

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 May 17, 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
Michael LaFlair, Treasurer
Jonathan Link Logan, Secretary
Oceanna Fair

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Nancy Quigg, seconded by Oceanna Fair, to wit:

Resolution No.: 11 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>Yes</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 May 17, 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 21st day of June, 2022.



Jonathan Link Logan, Secretary



“Schedule A”

May 17, 2022 Sales Summary

1) 230 Hudson St. – Vacant Single-Family Home and 224-26 Hudson St. – Vacant Lot

Date Acquired: 01/07/2015

Listed: 10/22/2021

Current List Price: \$7,900

Days on Market: 193

Original List Price: \$9,900

Land Bank’s Minimum Renovation Est: \$71,858

230 Hudson St. is a three-bedroom, one-bathroom home in the Southwest neighborhood. It has a living room with fireplace, formal dining room, kitchen, and mud room. The property has a driveway and a two-car, detached garage. The home and garage will require major renovation and the home sits in a FEMA Floodplain. This home is in the Home Ownership Choice program. 224-26 Hudson St. is a vacant lot that sits adjacent to 230 Hudson St. and is also in a FEMA Floodplain. We are in the process of merging them now.

Lydia Montgomery is a lifelong resident of Syracuse looking to purchase this home to renovate and use as her primary residence. She has gained much experience renovating homes starting from a very young age when her parents purchased a home for \$1 on the Southside and completed a whole-house renovation. Lydia assisted with siding, re-glazing windows, and building a fence. In college, she volunteered with Habitat for Humanity where she worked on roofing, flooring, trim work, and the construction of a shed. Additionally, the last home she owned in Syracuse was a whole-house renovation. Lydia qualifies for the Affordable Home Ownership program and will receive 10% off the purchase price. Additionally, Lydia is an avid gardener who helped begin a community garden on a Land Bank property. The vacant lot located at 224-26 Hudson St. is adjacent to 230 Hudson St. and she is very excited about the purchase of this lot to be joined with her home.

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

224-26 and 230 Hudson St. Purchase Offer	
Applicant	Lydia Montgomery
Offer	\$7,860
Plan	Renovate to Owner-Occupy

2) 234 Hunt Ave. – Vacant Single-Family Home

Date Acquired: 10/07/2015

Listed: 07/08/2021

Current List Price: \$5,000

Days on Market: 299

Original List Price: \$24,000

Land Bank’s Minimum Renovation Est: \$71,003

234 Hunt Ave. is a single-family home with three bedrooms, one bathroom, a living room, formal dining room, and large kitchen with first-floor laundry. The home has some fire damage, is partially gutted, and has a foundation issue. The property does not currently have a driveway; however, the lot size is generous and there should be plenty of room to add one. This home is in the Home Ownership Choice program.

Gany Kismet Abdel is an investor from New Jersey looking to purchase this home to renovate and re-sell to an owner-occupant. While this is her first purchase in Syracuse, she has been part of renovating homes to re-sell, and she plans to use all local contractors. She has received references for three contractors that are experienced in whole-house renovations in Syracuse and plans to select one of them for the project.

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

234 Hunt Ave. Purchase Offer	
Applicant	Gany Kismet Abdel
Offer	\$5,000
Plan	Renovate to Re-Sell to an Owner-Occupant

3) 607 Ash St. – Vacant Three-Family Home

Date Acquired: 01/26/2017

Listed: 04/19/2021

Current List Price: \$9,900

Days on Market: 379

Original List Price: \$9,900

Land Bank’s Minimum Renovation Est: \$126,070

607 Ash St. is a large three-family home on the Northside. Current zoning will require this home be converted to a single or two-family home. The first floor is a large three-bedroom, one-bathroom unit, with potential for a fourth bedroom. There are beautiful tin ceilings in good condition. The second floor has two units each with two bedrooms and one bathroom. Using ARPA funds the Land Bank is putting on a new roof and rebuilding the two front porches. This home does not have a driveway and will require extensive renovation.

