

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 March 19, 2024 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  
Michael LaFlair, Treasurer  
Oceanna Fair

**EXCUSED:**

**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.: 7 of 2024

**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.

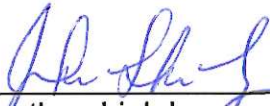
STATE OF NEW YORK            )  
COUNTY OF ONONADAGA    ) ss.:

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 March 19, 2024 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 16<sup>th</sup> day of April, 2024.

  
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Jonathan Link Logan, Secretary





"Schedule A"  
**March 19, 2024 Sales Summary**

**1) 451 Rich St. – Non-Buildable Vacant Lot**

Date Acquired: 05/26/2016  
 Dimensions: 33' x 123'

The Land Bank acquired 451 Rich St. in May 2016. We demolished the dilapidated single-family house using LBI Phase 2 funds in February 2024. Eddie and Arlene Barton own and occupy the adjacent two-family property at 447-49 Rich St. They would like to purchase the lot to expand their yard as additional green space. The adjacent property owners already have a double lot, so it was not offered to them. This lot is located in the FEMA floodplain.

Based on the Land Bank’s disposition policies, staff recommends the sale of 451 Rich St to Eddie and Arlene Barton, contingent upon them combining the lot with their adjacent property.



451 Rich St. Purchase Offer	
Applicant	Eddie and Arle Barton
Offer	\$151

“Schedule A”

2) 621-23 LeMoyne Ave. – Non-Buildable Vacant Lot

Date Acquired: 07/21/2022

Dimensions: 33' x 198'

The Land Bank demolished a dilapidated two-family house at 621-23 LeMoyne Ave. in November 2023 using LBI Phase 2 funds. Angela Christodoulou is owns and occupies 617 LeMoyne Ave. She would like to purchase the lot to expand her yard and add a fence and landscaping. Because of the size and shape of the lot we did not ask the property owner at 625 LeMoyne Ave., which is already 50' wide.

Based on the Land Bank’s disposition policies, staff recommends the sale of 621-23 LeMoyne Ave to Angela Christodoulou, contingent upon her combining the lot with her adjacent property.



621-23 LeMoyne Ave. Purchase Offer	
Applicant	Angela Christodoulou
Offer	\$151

**3) 839 LeMoyne Ave. – Non Buildable Vacant Lot**

Date Acquired: 11/25/2015

Dimensions: 33' x 82'

The Land Bank acquired a two-family house at 839 LeMoyne Ave. in 2015 and demolished it with unrestricted Land Bank funds in 2018. JAK Rentals LLC is in the process of renovating 835 LeMoyne Ave. and plans to sell it to an owner-occupant. They would like to purchase the lot to add a driveway for off-street parking and additional yard space for the future owner.

Based on the Land Bank’s disposition policies, staff recommends the sale of 839 LeMoyne Ave. to JAK Rentals, LLC, contingent upon them combining the lot with their adjacent property and subject to an enforcement mortgage requiring the installation of a driveway off of Grant Blvd.



839 LeMoyne Ave. Purchase Offer	
Applicant	JAK Rentals, LLC
Offer	\$976

