

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 November 19, 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
Michael LaFlair, Treasurer
Oceanna Fair

EXCUSED:
Maurice Brown
Jonathan Link Logan, Secretary

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by, Mike LaFlair, seconded by Oceanna Fair, to wit:

Resolution No.: 26 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>Yes</u>
Maurice Brown	VOTING	<u>Excused</u>
Jonathan Link Logan	VOTING	<u>Excused</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 November 19, 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 December, 2024.



Jonathan Link Logan, Secretary



"Schedule A"
November 19, 2024 Sales Summary

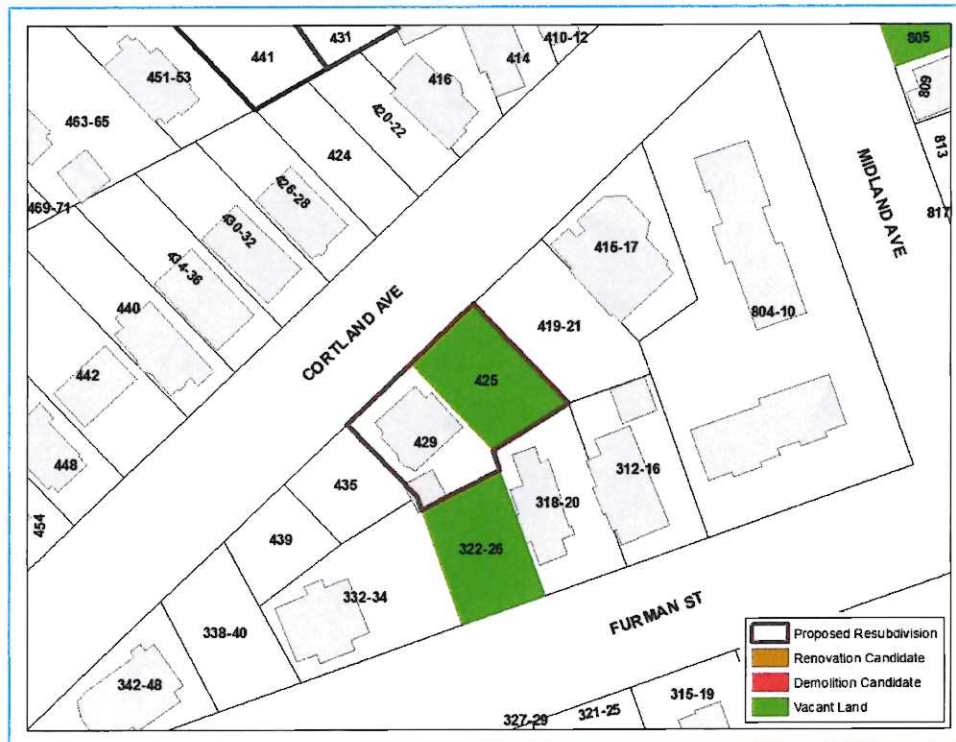
1) 425 Cortland Ave. – Buildable Vacant Lot

Date Acquired: 11/03/2014
 Dimensions: 50' x 75'

The Land Bank acquired 425 Cortland Ave. in 2014. We demolished a single-family house in October 2024 using LBI funds. Because the lot is located in an R3 zone it is technically buildable, but is only 75' deep and not a likely location for new single-family construction. Jeffrey Jones Sr. is the Trustee of Legacy Irrevocable Asset Management Trust, which owns the rental property at 429 Cortland Ave. He would like to purchase the lot for additional yard space for his tenants.

Based on the Land Bank's disposition policies, staff recommends the sale of 425 Cortland Ave. to Legacy Irrevocable Asset Management Trust contingent upon them combining the lot with their adjacent property.

425 Cortland Ave. Purchase Offer	
Applicant	Legacy Irrevocable Asset Management Trust
Offer	\$976



"Schedule A"

The Land Bank acquired 1026 W. Colvin St. last month. James and Mary Floyd, own and reside at 1028 W. Colvin St. They have maintained this vacant lot for several years and wish to purchase it to expand their yard.

Based on the Land Bank's disposition policies, staff recommends the sale of 1026 W. Colvin St. to James A. Floyd and Mary A. Floyd, contingent on them combining the lot with their adjacent property.

1026 W. Colvin St. Purchase Offer	
Applicant	James A. Floyd and Mary A. Floyd
Offer	\$151



4) 172-74 W. Calthrop Ave. – Buildable Vacant Lot

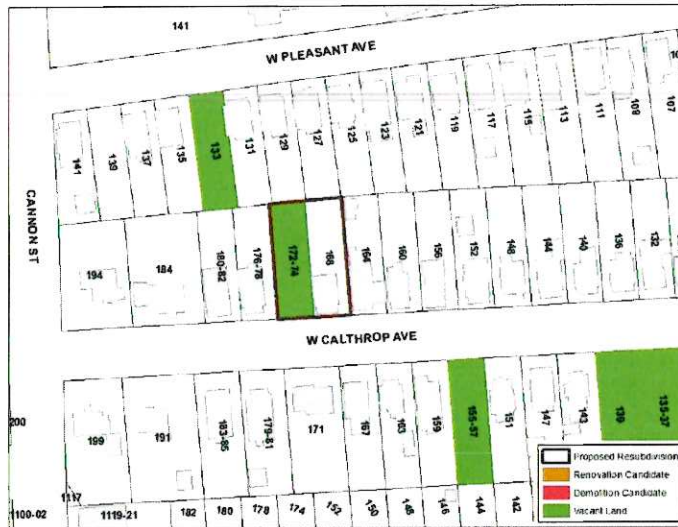
Date Acquired: 08/04/2016
 Dimensions: 40' x 128'

In May 2017, the Land Bank used Attorney General funds to demolish a dilapidated two-family house at 172-74 West Calthrop Ave. Sonja Hawkins, who resides at 168 West Calthrop Ave., is interested in acquiring the property to expand her yard and build a two-car garage.