Marissa Fournier-Perez and Juan Perez-Rodriguez live in Cicero and wish to purchase this home to renovate and sell to their son, for him to use as his primary residence. They have experience renovating homes and also plan to hire a local contractor for the majority of the renovation. This home will offer their son the opportunity to live independently.

Based on the Land Bank’s disposition policies, staff recommend sale to Marissa Fournier-Perez and Juan Perez Rodriguez, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

607 Ash St. Purchase Offer	
Applicant	Marissa Fournier-Perez and Juan Perez-Rodriguez
Offer	\$9,900
Plan	Renovate to Re-Sell to Owner-Occupant

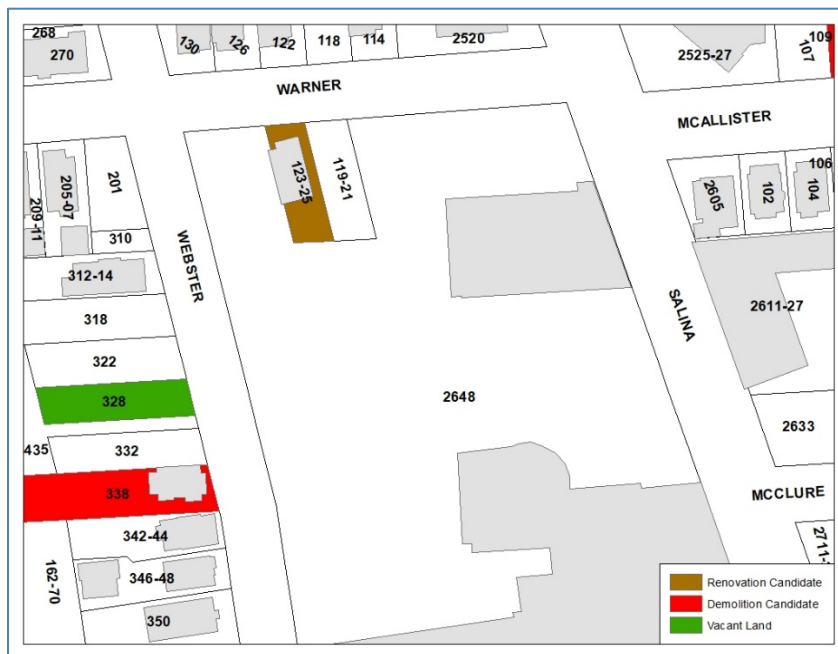
4) 123-25 Warner Ave. – Non-Buildable Vacant Lot

Date Acquired: 9/7/2021
 Dimensions: 35' x 104'

The Land Bank will demolish a dilapidated two-family structure this summer using a combination of ARPA and buyer's funds. Dunk & Bright Furniture owns nearly the entire block bounded by Warner Ave., South Salina Street, Brighton Ave., and Webster Ave and would like to acquire and use the property for additional green space. They previously purchased the lot next door at 119-21 from the Land Bank after we demolished that structure. They may eventually expand the parking lot, which is used by tenants of the Southside Innovation Center.

Based on the Land Bank's disposition policies, staff recommends sale to their real estate holding LLC called Salina Warner Holdings LLC. Since the property is located in a Business Class A zoning district, a resubdivision will not be required.

123-25 Warner Ave. Purchase Offer	
Applicant	Salina Warner Holdings, LLC
Offer	\$10,000



5) 1109 ½ McBride St. N. – Non-Buildable Vacant Lot

Date Acquired: 05/12/2015
 Dimensions: 3' x 172'

The Land Bank acquired this 3' wide strip that lies between 1109 and 1111 N McBride Street in 2015. It sits within 1109's existing fence. Based on the Land Bank's disposition policies, staff recommends sale to Mohammed Ali contingent upon him resubdividing and combining the lot with his adjacent property.

