2022

Current List Price: \$9,900

Days on Market: 20

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, and very nice original unpainted trim and doors. The second floor apartment has a large eat-in kitchen, living room, one bedroom, one bathroom, and a small room between the bedroom and bathroom that has potential to be a second bedroom. There is a foundation issue with this home and it sits in a FEMA Floodplain. This home was previously under contract but was recently put back on the market.

Michel Tudor is an interior designer and registered nurse from Ozone Park, NY who has owned several rental properties in NYC and currently in her native country of Trinidad. She is currently making plans to move to Syracuse and may use this home as her primary residence, however for now the plan is to purchase this home to renovate and operate as a rental. She has worked with local contractor Roger Campbell on the redesign of a home in CNY and will be selecting him as her contractor to renovate 215 Palmer Ave. This will be her first purchase in Syracuse.

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

| 215 Palmer Ave. Purchase Offer |                               |
|--------------------------------|-------------------------------|
| Applicant                      | Michel Tudor                  |
| Offer                          | \$9,900                       |
| Plan                           | Renovate to Operate as Rental |

### 2) 223 Beecher St. – Non-Buildable Vacant Lot

Date Acquired: 9/26/2019

Dimensions: 92’ x 15’

The Land Bank acquired 223 Beecher St. in September 2019. We demolished a dilapidated single-family house in December 2021 using ARPA funds. Valerie and Julian Whitehead own and occupy the adjacent property at 219 Beecher St. They would like to purchase the lot to fence it in and expand their yard. The Whiteheads are the only logical purchasers of the lot because they are the only adjacent neighbors (see map). Based on the Land Bank’s disposition policies, staff recommends the sale of 223 Beecher St. to Valerie and Julian Whitehead, contingent upon them combining the lot with their adjacent property.

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[www.syracuselandbank.org](http://www.syracuselandbank.org)

“Schedule A”



| 223 Beecher St. Purchase Offer |                              |
|--------------------------------|------------------------------|
| Applicant                      | Valerie and Julian Whitehead |
| Offer                          | \$151                        |

### 3) 1410-12 W. Colvin St. – Buildable Vacant Lot

Date Acquired: 12/23/2021  
Dimensions: 40' x 107'

The Land Bank acquired 1410-12 W. Colvin St. in December 2021 at the request of Christina Wright who owns 148 Temple Place, a landlocked parcel. Her sewer lateral runs under 1410-12 W. Colvin St. Ms. Wright's property is currently accessed via right-of-way crossing over her neighbor's property at 150 Temple Place Rear. She would like to install a driveway to access her property from Colvin St. Based on the Land Bank's disposition policies, staff recommends the sale of 1410-12 W. Colvin St. to Christina Wright, contingent upon her combining the lot with her adjacent property.



| Purchase Offer 1410-12 W. Colvin St. |                     |
|--------------------------------------|---------------------|
| Applicant                            | Christina N. Wright |
| Offer                                | \$976               |

#### 4) 214 and 216 Davis St. – Buildable Vacant Lot if combined

Date Acquired: 3/3/16 and 12/22/2016  
Dimensions: 66' x 132' total

The Land Bank acquired two adjacent vacant lots at 214 and 216 Davis St. in 2016. 214 Davis was demolished in 2017. The owner and occupant of 218 would like to purchase the lots to provide additional yard space for her very large family to play and to provide more defensible space around her home. Davis Street is not included in an RNI infill target area and the properties we own on this street are plagued with illegal activity. We could sell her just a 16' portion and retain 50' to build on in the future, but she would like more than 16' and we don't anticipate this block being a focus area for infill construction in the near- or mid-term.

Based on the Land Bank's disposition policies staff recommends the sale of 214 and 216 Davis St. to Sarafina Nyirabwiza.



| 214 and 216 Davis St. Purchase Offer |                        |
|--------------------------------------|------------------------|
| Applicant                            | Sarafina B. Nyirabwiza |
| Offer                                | \$151                  |