Based on the Land Bank's disposition policies, staff recommends the sale of 172-74 West Calthrop Ave. to Sonja L. Hawkins, contingent on her combining the parcel with her existing adjacent property.

172-74 W. Calthrop Ave. Purchase Offer	
Applicant	Sonja L. Hawkins
Offer	\$151

“Schedule A”



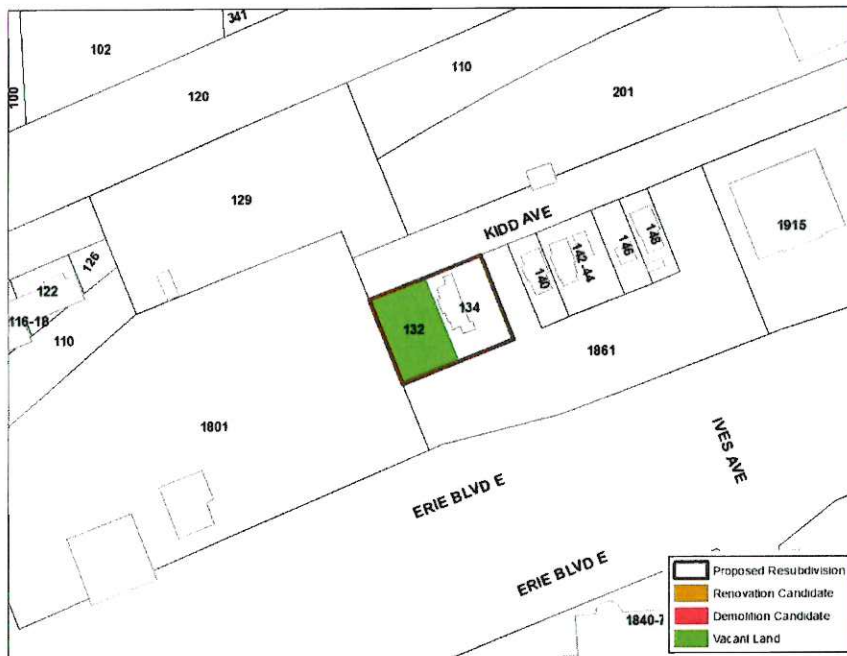
5) 132 Kidd Ave. – Buildable Vacant Lot

Date Acquired: 09/25/2024
 Dimensions: 66' x 100'

In September, the City transferred ownership of 132 Kidd Ave. to the Land Bank after demolishing a house on the property. The lot is buildable and zoned CM. Nadya Kolakowski, who owns and occupies the neighboring property at 134 Kidd Ave, has been maintaining the lot since the demolition and is interested in acquiring it to serve as a buffer between her house and the surrounding industrial properties facing Erie Blvd.

Based on the Land Bank’s disposition policies, staff recommends the sale of 132 Kidd Ave. to Nadya Kolakowski, contingent on her combining the lot with her adjacent property.

132 Kidd Ave. Purchase Offer	
Applicant	Nadya Kolakowski
Offer	\$151



"Schedule A"

6) 1227 Milton Ave. – Buildable Vacant Lot

Date Acquired: 10/08/2024
 Dimensions: Irregularly Shaped (4,346 sq ft)

1227 Milton Ave. is an irregularly-shaped parcel located at the intersection of Milton and Avery Avenues. While it is 4,346 sq ft and technically buildable, its location at this busy intersection and odd shape make it less attractive for new construction compared to more conventional lots. Vicinia LLC owns the rental property at 1223 ½ Milton Ave. They is interested in purchasing the lot to improve parking and create a side yard with fencing for his tenants.

Based on the Land Bank’s disposition policies, staff recommends sale of 1227 Milton Ave to Vicinia, LLC contingent on him combining the lot with his adjacent property.

1227 Milton Ave. Purchase Offer	
Applicant	Vicina LLC
Offer	\$976



7) 1006 Burnet Ave. – Demolition Candidate

Date Acquired: 10/30/2018
 Dimensions: 43' by 125'

This is a dilapidated single-family home in an MX-3 zoning district. We are planning to demolish this building soon using LBI funds. 1012-1016 Burnet Ave. LLC owns the property next door at 1012 Burnet Ave. and the owner of the LLC operates a plumbing business there. He’s eager to clean up this lot and have the blighted building next door removed. He plans to keep it as greenspace and consider expanding his parking lot in the future.

“Schedule A”

Based on the Land Bank’s disposition policies, staff recommends sale of 1006 Burnet Ave. to 1012-1016 Burnet Ave. LLC, contingent on him combining the lot with his adjacent property and upon the Land Bank demolishing the building prior to closing.

1006 Burnet Ave. Purchase Offer	
Applicant	1012-1016 Burnet Ave. LLC
Offer	\$976