

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation (“GSPDC”) was convened at Syracuse City Hall – 233 E. Washington Street; Syracuse, NY 13202 - on April 16, 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.: 10 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 April 16, 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 21<sup>st</sup> day of May, 2024.

  
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Jonathan Link Logan, Secretary



“Schedule A”  
**April 16, 2024 Sales Summary**

**1) 1113 W. Colvin St. – Vacant Single-Family Home**

Date Acquired: 11/23/2021                      Listed: 12/21/2021  
Current List Price: \$6,000                      Days on Market: 833  
Original List Price: \$21,000                      Land Bank’s Minimum Renovation Est: \$69,256

1113 West Colvin Street is a single-family home on the Southside. It has four bedrooms, two full bathrooms, an entry foyer, living room, formal dining room and first-floor laundry. There is some wood rot in a small area of exterior framing, a very steep and narrow staircase to the second floor, and the home will require major renovation.

Ali and his brother Khayri Hosheshi are experienced local investors that intend to renovate this home to operate as a rental. They have purchased from the Land Bank before and have successfully completed whole-house renovations.

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

<b>1113 W. Colvin St. Purchase Offer</b>	
Applicant	<b>Ali and Khayri Hosheshi</b>
Offer	<b>\$6,000</b>
Plan	<b>Renovate to Operate as Rental</b>

**2) 604 W. Onondaga St. – Vacant Three-Family Home**

Date Acquired: 12/18/2023                      Listed: 03/15/2024  
Current List Price: \$5,000                      Days on Market: 18  
Original List Price: \$5,000                      Land Bank’s Minimum Renovation Est: \$271,002

604 West Onondaga Street is a large home on the West Onondaga Street corridor with three apartments. The first floor is a two-bedroom apartment, the second floor a three-bedroom unit, and another two-bedroom apartment on the third floor. Tax records indicate that the City has this property listed as a two-family residence, however zoning allows three-family residences. To keep the property as a three-family residence, the buyer must apply for a Change of Occupancy permit. This home will require major renovations. We reacquired the property via a foreclosure in late 2023 after the previous buyer did some work without permits, demolished the front porch, and then allowed the house to be repeatedly vandalized and lived in by squatters. A new buyer will essentially be starting from scratch.

Richard Etienne of Pearl Street Homes Syracuse, LLC is an experienced local investor. He has recently moved to Syracuse from the NYC area where he gained years of experience in property development and

management. He has also completed whole-house renovations in Syracuse, and this will be his first purchase from the Land Bank. He intends to renovate this home to operate as a rental.

Based on the Land Bank's disposition policies, staff recommend sale to Pearl Street Homes Syracuse, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

<b>604 W. Onondaga St. Purchase Offer</b>	
Applicant	<b>Pearl Street Homes Syracuse, LLC</b>
Offer	<b>\$5,000</b>
Plan	<b>Renovate to Operate as Rental</b>

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

Date Acquired: 01/26/2017                      Listed: 10/19/2023  
 Current List Price: \$9,900                      Days on Market: 166  
 Original List Price: \$9,900                      Land Bank's Minimum Renovation Est: \$126,070

607 Ash Street is a large three-family home on the Northside. Zoning will not allow it to remain a three-family and the buyer must convert it to a single or two-family residence. The buyer will have to apply for a Change of Occupancy. Using ARPA funds, the Land Bank replaced the roof and rebuilt the two front porches. Currently, the house consists of a three-bedroom apartment on the first floor and two, two-bedrooms apartments on the second floor. It will require major renovation.

Juan Zalazar is an investor from New Jersey who plans to renovate this home to operate as a rental. He currently owns other rental properties in Syracuse and works with local Realtor and Property Manager Bob Shaw. Both Juan and Bob have many years of experience completing whole-house renovations and managing rental properties. Their local contractor has also already inspected the home.

