

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 May 21, 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:**

Nancy Quigg, Vice Chair  
Jonathan Link Logan, Secretary  
Michael LaFlair, Treasurer  
Oceanna Fair

**EXCUSED:**

Patrick Hogan, Chair

**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 Oceanna Fair, to wit:

Resolution No.: 13 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>Excused</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.

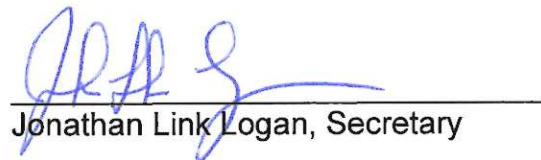
STATE OF NEW YORK            )  
COUNTY OF ONONADAGA    ) ss.:

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 May 21, 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 18<sup>th</sup> day of June, 2024.

  
Jonathan Link Logan, Secretary



“Schedule A”  
**May 21, 2024 Sales Summary**

**1) 130 W. Ostrander Ave. – Vacant Single-Family Home**

Date Acquired: 08/31/2022                      Listed: 04/03/2024  
Current List Price: \$6,000                      Days on Market: 34  
Original List Price: \$6,000                      Land Bank’s Minimum Renovation Est: \$79,295

130 West Ostrander Ave. is a single-family home on the Southside with four bedrooms, 1.5 bathrooms, an entry foyer, living room, and formal dining room. The home has some water damage from an active roof leak and a garage with fire damage. This home will require major renovation.

Xueqin Cindy Xie is a local buyer looking to purchase this home to renovate and occupy as her primary residence. She has renovated two other homes in Syracuse, one where she resides, and one where she used to live, which she now operates as a rental.

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

<b>130 W. Ostrander Ave. Purchase Offer</b>	
Applicant	Xueqin Cindy Xie
Offer	\$6,000
Plan	Renovate to Owner-Occupy

**2) 106 Merriman Ave. – Vacant Two-Family Home**

Date Acquired: 03/09/2022                      Listed: 04/16/2024  
Current List Price: \$4,000                      Days on Market: 21  
Original List Price: \$4,000                      Land Bank’s Minimum Renovation Est: \$136,317

106 Merriman Ave. is a two-family home in the Near Westside neighborhood. Each unit currently has two bedrooms, but both have the opportunity for a third. The home has water damage and will require major renovations.

Rifatia Tamanna and Sarmin Aktar Nighum are local investors hoping to purchase this home to renovate and operate as a rental. They have purchased from the Land Bank before and completed a whole-house renovation to the minimum standards required.

Raymond Ocasio of Oikia Syracuse Management, LLC has over 20 years of experience in real estate development, mostly in the tri-state area. He has a passion for affordable housing and sustainable development and is committed to making a positive impact on housing inequality, energy poverty, and

environmental justice. This is his first purchase in Syracuse and he plans to renovate this home to operate as a rental. His offer to purchase 106 Merriman Ave. is his first choice and 107 Mark Ave. is his second choice.

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

106 Merriman Ave. Purchase Offers		
Applicant	Oikia Syracuse Management, LLC	Rifatia Tamanna and Sarmin Aktar Nighum
Offer	\$10,000	\$10,500
Plan	Renovate to Operate as Rental	Renovate to Operate as Rental

**3) 107 Mark Ave. – Vacant Two-Family Home**

Date Acquired: 04/16/2020                      Listed: 10/09/2023  
 Current List Price: \$19,900                      Days on Market: 211  
 Original List Price: \$25,000                      Land Bank’s Minimum Renovation Est: \$144,827

107 Mark Ave. is a two-family home on the Southside. Each unit has three bedrooms, there is an active roof leak, and the home will require major renovation.

