

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 September 17, 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.: 23 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 September 17, 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 30th day of September, 2024.


Jonathan Link Logan, Secretary



“Schedule A”
September 17, 2024 Sales Summary

1) 1807 Bellevue Ave. – Vacant Single-Family Home

Date Acquired: 10/27/2022 Listed: 08/08/2024
 Current List Price: \$20,000 Days on Market: 26
 Original List Price: \$20,000 Land Bank’s Minimum Renovation Est: \$102,221

1807 Bellevue Ave. is a single-family home with five bedrooms and two full bathrooms. It has a driveway and two-car detached garage in very poor condition. This home has settled in several locations and floors are not level. This home will require major renovation and is in the Home Ownership Choice program.

Zachary Yost of Champs Remodeling, LLC is an experienced contractor who has purchased from the Land Bank; 608 Teall Ave. resold for \$210,000 and his work was of a high-quality. He’ll renovate this home to re-sell to an owner-occupant and list it with a realtor and this arms-length sale will influence comps in the area. He will use cash to complete this project.

Abdulmajeed Abdo Ahmed Pady purchased, 1217 W. Onondaga St. from the Land Bank, which he operates as a rental. He completed our minimum scope of work. He plans to renovate this home to re-sell to his mother to live in with family.

Sheba Jackson is planning to purchase this home to renovate and ideally sell to her son to live in. She has some experience with home renovations and plans to use a contractor to complete the entirety of this project. She will finance this project via HHQ.

In our experience, experienced flippers with more than adequate cash resources are better equipped to handle unexpected issues that arise during renovations. 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.

1807 Bellevue Ave. Purchase Offers			
Applicant	Champs Remodeling, LLC	Sheba Jackson	Abdulmajeed Abdo Ahmed Pady
Offer	\$20,000	\$23,000	\$24,500
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant

2) 138-40 Mclennan Ave. – Vacant Two-Family Home

Date Acquired: 01/23/2020 Listed: 08/07/2024
 Current List Price: \$6,000 Days on Market: 25
 Original List Price: \$6,000 Land Bank’s Minimum Renovation Est: \$178,913

“Schedule A”

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 1.5 baths. Using 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.

Chase Lucien and Fabienne Dallemand Lucien are local buyers hoping to purchase this home to renovate and use as their primary residence. Chase is a local plumber who has worked on many Land Bank homes for our buyers and has experience renovating homes. Fabienne is a full-time employee of the SCSD and qualifies for our public employee discount program.

Devon and Venroy Watson are hoping to purchase this home to renovate and re-sell to an owner-occupant. Both have purchased from the Land Bank before and have successfully completed whole-house renovations to our minimum renovation standards.

Richard Aitcheson has purchased from the Land Bank before and has successfully completed whole-house renovations. He plans to renovate this home to use as his primary residence.

Based on the Land Bank’s disposition policies, staff recommend sale to Chase S. Lucien and Fabienne Dallemand Lucien, 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.

138-40 Mclennan Ave. Purchase Offers			
Applicant	Chase S Lucien and Fabienne Dallemand Lucien	Devon and Venroy Watson	Richard Aitcheson
Offer	\$8,000	\$9,000	\$7,500
Plan	Renovate to Owner-Occupy	Renovate to Re-Sell to Owner-Occupant	Renovate to Owner-Occupy

3) 402 Pond St. – Vacant Single-Family Home

Date Acquired: 06/26/2024 Listed: 08/08/2024
 Current List Price: \$60,000 Days on Market: 26
 Original List Price: \$60,000 Land Bank’s Minimum Renovation Est: \$37,470

402 Pond St. is a single-family home on the Northside with three bedrooms and one bathroom. There is a living room, a formal dining room, and the property has a fenced-in yard. Overall, the home is in fair condition and will require minor renovation to bring up to code. This home is in the Home Ownership Choice program.

Galila Yahya Hdwan and her brother-in-law Mallek T S Al-Koubah are hoping to purchase this home to renovate for Galila to live in with her family. Her husband has 15 years of experience renovating homes and plans to complete most of the work himself.

Based on the Land Bank’s disposition policies, staff recommend sale to Galila Yahya Hdwan and Mallek T S Al-Koubah, 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.

402 Pond St. Purchase Offer	
Applicant	Galila Yahya Hdwan and Mallek T S Al-Koubah
Offer	\$60,000
Plan	Renovate to Owner-Occupy

4) 1537-39 South Ave – Non-Buildable Vacant Lot

Date Acquired: 10/30/2018
 Dimensions: 33' x 132'