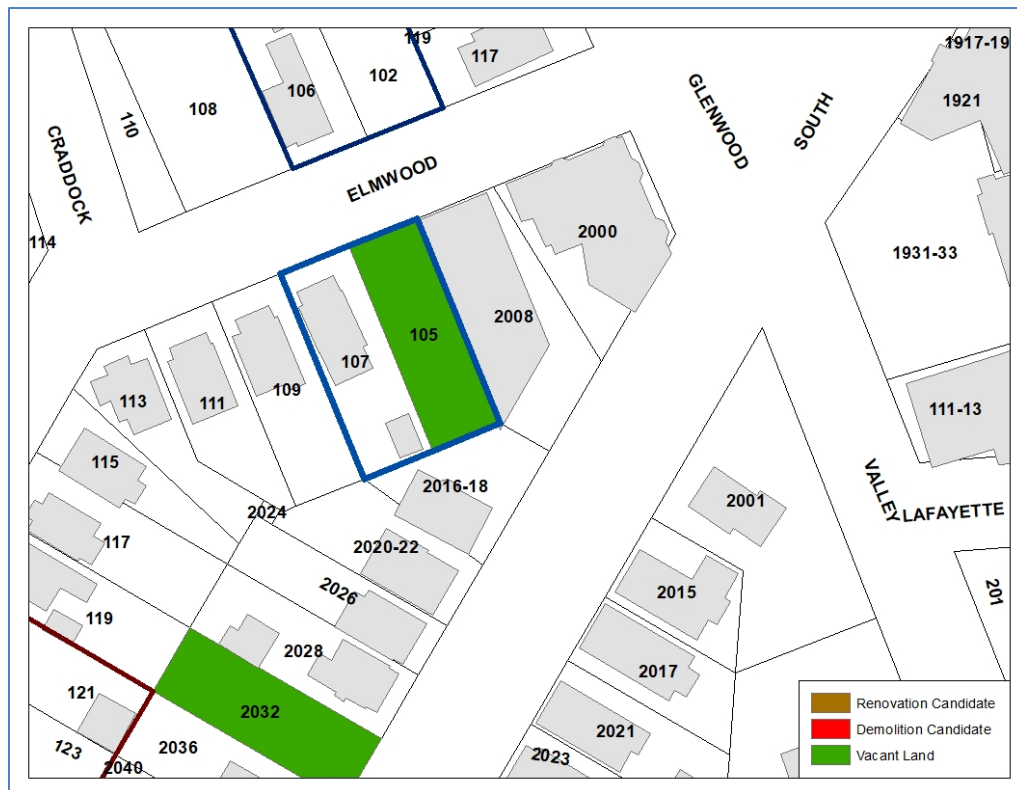
1109 ½ McBride St. N. Purchase Offer	
Applicant	Mohammed Ali
Offer	\$1

6) 105 Elmwood Ave. – Buildable Vacant Lot

Date Acquired: 04/11/2019
 Dimensions: 40' x 120'

The Land Bank recently demolished this dilapidated two-family house using City ARPA funds. Maureen Green owns the neighboring property at 107 Elmwood Ave. and would like to purchase the property for additional greenspace as a buffer between her house and the commercial use on the other side, which fronts on South Ave. It is technically buildable, but is not in an ARPA infill target area and new construction is unlikely given that the property is relatively narrow and adjacent to the commercial district/loading dock. Based on the Land Bank’s disposition policies, staff recommends sale to Maureen Green contingent upon her resubdividing and combining the lot with her adjacent property.

105 Elmwood Ave. Purchase Offer	
Applicant	Maureen Green
Offer	\$151



7) 123 Maxwell Ave. – Buildable Vacant Lot

Date Acquired: 05/26/2017
 Dimensions: 40' x 120'

The Land Bank demolished a dilapidated single-family house here in December 2021 using County funds. Both neighbors were offered a portion of the lot, but only Rosa Marie Pedraza replied. Ms. Pedraza recently purchase the house next door at 119 Maxwell Ave. as an investment property. Her plan is to fence in the yard and eventually build a garage. Although the lot is technically buildable, new construction is unlikely because it is only 40' wide and it is not in an ARPA infill target area. Based on the Land Bank’s disposition policies, staff

“Schedule A”

recommends sale to Rosa Marie Pedraza contingent upon her resubdividing and combining the lot with her adjacent property.

123 Maxwell Ave. Purchase Offer	
Applicant	Rosa Marie Pedraza
Offer	\$976

