

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 June 17, 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
Michael LaFlair, Treasurer
Jonathan Link Logan, Secretary
Oceanna Fair

EXCUSED:

Maurice Brown, Vice Chair

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.: 15 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>Yes</u>
Oceanna Fair	VOTING	<u>Yes</u>
Maurice Brown	VOTING	<u>Excused</u>
Jonathan Link Logan	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

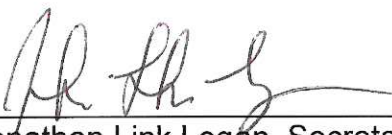
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 June 17, 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 July, 2025.



Jonathan Link Logan, Secretary



"Schedule A"

June 17, 2025 Sales Summary

1) 219 Barrington Rd. – Vacant Single-Family Home

Date Acquired: 09/25/2024 Listed: 05/28/2025
Current List Price: \$44,000 Days on Market: 6
Original List Price: \$44,000 Land Bank's Minimum Renovation Est: \$156,397

219 Barrington Rd. is a single-family home in the Salt Springs neighborhood. It has three bedrooms, 1.5 baths, an open living room and dining room, and a two-car (in tandem) attached garage. This home has extensive, long-term water damage and will require gut renovation. It is in the Home Ownership Choice program.

Zach Yost of Champs Remodeling, LLC intends to purchase this home to renovate and re-sell to an owner-occupant buyer. He has purchased from the Land Bank and has completed high-quality, whole-house renovations.

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

219 Barrington Rd. Purchase Offer	
Applicant	Champs Remodeling, LLC
Offer	\$44,000
Plan	Renovate to Re-Sell to Owner-Occupant

2) 151 Clyde Ave. – Vacant Single-Family Home

Date Acquired: 03/13/2025 Listed: 04/21/2025
Current List Price: \$29,900 Days on Market: 43
Original List Price: \$29,900 Land Bank's Minimum Renovation Est: \$116,378

151 Clyde Ave. is a single-family home in the Elmwood neighborhood. It has three bedrooms, one bathroom, a living room with fireplace, and formal dining room. While the overall condition is fair, it will still require major renovation and is in the Home Ownership Choice program.

Derius Harrell is a software engineer looking to purchase this home to renovate and use as his primary residence. He has 17 years of professional experience consulting and implementing residential low-voltage wiring systems and drafting for new construction homes and renovations. Derius has some experience in construction but will rely on a local contractor for the majority of the renovation of this home.

“Schedule A”

Based on the Land Bank's disposition policies, staff recommends sale to Derius Harrell, subject to a Development 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.

151 Clyde Ave. Purchase Offer	
Applicant	Derius Harrell
Offer	\$29,900
Plan	Renovate to Owner-Occupy

3) 244 Hier Ave. – Vacant Single-Family Home

Date Acquired: 03/09/2022 Listed: 05/13/2025
Current List Price: \$30,000 Days on Market: 21
Original List Price: \$30,000 Land Bank's Minimum Renovation Est: \$91,193

244 Hier Ave. is a single-family home on the Northside with three bedrooms, one bathroom, a living room and formal dining room. The Land Bank completed a full exterior renovation including a new roof, windows, siding, exterior doors, and front entry steps. This home has been gutted and the entire interior will need a complete renovation including some structural framing. It is in the Home Ownership Choice program.

Johnson Dor is an experienced local investor who 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 buyer.

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

244 Hier Ave. Purchase Offer	
Applicant	Johnson Dor
Offer	\$30,000
Plan	Renovate to Re-Sell to Owner-Occupant

4) 423-25 Lafayette Ave. W. – Buildable Vacant Lot

Date Acquired: 01/16/2025
Dimensions: 69' x 121'

The Land Bank demolished a dilapidated two-family house here in March 2025 using LBI funds. Alyce Kessler is in the process of purchasing the adjacent single-family house at 417 W. Lafayette Ave. to be her primary residence. The house does not have off-street parking and she would like to purchase a 14' x 121' portion to use as her driveway. The Land Bank will hold the remaining 55' x 121' parcel for new construction.

Based on the Land Bank's disposition policies, staff recommends selling a 14' x 121' strip of 423-25 Lafayette Ave. W. to Alyce Kessler, contingent upon her closing on the purchase of 417 Lafayette Ave. W. and upon combining the land with her property.

423-25 Lafayette Ave. W. Purchase Offer	
Applicant	Alyce Kessler
Offer	\$151



5) 121 Wall St – Non-Buildable Vacant Lot

Date Acquired: 08/05/2015

Dimensions: 33' x 138'

The Land Bank demolished a single-family house here in October 2024 using LBI funds. The lot is only 33' wide in an R2 zoning district and is not buildable. Jeffrey Jones Sr. is the Trustee of Legacy Irrevocable Asset Management Trust, He lives in the adjacent single-family house, 123 Wall Street, with his mother. He would like to purchase the lot and fence in the property for additional yard space.

Based on the Land Bank's disposition policies, staff recommends the sale of 121 Wall St. to The Legacy Irrevocable Asset Management Trust, contingent upon them combining the lot with their adjacent property.

121 Wall St. Purchase Offer	
Applicant	The Legacy Irrevocable Asset Management Trust
Offer	\$151