#### 5) 381 Cortland Ave. – Buildable Vacant Lot

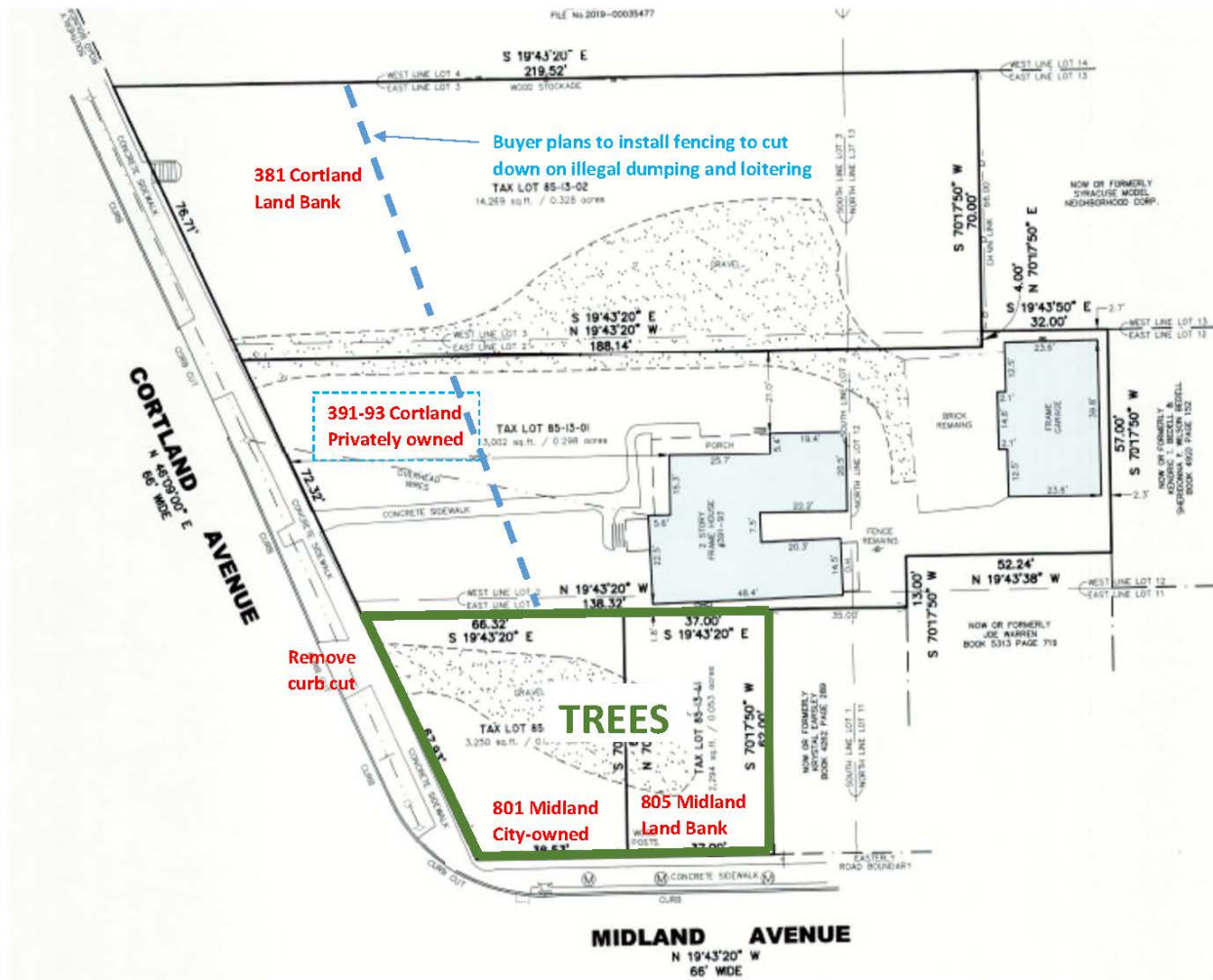
Date Acquired: 7/23/21  
Dimensions: 70' x 188-220' (irregularly shaped)

Ronald & Erin Job own a rental property at 391-93 Cortland Ave., have long complained that people dump garbage on the lot next door at 381 and cut through the property, and have been eagerly waiting for several years for the City to foreclose on 381. The driveway and parking area used by their tenants is largely located on 381. 381 Cortland Ave. is large enough to build on, but it is not in an RNI infill target area and we think it is unlikely anyone will want to build on this busy street.

Based on the Land Bank's disposition policies staff recommends the sale of 381 Cortland Ave. to Ronald & Erin Job, contingent upon their merging it with their adjacent property.



“Schedule A”



| 381 Cortland Ave. Purchase Offer |                     |
|----------------------------------|---------------------|
| Applicant                        | Ronald and Erin Job |
| Offer                            | \$1,726             |