

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation (“GSPDC”) was convened at 233 E. Washington Street; Syracuse, NY 13202 on March 18, 2025 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
Jonathan Link Logan, Secretary
Oceanna Fair, Vice Chair
Maurice Brown

EXCUSED:

Michael LaFlair, Treasurer

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Oceanna Fair, seconded by Jonathan Link Logan, to wit:

Resolution No.: 6 of 2025

**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>Yes</u>
Michael LaFlair	VOTING	<u>Excused</u>
Oceanna Fair	VOTING	<u>Yes</u>
Maurice Brown	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 March 18, 2025 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 15th day of April, 2025.



Jonathan Link Logan, Secretary



“Schedule A”

March 18, 2025 Sales Summary

1) 107 S. Alvord St. – Vacant Single-Family Home

Date Acquired: 01/30/2023 Listed: 02/07/2025
Current List Price: \$7,000 Days on Market: 25
Original List Price: \$7,000 Land Bank’s Minimum Renovation Est: \$78,307

107 S. Alvord St. is a small single-family home on the Northside with two bedrooms, one bathroom, a living room, and dining room. This home will require major renovation and is in the Home Ownership Choice program.

Dmitriy Yegorov moved to the US from Kazakhstan where he owned a construction company specializing in major renovations of apartments and houses. He has completed many whole-house renovations. Dmitriy plans to renovate this home to resell to an owner-occupant.

Based on the Land Bank’s disposition policies, staff recommend sale to Dmitriy Yegorov, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and the home is resold to an owner-occupant.

107 S. Alvord St. Purchase Offer	
Applicant	Dmitriy Yegorov
Offer	\$7,000
Plan	Renovate to Re-Sell to Owner-Occupant

2) 1115 E. Colvin St. – Vacant Commercial Property

Date Acquired: 01/30/2023 Listed: 02/07/2025
Current List Price: \$50,000 Days on Market: 25
Original List Price: \$50,000 Land Bank’s Minimum Renovation Est: Buyer to provide

1115 E. Colvin Street is a small commercial property previously used as a florist. It is in a R2 zoning district. The structure has active roof leaks and has an attached greenhouse/solarium with panes of glass in need of replacement. If renovated for use as a flower shop, minimal renovation will be required. Any other use would require a Change of Occupancy which may require additional modifications to bring up to code. The structure is also attached to the garage of the neighboring property via a shared wall.

Jatin Saluja of University Hill Apartments, Inc. is an experienced investor who has purchased from the Land Bank before and successfully completed whole-house renovations. He owns the adjacent property which has a garage that is attached to 1115 E. Colvin St. with a shared wall. He plans to renovate the structure to use as an office to manage his rental properties in Syracuse. This would require a use variance.

"Schedule A"

Mary Roppel is the local business owner of Mary's Microgreens. She plans to renovate this property to expand her growing business. She currently grows her product in her own home. She will utilize the greenhouse for more growing and will use the space as a base of operations for the many deliveries she makes to Syracuse residents and restaurants. Additionally, Mary and her husband both have extensive experience managing construction projects. We believe this use meets the definition of "Urban Agriculture" as defined in ReZone.

*"The production of, but not limited to, poultry or poultry products; horticultural or nursery stock; fruit, flowers, vegetables, forage, grains, timber, or trees; conducted on either unenclosed land or in enclosed structures, such as greenhouses and barns. There are three types of operation:
 Indoor Operation: All activities are conducted within completely enclosed buildings.
 Typical operations include greenhouses, vertical farming, hydroponic systems, and aquaponic systems."*

The other two types are Outdoor and Rooftop. Urban Agriculture is allowed in the R2 zoning district with a Special Use Permit.

Based on the Land Bank's disposition policies, staff recommends sale to Mary Roppel, contingent upon obtaining the necessary special use permit prior to closing and subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete.

1115 E. Colvin St. Purchase Offers		
Applicant	University Hill Apartments, Inc.	Mary Roppel
Offer	\$78,000	\$77,000
Plan	Renovate to Occupy with Business	Renovate to Occupy with Business

3) 1614-16 Bellevue Ave. – Vacant Two-Family Home

Date Acquired: 11/14/2024 Listed: 02/11/2025
 Current List Price: \$1,000 Days on Market: 21
 Original List Price: \$1,000 Land Bank's Minimum Renovation Est: \$237,449

1614-16 Bellevue Avenue is a large two-family home on the Westside. Each unit has three bedrooms, one bathroom, a living room, and formal dining room. This home has an entire foundation wall in need of complete replacement, water damage, a two-story porch in need of removal or replacement, and a two-car, detached garage in need of removal. This home will require major renovation.

Juan Zalazar is an experienced investor who has successfully completed whole-house renovations, including a large Land Bank home. He works with a local Realtor and Project Manager to oversee his projects in Syracuse. He plans to renovate this home to operate as a rental.

Based on the Land Bank's disposition policies, staff recommend sale to Juan Zalazar, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete.

1614-16 Bellevue Ave. Purchase Offer	
Applicant	Juan Zalazar
Offer	\$1,000
Plan	Renovate to Operate as Rental

4) 105 Hatch St. – Buildable Vacant Lot

Date Acquired: 08/04/2016
Dimensions: 33' x 165'

The Land Bank acquired 105 Hatch St. in August 2016 and demolished a dilapidated single-family house on the site in 2020. Greg Prouty recently purchased the neighboring house at 107 Hatch St., where he lives with his daughter. He shares a driveway with the adjacent house and would like the lot for additional green space. His plan is to eventually fence in the property. The lot has been a frequent target for illegal dumping, and having it fenced and maintained by an owner-occupant would be beneficial. The vacant lot at 103 Hatch St. is owned by the adjacent property at 101 Hatch St. and is tax current.

Based on the Land Bank’s disposition policies, staff recommends selling 105 Hatch St. to Greg Prouty, contingent upon him combining the lot with his adjacent property.

105 Hatch St. Purchase Offer	
Applicant	Gregory Prouty
Offer	\$151