MD Alamgir Ahsan and MD Hamiduzzaman are local investors looking to renovate this home to operate as a rental. They have purchased from the Land Bank before a completed a whole-house renovation, completing our scope of work but not to a high quality.

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

<b>607 Ash St. Purchase Offers</b>		
Applicant	<b>Juan Zalazar</b>	<b>MD Alamgir Ahsan and MD Hamiduzzaman</b>
Offer	<b>\$12,500</b>	<b>\$12,000</b>
Plan	<b>Renovate to Operate as Rental</b>	<b>Renovate to Operate as Rental</b>

**4) 120 Fitch St. – Vacant Two-Family Home**

Date Acquired: 03/29/2023                      Listed: 03/14/2024  
 Current List Price: \$6,000                      Days on Market: 17  
 Original List Price: \$6,000                      Land Bank's Minimum Renovation Est: \$148,927

“Schedule A”

120 Fitch Street is a large, side-by-side, two-family home in the Near Westside neighborhood. Each unit has three bedrooms, one bathroom, a living room, and formal dining room. Using LBI funds the Land Bank replaced the roof, windows and doors, and rebuilt the front porch. The home will still require an entire interior renovation and is in the Home Ownership Choice program.

Alexis Sanford is a first-time homebuyer intending to renovate this home to occupy one unit and rent the other unit to her cousin. She grew up down the block where her parents still live. Her parents have worked on home renovations before and will help guide Alexis through this home renovation. They plan to use the contractor they have worked with for many years. She is currently under contract to buy 106 Merriman from the Land Bank, but prefers this house as it is closer to her parents. Should the board accept her offer, we'll put 106 Merriman back on the market.

Rifatia Tamanna and Sarmin Aktar Nighum are local investors hoping to purchase this home to renovate and re-sell it to an owner occupant. They have purchased from the Land Bank before a completed a whole-house renovation.

Ssu Ting Yu of JT Developments Enterprise, LLC is based out of NYC and is hoping to purchase this home to renovate and re-sell it to an owner-occupant. She may decide to live in the home after renovations as her mother and brother currently live in Syracuse and she is looking to move here. She currently owns two properties in Syracuse and this would be her first purchase from the Land Bank.

Based on the Land Bank's disposition policies, staff recommend sale to Alexis Sanford, 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 Fitch St. Purchase Offers			
Applicant	<b>Alexis Sanford</b>	Rifatia Tamanna and Sarmin Aktar Nighum	JT Developments Enterprise, LLC
Offer	<b>\$10,500</b>	\$11,000	\$6,111
Plan	<b>Renovate to Owner-Occupy</b>	Renovate to Re-Sell to an Owner-Occupant	Renovate to Re-Sell to an Owner-Occupant

**5) 509 Carbon St. – Non-Buildable Vacant Lot**

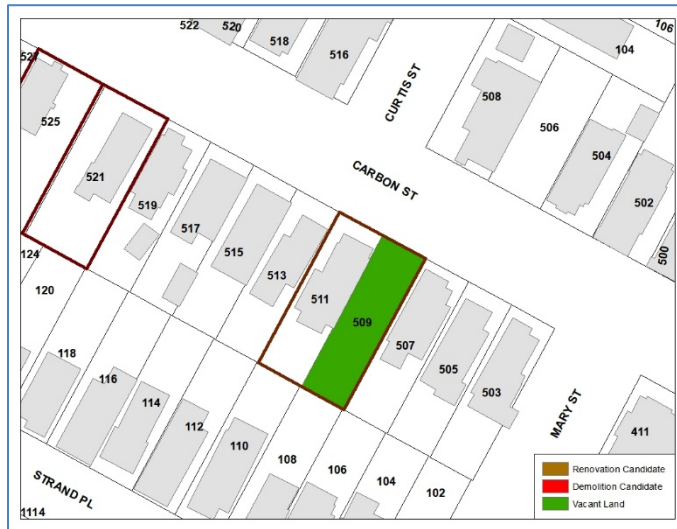
Date Acquired: 08/29/2019  
 Dimensions: 33' x 115'

The Land Bank acquired 509 Carbon St. in August 2019. We demolished the single-family house in February using LBI funding. Faiza Abakar and Alsadig Hassan purchased 509 Carbon St. from a buyer who previously purchased the property from the Land Bank and renovated it for sale to an owner-occupant. They would like to purchase the lot to expand their yard and add a driveway for off-street parking. The lot was also offered to the adjacent property owners at 507 Carbon St. but they did not respond to our offer.