Francis Jaffier of Veritrus, LLC is an investor from the NYC area who has been visiting friends in Syracuse for years and has watched the positive changes in our community. He is excited about the opportunity to be a part of this progress. Close friends have purchased homes from the Land Bank and completed high quality renovations, he will be using the same contractor who performed the work on those homes. He has already gone through the home with the contractor and has received an estimate for the renovation. Francis plans to renovate this home to operate as a rental. Francis has included an escalation clause up to \$25,000 to purchase this home in the event he is competing. If Oikia Syracuse Management, LLC is selected to purchase 106 Merriman Ave., they would have to withdraw their offer for 107 Mark and Veritrus, LLC’s escalation clause would not be triggered, resulting in a \$19,900 purchase price to sell 107 Mark Ave to Veritrus, LLC.

Raymond Ocasio of Oikia Syracuse Management, LLC has over 20 years of experience in real estate development, mostly in the tri-state area. He has a passion for affordable housing and sustainable development and is committed to making a positive impact on housing inequality, energy poverty, and environmental justice. This is his first purchase in Syracuse and he plans to renovate this home to operate as a rental. He submitted an offer to purchase 106 Merriman Ave. as his first choice and 107 Mark Ave. is his second choice.

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

107 Mark Ave. Purchase Offers		
Applicant	Veritrus, LLC	Oikia Syracuse Management, LLC
Offer	\$25,000	\$25,000
Plan	Renovate to Operate as Rental	Renovate to Operate as Rental

**4) 2010 S. State St. – Vacant Single-Family Home**

Date Acquired: 01/30/2023                      Listed: 04/04/2024  
 Current List Price: \$23,000                      Days on Market: 33  
 Original List Price: \$23,000                      Land Bank’s Minimum Renovation Est: \$112,077

2010 South State Street is a large, single-family home on the Southside. It has four bedrooms, two full bathrooms, a large living room open to the dining room, and first floor office. This home will require major renovation and is in the Home Ownership Choice program.

Keven Croal is a local first-time homebuyer who intends to renovate this home to occupy as his primary residence. He will be relying on contractors to complete the entire renovation and plans to oversee the project closely. He is excited to revitalize this home, be a part of positive change in the community, and become a homeowner.

Based on the Land Bank’s disposition policies, staff recommend sale to Keven Croal, 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.

<b>2010 S. State St. Purchase Offer</b>	
Applicant	<b>Keven Croal</b>
Offer	<b>\$23,000</b>
Plan	<b>Renovate to Owner-Occupy</b>

**5) 2027 Midland Ave. – Vacant Two-Family Home**

Date Acquired: 04/28/2017                      Listed: 04/04/2024  
 Current List Price: \$20,000                      Days on Market: 33  
 Original List Price: \$20,000                      Land Bank’s Minimum Renovation Est: \$139,373

2027 Midland Ave. is a large, two-family home on the Southside. Through stabilization funds the Land Bank completed a new roof, windows, siding, exterior doors, and porches. While the exterior renovation of the home is complete, the interior will require major renovation. This home is in the Home Ownership Choice program.

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 to her mother who will live in the home. This will also offer her housing when she is in town visiting her family. Additionally, she is considering moving to Syracuse to live as her home base, as her job requires travel all over the world. She currently owns two properties in Syracuse and this would be her first purchase from the Land Bank.

MD Alamgir Ahsan and MD Hamiduzzaman are local investors looking to renovate this home to renovate and re-sell to MD Alamgir Ahsan’s mother who will reside in one unit as her primary residence. They have purchased from the Land Bank before and 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 JT Developments Enterprise, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are complete and the home is resold to an owner-occupant.

2027 Midland Ave. Purchase Offers		
Applicant	JT Developments Enterprise, LLC	MD Alamgir and MD Hamiduzzaman
Offer	\$31,000	\$31,600
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant

**6) 164 Jasper St. – Vacant Single-Family Home**

Date Acquired: 08/31/2022                      Listed: 02/21/2024  
 Current List Price: \$25,000                      Days on Market: 76  
 Original List Price: \$25,000                      Land Bank’s Minimum Renovation Est: \$56,074

164 Jasper St. is a small single-family home on the Northside. It has two bedrooms, a living room, formal dining room, and no driveway. Through the use of stabilization funds the Land Bank completed a new roof, windows, exterior doors, and front porch. The interior will need a complete renovation and this home is in the Home Ownership Choice Program.

