

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 June 18, 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, Mike LaFlair, seconded by Nancy Quigg, to wit:

Resolution No.: 17 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	___
Michael LaFlair	VOTING	___
Oceanna Fair	VOTING	___
Nancy Quigg	VOTING	___
Jonathan Link Logan	VOTING	___

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 18, 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 16th day of July, 2024.



Jonathan Link Logan, Secretary



“Schedule A”
June 18, 2024 Sales Summary

1) 918 W. Lafayette Ave. – Vacant Single-Family Home

Date Acquired: 05/26/2022 Listed: 04/10/2024
Current List Price: \$20,000 Days on Market: 56
Original List Price: \$20,000 Land Bank’s Minimum Renovation Est: \$73,374

918 West Lafayette is a single-family home in the Elmwood neighborhood. It has two bedrooms, one full and one half bathroom, a living room, dining room, shared driveway, and an oversized one-car, detached garage. With stabilization funds the Land Bank completed a new roof, windows, siding, and exterior doors. While the exterior renovation is complete, the home has fire damage and will require major renovation. It is in the Home Ownership Choice program.

Zachary Yost of Champs Remodeling, LLC is a local experienced contractor intending to purchase this home to renovate and re-sell to an owner-occupant. He has purchased from the Land Bank before and has successfully completed whole-house renovations. He has experience in all areas of construction.

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

918 W. Lafayette Ave. Purchase Offer	
Applicant	Champs Remodeling, LLC
Offer	\$20,000
Plan	Renovate to Re-sell to Owner-Occupant

2) 211 Ashworth Pl. – Occupied Three-Family Home

Date Acquired: 03/20/2023 Listed: 04/15/2024
Current List Price: \$248,000 Days on Market: 22
Original List Price: \$248,000 Land Bank’s Minimum Renovation Est: \$52,110

211 Ashworth Place is a multi-family home on the Eastside, currently configured as four-units, but on file as a three-unit home with the City. It can easily be renovated as a three-unit; the upper rear unit’s kitchen doesn’t have gas, while the other three do. They can add an opening between the two upper apartments and gut the rear kitchen, turning it into additional living space. There are five electrical panels and those will have to be reconfigured as well so that the upstairs unit is on one panel and one meter.

The first floor has two vacant, two-bedroom apartments. The second floor has a one-bedroom occupied unit and a two-bedroom occupied unit. This property has had significant upgrades completed in the recent past, however it will still require renovation including reconstructing a two-story porch that was removed years ago. This home does not have a driveway and is on a very narrow lot. The City is demolishing the house next

“Schedule A”

door with a court-order and our hope is to eventually acquire that lot and sell it to whomever purchases 211 Ashworth so they can add off-street parking for their tenants.

Jatin Saluja of University Hill Apartments, Inc. is an experienced investor who has purchased homes from the Land Bank before and has successfully completed whole-house renovations. He owns many properties in the area that he operates as rentals. He plans to renovate this house to operate as a rental.

Ravi Saluja of Syracuse Quality Living, Inc. is an experienced investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. He owns several other homes on the street and in the area that he operates as rentals. He plans to renovate this house to operate as a rental.

Sun Bin Dong of Jacksuns Place, LLC is an experienced investor who splits his time between Syracuse and Ithaca. In Syracuse, he owns three other properties that he operates as rentals. He has experience renovating homes and plans to renovate this home to operate as a rental.

Mohammed Atiyeh is a full-time employee with the Syracuse Fire Department who plans to renovate this home to occupy as his primary residence and qualifies for the public employee discount program. He has some experience renovating homes, intends to occupy one unit, and rent the other two units to family members. \$270,000 is the top of his escalation clause, but he would actually pay \$250,000 because of his \$20,000 discount.

Marcus Webb is a first-time homebuyer who intends to renovate this home to occupy as his primary residence and rent the other two units. He was born and raised in Syracuse, has some experience renovating homes, and through his current work position has gained experience and knowledge overseeing construction projects.

This property is directly across the street from the planned 280-unit apartment building on E. Genesee Street between Pine and Walnut. It isn't likely to be a long-term desirable location for an owner-occupant.

Based on the Land Bank's disposition policies, staff recommend sale to Mohammed Atiyeh, 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.

211 Ashworth Pl. Purchase Offer					
Applicant	Mohammed Atiyeh	Marcus Webb	Jacksuns Place, LLC	Syracuse Quality Living, Inc.	University Hill Apartments, Inc.
Offer	\$270,000	\$263,000	\$300,000	\$365,000	\$366,000
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy	Renovate to Operate as Rental	Renovate to Operate as Rental	Renovate to Operate as Rental

3) 1519-21 W Colvin St. – Non-Buildable Vacant Lot

Date Acquired: 02/23/2015

Dimensions: 33' x 120'

The Land Bank acquired 1519-21 West Colvin St. in February of 2015. We completed the demolition of a three-family house there in September 2015 using AG funds. Abby and Male Frost own and occupy the adjacent house, at 1525 W. Colvin St. They would like to purchase the lot to expand their yard and fence in the property for their grandchildren. We offered the property to both adjacent neighbors but only the Frosts responded.

Based on the Land Bank's disposition policies, staff recommends the sale of 1519-21 W. Colvin St. to Abby and Male Frost contingent upon them combining the lot with their adjacent property.

1519-21 W. Colvin St. Purchase Offer	
Applicant	Abby and Male Frost
Offer	\$151



4) 215 Grand Ave – Non-buildable vacant lot

Date Acquired: 05/26/2015

Dimensions: 33' x 145'

The Land Bank acquired 215 Grand Ave in May of 2015. We completed the demolition of a single-family house there this May using Restore NY and LBI funding.

Thomas Brown owns and occupies 120 Fenton St. He would like to purchase a 12' x 67.23' strip along his property line to use as a driveway.

“Schedule A”

The balance would be purchased by ADP Property Holdings LLC which owns the adjacent business at 213 Grand Ave. Their plan for the property is to clear out the trees put up a fence, and create parking and a lean-to area next to the existing building for storage.

This resubdivision will require a companion zone change request that needs Common Council approval. Since the parcel is zoned MX-2, the portion that will be merged with 120 Fenton Street will need to be changed from MX-3 to R-2.

Based on the Land Bank’s disposition policies, staff recommends the sale of a 12’ x 67.23’ strip to Thomas Brown and the balance to ADP Property Holdings, LLC contingent upon them each combining their portion of the lot with their adjacent property.

215 Grand Ave. Purchase Offers		
Applicant	Thomas Brown	ADP Property Holdings, LLC
Offer	\$151	\$25,000

