

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 July 15, 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
Maurice Brown, Vice Chair
Michael LaFlair, Treasurer
Jonathan Link Logan, Secretary
Oceanna Fair

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Mike LaFlair, seconded by Maurice Brown, to wit:

Resolution No.: 16 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>Yes</u>
Jonathan Link Logan	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

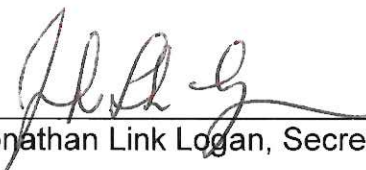
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 July 15, 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 19th day of August, 2025.


Jonathan Link Logan, Secretary



"Schedule A"

July 15, 2025 Sales Summary

1) 208 Paul Ave. – Vacant Single-Family Home

Date Acquired: 03/13/2025 Listed: 06/05/2025
Current List Price: \$50,000 Days on Market: 26
Original List Price: \$50,000 Land Bank's Minimum Renovation Est: \$84,968

208 Paul Ave. is a single-family home in Eastwood. The first floor has a living room with fireplace, small sitting room, formal dining room, kitchen, a bedroom, and a full bathroom. Upstairs has a half bathroom, second bedroom, and an oddly shaped third bedroom that is better suited as an office. The home will require major renovation and is in the Home Ownership Choice program.

Syracuse Habitat for Humanity intends to purchase this home to renovate and resell to an owner-occupant. They plan to exceed the Land Bank's scope of work and complete a full gut-renovation of the home and they qualify for a discount under our Affordable Housing Discount program. Their more extensive scope will be the one we attach to the Development Enforcement Mortgage.

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

208 Paul Ave. Purchase Offer	
Applicant	Syracuse Habitat for Humanity, Inc.
Offer	\$5,000
Plan	Renovate to Re-Sell to Owner-Occupant

2) 528 S. Midler Ave. – Vacant Single-Family Home

Date Acquired: 03/13/2025 Listed: 05/13/2025
Current List Price: \$100,000 Days on Market: 49
Original List Price: \$100,000 Land Bank's Minimum Renovation Est: \$95,300

528 S. Midler Ave. is a single-family home in Eastwood. It has a large living room, open dining room/kitchen, a first-floor bedroom, three additional bedrooms upstairs, and one bathroom. There is a driveway and large fenced-in backyard. While the overall condition is fair, it will still require major renovation and is in the Home Ownership Choice program.

Rosalyn Brown intends to purchase this home to renovate and operate as a rental. As she lives three houses away on Midler Ave., she qualifies for the Buy on Your Block program, which permits existing owner occupants to buy a Home Ownership Choice house on their block and operate it as a rental, exempting them from the requirement to flip it to an owner-occupant. The thinking is that they may prefer to retain control over a home

so close to theirs. Rosalyn has completed a major renovation of her own home and has already toured the property with her chosen contractor to complete this renovation. This will be her first purchase from the Land Bank.

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

528 S. Midler Ave. Purchase Offer	
Applicant	Rosalyn Brown
Offer	\$100,000
Plan	Renovate to Operate as Rental

3) 216 Lennox Ave. – Vacant Single-Family Home

Date Acquired: 03/13/2025	Listed: 04/21/2025
Current List Price: \$65,000	Days on Market: 71
Original List Price: \$75,000	Land Bank's Minimum Renovation Est: \$109,288

216 Lennox Ave. is a small, single-family home in the University neighborhood. The home has long-term, extensive water damage, some foundation issues, and will require a full gut-renovation. It is in the Home Ownership Choice program.

Rufino Ramos is a painter and contractor with a very good reputation in the University Neighborhood for completing high quality work. He will bring his expertise to completely renovate this home to occupy as his primary residence. This will be his first purchase from the Land Bank.

Based on the Land Bank's disposition policies, staff recommend sale to Rufino Ramos, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and he moves into the homes and a Residency Enforcement Mortgage requiring the home remain owner-occupied for five years.

216 Lennox Ave. Purchase Offer	
Applicant	Rufino Ramos
Offer	\$65,000
Plan	Renovate to Owner-Occupy

4) 3801-07 S. Salina St. – Vacant Mixed-Use Property

Date Acquired: 10/08/2024	Listed: 03/11/2025
Current List Price: \$25,000	Days on Market: 112
Original List Price: \$25,000	Land Bank's Minimum Renovation Est: Buyer to provide

3801-07 S. Salina St. is a mixed-use building on the Southside with two first-floor commercial units and two second-floor apartments. One apartment remains in its original three-bedroom layout while the other was converted to a two-bedroom apartment. The building has significant water damage and will require major renovation. The property also includes a small, dilapidated structure (a former space for the gas station cashier) that the Land Bank will be demolishing and a detached, two-car garage in fair condition. We've completed a Phase II Environmental Site Assessment here and found no underground tanks and nothing that

would require our buyers complete special environmental remediation. There are still some gas pipes underground that should be removed when they regrade and surface the parking lot.

Snehjit Kaur Plaha and Danish Kaur Plaha of Supreme Estates, LLC, based in NJ, plan to renovate this property to operate as a rental. Snehjit's husband has toured the property multiple times with local contractors they intend to use for the renovation. They have experience completing gut-renovations, structural repair, and mold and hazardous material remediation. In addition to selecting their local contractors, they have already selected a local Property and Project Manager to ensure that the project will be completed in a timely manner and will be well maintained. This will be their first purchase from the Land Bank.

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

3801-07 S. Salina St. Purchase Offer	
Applicant	Supreme Estates, LLC
Offer	\$25,000
Plan	Renovate to Operate as Rental

5) 324 Apple St. – Demolition Candidate

Date Acquired: 07/29/2020

Dimensions: 33' by 132'

We plan to demolish the two-family at 324 Apple St. this summer using LBI funds. The Syracuse Polish Community Foundation is located at 915 Park Ave., directly behind the property. They would like to use the lot as green space for community gatherings and cultural events.

Based on the Land Bank's disposition policies, staff recommends sale of 324 Apple St. to the Syracuse Polish Community Foundation, Inc. contingent on the Land Bank completing the demolition of the existing structure. No resubdivision will be required.

324 Apple St. Purchase Offer	
Applicant	Syracuse Polish Community Foundation, Inc.
Offer	\$151



