

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 June 21, 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 Oceanna Fair, seconded by Nancy Quigg, to wit:

Resolution No.: 15 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 June 21, 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 19th day of July, 2022.



Jonathan Link Logan, Secretary



“Schedule A”

June 21, 2022 Sales Summary

1) 120 Hutchinson Ave. – Vacant Single-Family Home

Date Acquired: 01/31/2022

Listed: 03/02/2022

Current List Price: \$65,000

Days on Market: 97

Original List Price: \$75,000

Land Bank’s Minimum Renovation Est: \$50,062

120 Hutchinson Ave. is a single-family home in the Elmwood neighborhood with three bedrooms, one bathroom, and a two-car, detached garage. It retains lots of natural woodwork trim, French doors, and a wood burning fireplace in the living room. Overall this home is in fair condition and is in the Home Ownership Choice program.

Christopher Zlomek is a first-time homebuyer looking to purchase this to renovate and use as his primary residence. He has experience renovating several properties with his family, and has also worked as a painter, landscaper, and refinishing cabinetry and furniture. He plans to retain all the character in the home with his renovation.

Based on the Land Bank’s disposition policies, staff recommend sale to Christopher Zlomek, 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.

120 Hutchinson Ave. Purchase Offer	
Applicant	Christopher Zlomek
Offer	\$65,000
Plan	Renovate to Owner-Occupy

2) 109 Hartley St. – Vacant Single-Family Home

Date Acquired: 03/31/2022

Listed: 05/23/2022

Current List Price: \$27,000

Days on Market: 15

Original List Price: \$27,000

Land Bank’s Minimum Renovation Est: \$52,920

109 Hartley St. is a small single-family home on the Northside. It has three bedrooms, one bathroom, a first-floor laundry room, and retains lots of natural trim and original built-in cabinetry in the kitchen. This home does not have a driveway and parking is not allowed on the street.

Rose and Beaubrun Borgard are siblings looking to purchase this home to renovate and operate as a rental. Beaubrun grew up in construction with his father and now owns his own construction company. He is an experienced investor and plans to complete the majority of the renovation himself.

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

109 Hartley St. Purchase Offer	
Applicant	Rose and Beaubrun Borgard
Offer	\$27,000
Plan	Renovate to Operate as Rental

3) 318 Kellogg St. – Vacant Two-Family Home

Date Acquired: 06/09/2021	Listed: 05/04/2022
Current List Price: \$10,000	Days on Market: 34
Original List Price: \$10,000	Land Bank’s Minimum Renovation Est: \$92,019

318 Kellogg St. is a two-family home in the Near Westside neighborhood. It has three bedrooms and one bathroom in each unit. There is a portion of the foundation that has collapsed and water damage from roof leaks. This home was previously under contract but the buyer backed out and it was relisted for sale last month. It will require major renovation.

Amber-Nicole Stephens has lived in Syracuse for five years. Originally from the Bronx, she has always lived in rental apartments and has been working hard towards purchasing her first home. She works for Syracuse University and is committed to planting her roots here in Syracuse. While she does not have renovation experience, she has spent lots of time educating herself on local contractors, the local housing market, and getting financially prepared for her first purchase. She is currently working with the Syracuse University Real Estate Department in hopes of becoming the first person to utilize their guaranteed mortgage program for a Land Bank home. She plans to renovate this home to use as her primary residence. She has submitted an offer for 318 Kellogg St. as her first choice and a back-up offer for 125-27 Hope Ave. as her second choice.

Manuel Nelson is a full-time experienced contractor looking to relocate to Syracuse from New Jersey. He will be renovating two homes in Syracuse for other land bank buyers. He plans to renovate this home to use as his primary residence.

Khadijah Lewis-Uqdah is an investor from Philadelphia looking to purchase this home to renovate and operate as a rental. She has experience completing whole-house renovations and is excited to transform this home.

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

318 Kellogg St. Purchase Offers			
Applicant	Amber-Nicole Stephens	Manuel Nelson	Khadijah Lewis-Uqdah
Offer	\$20,000	\$30,000	\$10,000
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy	Renovate to Operate as Rental

4) 214-16 Bryant Ave. – Vacant Two-Family Home

Date Acquired: 11/23/2021	Listed: 05/19/2022
Current List Price: \$91,000	Days on Market: 19
Original List Price: \$91,000	Land Bank’s Minimum Renovation Est: \$39,134

214-16 Bryant Ave. is a two-family home in the Tipp Hill neighborhood. Each unit has two bedrooms, one bathroom, a front and rear enclosed porch, living room, formal dining room, and kitchen. There is no driveway with this home, but it does have a small backyard. This home was under contract and was relisted for sale last month. It is in the Home Ownership Choice program.