Based on the Land Bank's disposition policies, staff recommends the sale of 509 Carbon St. to Faiza Abakar and Alsadig Hassan, contingent upon them combining the lot with their adjacent property.

509 Carbon St. Purchase Offer	
Applicant	<b>Faiza Abakar and Alsadig Hassan</b>
Offer	<b>\$151</b>

“Schedule A”



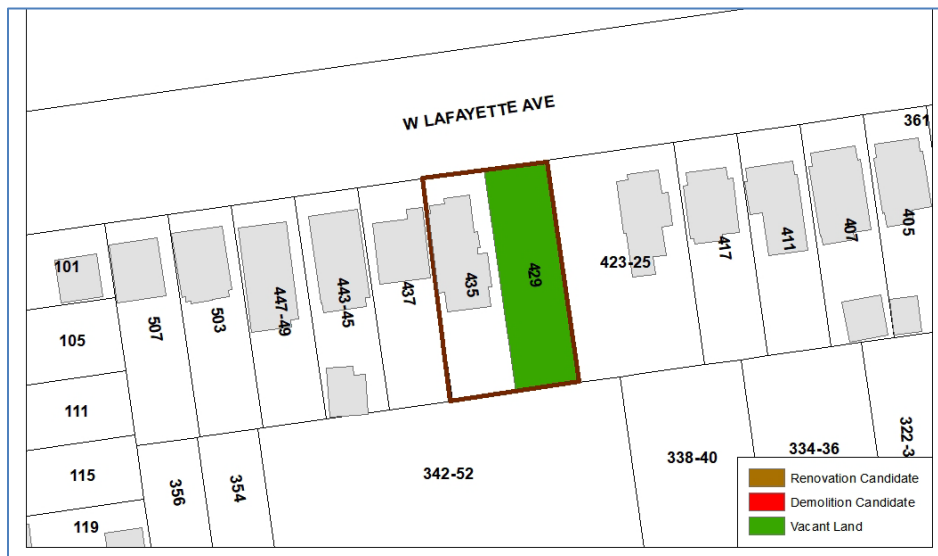
**6) 429 W. Lafayette Ave – Non-Buildable Vacant Lot**

Date Acquired: 06/30/2016  
 Dimensions: 34' x 121'

The Land Bank acquired 429 Lafayette Ave. W. in June 2016. We demolished the single-family house in October 2016 using unrestricted funds. Willie Elliott, who owns and lives at 435 W. Lafayette Ave., would like to expand his yard with landscaping or possibly a fence. The adjacent property at 423-25 W. Lafayette Ave. is seizable and is already a double-lot.

Based on the Land Bank’s disposition policies, staff recommends the sale of 429 W. Lafayette Ave. to Willie Elliott, contingent upon him combining the lot with his adjacent property.

