

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 August 20, 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

EXCUSED:

Oceanna Fair

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.: 20 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 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>Excused</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 August 20, 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 17th day of September, 2024.



Jonathan Link Logan, Secretary



“Schedule A”
August 20, 2024 Sales Summary

1) 730 Lemoyne Ave. – Vacant Single-Family Home

Date Acquired: 07/21/2022 Listed: 05/10/2024
Current List Price: \$32,000 Days on Market: 88
Original List Price: \$32,000 Land Bank’s Minimum Renovation Est: \$82,628

730 Lemoyne Ave. is a single-family home on the Northside. This home has three bedrooms, 1.5 bathrooms, a formal dining room, enclosed front porch, and a one-car detached garage behind the home accessible from a shared driveway off Second North Street. With LBI stabilization funds the Land Bank replaced the roof, windows, and completed significant foundation repair. The home will still require major renovation and is in the Home Ownership Choice program.

Ssuting Yu 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.

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

730 Lemoyne Ave. Purchase Offer	
Applicant	Ssuting Yu
Offer	\$32,000
Plan	Renovate to Re-Sell to Owner-Occupant

2) 2027 Midland Ave. – Vacant Two-Family Home

Date Acquired: 04/28/2017 Listed: 07/09/2024
Current List Price: \$20,000 Days on Market: 28
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. With LBI stabilization funds the Land Bank replaced the roof, windows, siding, exterior doors, and rebuilt the 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.

Mark Harris of Harris & Harris Estates, LLC is an experienced local contractor who has purchased from the Land Bank before and has successfully completed whole-house renovations, including the home he resides in now on the Southside. He plans to renovate this home to re-sell to an owner-occupant.

"Schedule A"

Devon and Venroy Watson are local buyers who have both purchased from the Land Bank before and have successfully completed whole-house renovations. Devon is an experienced contractor, and together they plan to renovate this home to re-sell to an owner-occupant.

Oscar Moreno is an experienced contractor based out of NJ. He 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.

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

2027 Midland Ave. Purchase Offers			
Applicant	Harris & Harris Estates, LLC	Devon and Venroy Watson	Oscar Moreno
Offer	\$26,000	\$25,000	\$24,000
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant

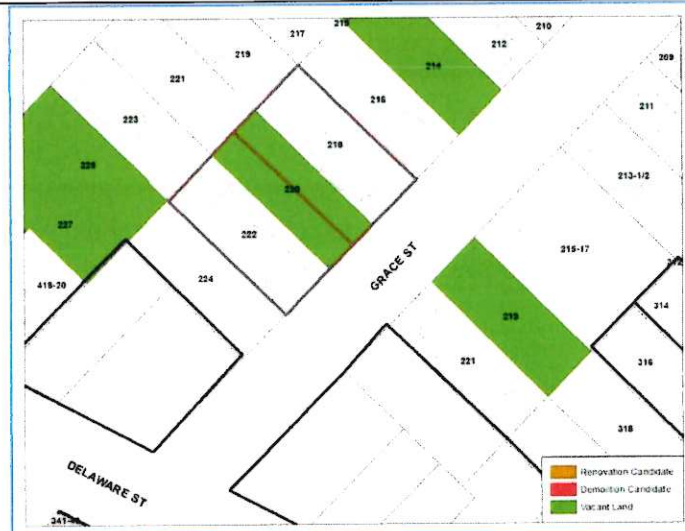
3) 220 Grace St. – Buildable Vacant Lot

Date Acquired: 08/04/2014
 Dimensions: 50' x 132'

The Land Bank acquired 220 Grace St. in August 2014. We demolished this house in January 2020 using City funds. Anthony Eiland owns and lives at 222 Grace St. and Earline Llewellyn owns 218 Grace St., which is operated as a rental property. While the lot is buildable (50' x 132'), both neighbors are very concerned about illegal activity in the area and pedestrians cutting through the block here. They would like to split the lot and fence in the yards to cut down on this activity.

Based on the Land Bank's disposition policies, staff recommends the sale of half of 220 Grace St to Anthony Eiland and half to Earline V. Llewellyn, contingent upon them combining the lot with their adjacent property.

220 Grace St. Purchase Offers		
Applicant	Earline V. Llewellyn	Anthony Eiland
Offer	\$976	\$151



4) 348 Craig St. – Non-Buildable Vacant Lot

Date Acquired: 02/21/2019
 Dimensions: 33' x 100'

The Land Bank acquired 348 Craig St. in February 2019 and demolished the house located there using City funds that same year. Venus Garfield and John Davis own the adjacent house at 402 Craig St. Ms. Garfield’s sister lives in the property. They would like to purchase the lot to expand the yard and install a driveway. The other adjacent property is tax-delinquent and not eligible to purchase from the Land Bank.

Based on the Land Bank’s disposition policies, staff recommends the sale of 348 Craig St. to John Davis and Venus Garfield contingent upon them combining the lot with their adjacent property.

348 Craig St. Purchase Offer	
Applicant	John Davis and Venus Garfield
Offer	\$976



5) 364-66 Seymour St. – Non-Buildable Vacant Lot

Date Acquired: 10/12/2023
 Dimensions: 33' x 132'

We first acquired this property in 2014. We sold it in August 2021, but that buyer defaulted on their Development Enforcement Mortgage, and we reacquired it via foreclosure in October 2023. We demolished it this month using LBI funds. Ozell Scruggs Simmons owns and lives at 368 Seymour St. She would like to acquire the property for additional yard Space.

Based on the Land Bank’s disposition policies, staff recommends sale of 364-66 Seymour St. to Ozell Scruggs Simmons contingent upon her combining the lot with her adjacent property.

364-66 Seymour St. Purchase Offer	
Applicant	Ozell Scruggs Simons
Offer	\$151

“Schedule A”



6) 2956, 2960, and 2964 E. Genesee St. – Buildable Vacant Lots

Date Acquired: 1/31/22
 Dimensions: 156' x 100' if combined

These steeply sloped vacant lots have been listed for sale as a new construction site since we acquired them in early 2022. They are zoned MX-2, but steeply sloped and located between an inactive auto repair shop and a Dollar General. Sustainable Energy & Agriculture Technology, LLC is a business incubated at The Tech Garden. They are seeking to develop a manufacturing facility to build small greenhouses for individual consumers to use at their residences.

Based on the Land Bank’s disposition policies, staff recommends sale of these three lots to Sustainable Energy & Agriculture Technology, LLC, contingent upon them securing a firm commitment for construction financing and obtaining the necessary permits to implement their development plan (see attached).

2956, 2960, and 2964 E. Genesee St. Purchase Offer	
Applicant	Sustainable Energy & Agriculture Technology, LLC
Offer	\$38,000