Jean-Pierre Rosas came to America from Ecuador as a child and learned to speak English at school, and for the past 10 years he has been a full-time teacher with the Syracuse City School District teaching English to children. In 2019, he went to beauty school to become a licensed hairstylist. After his full-time job teaching, Jean-Pierre offers free haircuts to students that may not have the resources or ability to get to a salon. On weekends he also offers free haircuts to our homeless population in Syracuse. He feels strongly about bringing value to those in the community that are often overlooked. He has been commuting from Ithaca for several years while looking for a home to purchase in Syracuse. Many years ago he purchased his home in Ithaca and completed a whole-house renovation. In addition to saving money from his daily commute, Jean-Pierre feels that Syracuse is his home and wants to officially plant his roots here through purchasing this home to renovate and use as his primary residence. Living in Syracuse full-time will offer him more availability to continue his efforts in supporting our community outside the classroom with his volunteer work.

Matthew Teta and his mother Joanne Recupero are hoping to purchase this home for Matthew to use as his primary residence. Joanne has purchased from the Land Bank before and has completed whole-house renovations. Matthew currently lives in the Park Ave. neighborhood on the Westside and would like to move to Tipp-Hill.

Based on the Land Bank’s disposition policies, staff recommend sale to Jean-Pierre Rosas, 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.

214-16 Bryant Ave. Purchase Offers		
Applicant	Jean-Pierre Rosas	Matthew Teta and Joanne Recupero
Offer	\$91,000	\$93,526
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy

5) 125-27 Hope Ave. – Vacant Two-Family Home

Date Acquired: 07/23/2021	Listed: 05/06/2022
Current List Price: \$14,000	Days on Market: 32
Original List Price: \$14,000	Land Bank’s Minimum Renovation Est: \$85,565

125-27 Hope Ave. is a two-family home on Southside. Each unit has two bedrooms and one bathroom. There is a driveway and a two-car, detached garage in need of major renovations. The Land Bank utilized ARPA funds to install a new roof, windows, siding, exterior doors, and to rebuild the two-level front porch. While the exterior of the home is now fully-renovated, the interior has suffered major water damage, some areas of the

foundation will need to be addressed, and the home will require major renovation. This home is in the Home Ownership Choice program.

Amber-Nicole Stephens has lived in Syracuse for five years. Originally from the Bronx, she has always lived in rental apartments and has been working hard toward purchasing her first home. She works for Syracuse University and is committed to planting her roots here in Syracuse. While she does not have renovation experience, she has spent lots of time educating herself on local contractors, the local housing market, and getting financially prepared for her first purchase. She is currently working with the Syracuse University Real Estate Department in hopes of becoming the first person to utilize their guaranteed mortgage program for a Land Bank home. She plans to renovate this home to use as her primary residence. She has submitted an offer for 318 Kellogg St. as her first choice and a back-up offer for 125-27 Hope Ave. as her second choice.

Brad Olton is a local investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. He plans to renovate this home to re-sell to an owner-occupant.

Mohammed Islam of Qazico Inc. is an experienced local developer looking to purchase this home to renovate and re-sell to an owner-occupant. He has experience with whole-house renovations and this would be his first purchase from the Land Bank.

Based on the Land Bank’s disposition policies, staff recommend sale to Amber-Nicole Stephens, 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.

125-27 Hope Ave. Purchase Offers			
Applicant	Amber-Nicole Stephens	Qazico Inc.	Brad Olton
Offer	\$17,000	\$15,000	\$16,000
Plan	Renovate to Owner-Occupy	Renovate to Re-sell to Owner-Occupant	Renovate to Re-sell to Owner-Occupant

6) 1526 W. Colvin St. – Vacant Single-Family Home

Date Acquired: 11/10/2020 Listed: 05/05/2022
 Current List Price: \$33,000 Days on Market: 33
 Original List Price: \$33,000 Land Bank’s Minimum Renovation Est: \$62,070

1526 W. Colvin St. is a single-family home in the Outer-Strathmore/Elmwood neighborhood. It has three bedrooms, 1.5 bathrooms, a large eat-in kitchen, formal dining room, and living room. The Land Bank utilized ARPA funds to rebuild two foundation walls of this home. It is in the Home Ownership Choice program.

Stonette Donai and Quaniel Ellington are first-time homebuyers looking to purchase this home to renovate and use as their primary residence. Over the past 12 months they have been searching for a home in Syracuse. Stonette has many family members in Syracuse who are full-time contractors that will assist in the renovation of this home.

Based on the Land Bank’s disposition policies, staff recommend sale to Stonette Donai and Quaniel Ellington, 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.