Sazib Shahidullah is a full-time employee with the Syracuse City School District and plans to renovate this home to occupy as his primary residence, he therefore qualifies for the public employee discount program. He has some experience renovating homes and will also rely on his contractor that he has been working with for many years.

Mirza Tihic of Elumination, LLC is a local investor with years of experience renovating homes. He works with his family’s construction company where they have renovated many homes in Syracuse. He plans to renovate this home to re-sell to an owner-occupant.

Based on the Land Bank’s disposition policies, staff recommend sale to Sazib Shahidullah, 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.

164 Jasper St. Purchase Offers		
Applicant	Sazib Shahidullah	Elumination, LLC
Offer	\$26,500	\$26,210
Plan	Renovate to Owner-Occupy	Renovate to Re-Sell to Owner-Occupant

**7) 138-40 Mclennan Ave. – Vacant Two-Family Home**

Date Acquired: 01/23/2020                      Listed: 10/06/2023  
 Current List Price: \$6,000                      Days on Market: 214  
 Original List Price: \$6,000                      Land Bank’s Minimum Renovation Est: \$178,913

138-40 Mclennan Ave. is a two-family home on the Southside. It has a one-bedroom apartment on the first floor in the rear, and the rest of the house is a two-story, four-bedroom apartment with a living room, formal dining room, and one full and one half bathroom. Through the use of ARPA funds, the Land Bank completed a new roof on this home to stop water damage from getting worse. This home is in the Home Ownership Choice program and will require major renovation.



Edson and Rita Jarvis intend to purchase this home to renovate and re-sell to an owner-occupant. Rita's brother, Alpheus Calderon, is a local contractor who purchased from the Land Bank and performed excellent work with his whole-house renovation where he lives just a couple blocks away. Edson and Rita plan to use Alpheus Calderon as their GC for the renovation of this home.

Based on the Land Bank's disposition policies, staff recommend sale to Edson and Rita Jarvis, subject to an enforcement mortgage to be discharged once the proposed renovations are complete and the home is resold to an owner-occupant.

<b>138-40 McLennan Ave. Purchase Offer</b>	
Applicant	<b>Edson and Rita Jarvis</b>
Offer	<b>\$6,000</b>
Plan	<b>Renovate to Re-Sell to Owner-Occupant</b>

**8) 100 Daisy St. – Non-Buildable Vacant Lot**

Date Acquired: 10/12/2023  
 Dimensions: 24' x 132'

The Land Bank acquired 100 Daisy St. on March 2, 2020. We sold it in August 2021 to a buyer based in Queens. They never started renovations and would not return our calls or letters asking for them to give it back with a deed in lieu of foreclosure. The building continued to deteriorate. We had to file in court for a foreclosure and were awarded a default judgment since the owner never contested our foreclosure complaint. We finally got it back after bidding our credit bid at the foreclosure auction in October 2023.

We demolished the two-family house in April 2024 using LBI Phase 2 funds. Mark and Deborah Tucker own and live in the house next door at 102 Daisy St. They would like to purchase the lot to expand their yard and fence in the property. Because of the location of the property, the Tuckers are the only logical purchaser of the property.

Based on the Land Bank's disposition policies, staff recommends the sale of 100 Daisy St. to Mark L. Tucker and Deborah L. Tucker contingent upon them combining the lot with their adjacent property.

<b>100 Daisy St. Purchase Offer</b>	
Applicant	<b>Mark L. Tucker and Deborah L. Tucker</b>
Offer	<b>\$151</b>

“Schedule A”