429 W Lafayette Ave Purchase Offer	
Applicant	Willie Elliott
Offer	\$151





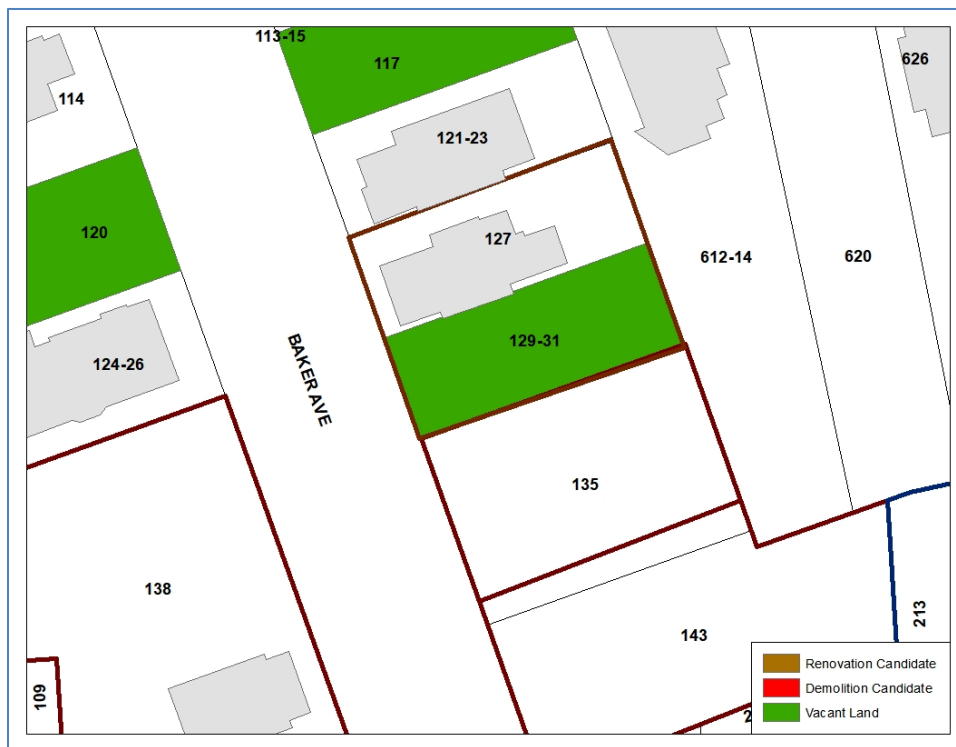
**7) 129-31 Baker Ave – Buildable Vacant Lot**

Date Acquired: 08/31/2022  
 Dimensions: 38’ x 101’

The Land Bank acquired the vacant lot at 129-31 Baker Ave. in August 2022. Douglas Maragh purchased the two-family borderline demo candidate next door from the Land Bank in 2021. The renovation was completed in 2024 and turned out beautifully (although behind schedule). While the vacant lot is buildable in an R3 zoning district, Home HeadQuarters only wants lots that are 50’ or wider for new construction and this property is surrounded by larger lots that we created for the recent construction of new homes. This would make it more in keeping with the size of the surrounding lots and enable them to install a driveway for off-street parking. The other adjacent neighbor already has 70’ of frontage so we did not offer them a portion of the lot.

Based on the Land Bank’s disposition policies, staff recommends the sale of 129-31 Baker Ave. to Douglas Maragh, contingent upon him combining the lot with his adjacent property and subject to a development enforcement mortgage requiring him to install a driveway for off-street parking for his tenants.

129-31 Baker Ave Purchase Offer	
Applicant	Douglas Maragh
Offer	\$976



**8) 274-76 Leon St. – Buildable Vacant Lot**

Date Acquired: 6/22/15  
 Dimensions: 53’ by 132’

Anthony Broadwater owns and lives at 268-70 Leon Street. We acquired 274-76 next door in 2015 and demolished the blighted structure here in 2024 using LBI funds. While this is a buildable lot, we don’t anticipate anyone will want to build here facing the side of the I-81 embankment. Even after the elevated

“Schedule A”

portion of the highway is removed, this portion will still be on a high berm. Mr. Broadwater wishes to build a new garage and install a driveway on this lot.

Based on the Land Bank’s disposition policies, staff recommends the sale of 274-76 Leon Street to Anthony Broadwater, contingent upon him combining the lot with his adjacent property and subject to a development enforcement mortgage requiring him to build a garage and install a driveway within 1 year of taking title.

274-76 Leon St. Purchase Offer	
Applicant	Anthony Broadwater
Offer	\$151