1526 W. Colvin St. Purchase Offer	
Applicant	Stonette Donai and Quaniel Ellington
Offer	\$33,000
Plan	Renovate to Owner-Occupy

7) 119 Beecher St. – Vacant Single-Family Home

Date Acquired: 11/23/2021 Listed: 12/13/2021
 Current List Price: \$39,900 Days on Market: 176
 Original List Price: \$45,000 Land Bank’s Minimum Renovation Est: \$27,213

119 Beecher St. is a small single-family home on the Northside. It has three bedrooms, one bathroom, and first floor laundry. This property is on a hill and does not have a driveway. Overall the home is in good condition and will require minor renovation.

Orlando Roach, who lives in the NYC area, is looking to purchase this home to renovate and re-sell to an owner-occupant. He grew up watching his family renovate homes. His mother plans to relocate here to Syracuse and oversee the renovation, as she is very experienced with these types of projects.

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.

119 Beecher St. Purchase Offer	
Applicant	Orlando Roach
Offer	\$39,900
Plan	Renovate to Re-Sell to an Owner-Occupant

8) 157 Didama St. – Vacant Single-Family Home

Date Acquired: 07/23/2021 Listed: 12/08/2021
 Current List Price: \$14,900 Days on Market: 299
 Original List Price: \$22,500 Land Bank’s Minimum Renovation Est: \$110,000

157 Didama St. is a single-family home in the Salt Springs neighborhood. It has three bedrooms, 1.5 bathrooms, a formal dining room, living room, and large eat-in kitchen. The property has a one-car, detached garage in need of major repair. The Land Bank utilized ARPA funds to install a new roof, repair the foundation, and to re-frame some rotten structural members. Previous roof leaks caused major water damage and the home will require extensive renovation. This home is in the Home Ownership Choice program.

Pamela Edwards is an experienced local investor looking to renovate this home to re-sell to an owner-occupant, most likely her daughter. She has overseen many whole-house renovation projects in Syracuse and has worked with many local contractors. She has already selected her contractor for this renovation and has assessed the home together with him on site. She lives on the Eastside and is passionate about renovating this home to further efforts of increasing the vitality of her neighborhood. This would be her first purchase from the Land Bank.

Zachary Yost of Champs Remodeling, LLC is a local experienced contractor and investor looking to purchase this home to renovate and resell to an owner-occupant. He has over 14 years of construction experience and in the last six years has renovated 23 homes. He take pride in his quality of work and does not cut corners in his renovations. This would be his first purchase from the Land Bank and is hoping to purchase more homes once this renovation is complete.

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

157 Didama St. Purchase Offers		
Applicant	Pamela Edwards	Champs Remodeling, LLC
Offer	\$16,300	\$16,000
Plan	Renovate to Re-Sell to an Owner-Occupant	Renovate to Re-Sell to an Owner-Occupant

9) 212 Merriman Ave. – Buildable Vacant Lot

Date Acquired: 07/23/2021

Dimensions: 49’ x 132’

The Land Bank demolished a dilapidated two-family structure at 212 Merriman Ave. in September 2021 using ARPA funds. Sheltina and Parish Brooks own and live in the adjacent single-family home at 210 Merriman and would like to acquire and fence in this lot next door for additional green space. Their home currently has two illegal parking spaces in the front yard and to merge the lots, zoning will require that they narrow the driveway in the front yard to 12’ wide and extend it beyond the front of the house to create room for parking. We did not offer half of the lot to the adjacent neighbor at 214 Merriman Ave because they already have a double lot.

Based on the Land Bank’s disposition policies, staff recommends sale of 212 Merriman Ave. to Parish D. Brooks, Sr. and Sheltina Brooks, contingent upon them resubdividing and combining the lot with their adjacent property.

212 Merriman Ave.	
Applicant	Parish D. Brooks, Sr. and Sheltina Brooks
Offer	\$151



10) 220 Lilac St. – Non-Buildable Vacant Lot

Date Acquired: 06/20/2019
 Dimensions: 33' x 99'

This property contained two structures, which we demolished in April 2022 using ARPA funds. We reached out to the adjacent property owners and each would like half of the lot. Linda Backus owns and lives at 224 Lilac St. and would like to fence her half for additional yard space. Santiago Salomao Sanches is the sole member of Hello XM LLC and owns the single-family rental property at 218 Lilac St. He would like to install a fence for additional yard space and build a garage for the use of his tenant.

Based on the Land Bank’s disposition policies, staff recommends sale of the western half of 220 Lilac St to Linda Backus and the eastern half of the lot to Hello XM, LLC, contingent upon each of them resubdividing and combining their portions with their adjacent properties.

220 Lilac St. Purchase Offers		
Applicant	Linda Backus	Hello XM LLC
Offer	\$151	\$976