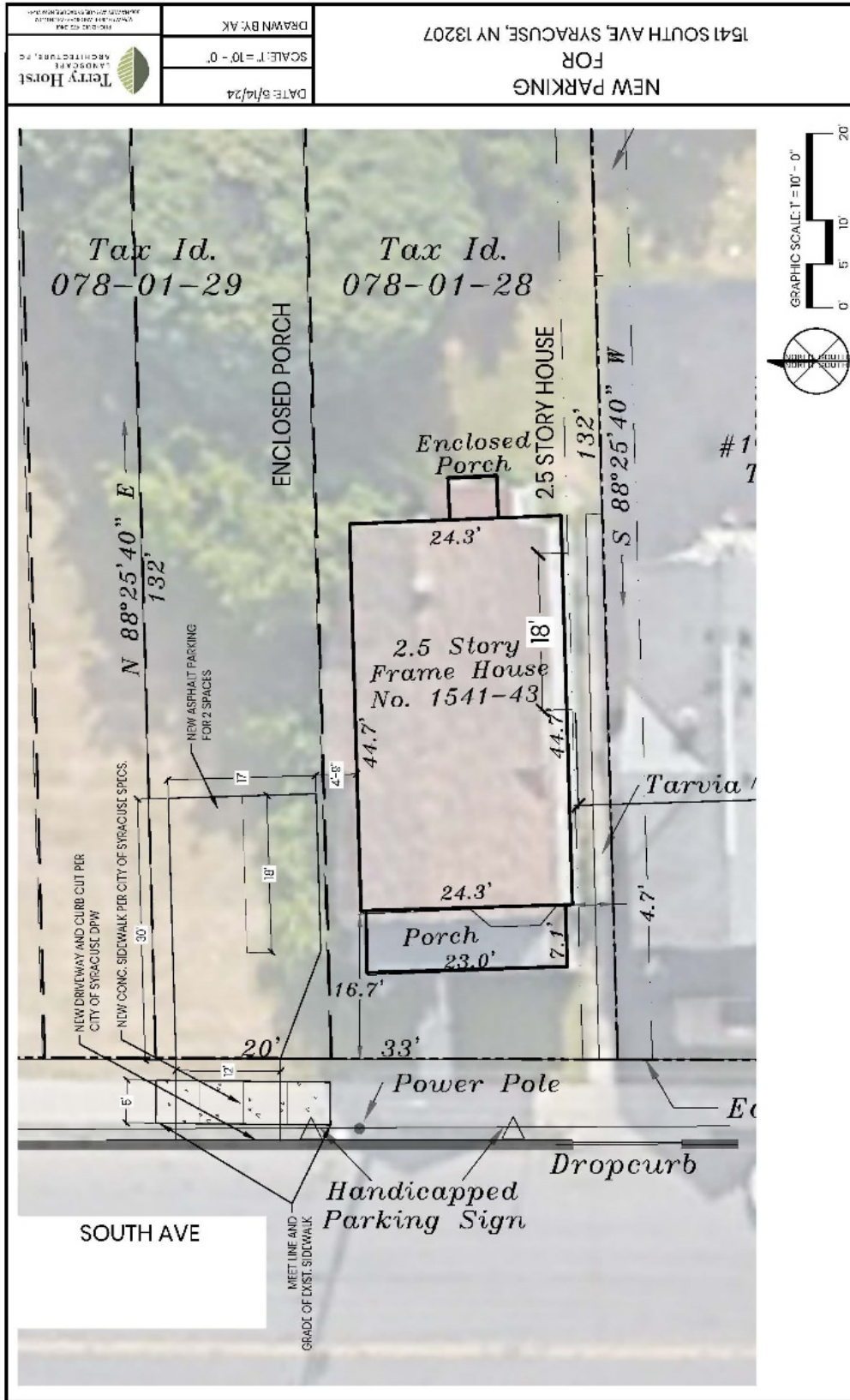
Justin Ward owns and occupies a two-family house at 1541-43 South Ave. The property has a shared driveway with 1545-47 South Ave., which is exclusively used by the occupant at 1545-47 so he can access his wheelchair lift on the front of the house.

Mr. Ward would like to purchase a 20' x 132' strip of 1537-39 South Ave. to build a driveway for the exclusive use of him and his tenants. We discussed his need for an additional driveway with the Zoning office and they took no issue with adding an additional driveway provided that the existing driveway is designated for the exclusive use of 1545-47 South Ave.

Based on the Land Bank’s disposition policies, staff recommends the sale of a 20' x 132' portion of 1537-39 South Ave. to Justin Ward contingent upon him combining the land with his adjacent property and subject to an enforcement mortgage requiring him to install a driveway compliant with the Zoning Ordinance. The balance of 1537-39 South Ave. retained by the Land Bank will be merged with our three adjacent lots to the north.

1537-39 South Ave – 20' x 132' portion - Purchase Offer	
Applicant	Justin Ward
Offer	\$976





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5) 106 Lincoln Ave – Non-Buildable Vacant Lot

Date Acquired: 08/04/2014
 Dimensions: Irregularly Shaped (1,900 sf)

106 Lincoln Ave. is a triangle-shaped parcel located at the juncture of Lincoln and Midland Ave. We demolished a single-family house there in 2015 using Attorney General funds. Romer Rodriguez, the owner of Rodriguez Properties of CNY LLC owns the rental property at 110 Lincoln Ave. He would like to purchase the lot to clean it up and to use it for additional yard space for his tenants. We have had a lot of problems with illegal dumping on this lot over the years.

Based on the Land Bank’s disposition policies, staff recommends sale of 106 Lincoln Ave to Rodriguez Properties of CNY LLC contingent upon him combining the lot with his adjacent property.

106 Lincoln Ave. Purchase Offer	
Applicant	Rodriguez Properties of CNY, LLC
Offer	\$976

