

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened on July 20, 2021 at 8:00 a.m. at 431 E Fayette Street; Syracuse, NY 13202.

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
El Java Abdul Qadir, Vice-Chair
Michael LaFlair, Treasurer
Jonathan Link Logan, Secretary (via video conference)
Nancy Quigg

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright Executive Director

The following resolution was offered by Nancy Quigg, seconded by Mike LaFlair, to wit:

Resolution No.: 18 of 2021

**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

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>
El Java Abdul Qadir	VOTING	<u>Yes</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 July 20, 2021 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 August, 2021.



Jonathan Link Logan, Secretary



“Schedule A”

July 20, 2021 Sales Summary

1) 640 Catherine St. – Vacant Three-Family Home

Date Acquired: 03/29/2018 Listed: 07/20/2020
Current List Price: \$1,000 Days on Market: 359
Original List Price: \$1,000 Land Bank’s Minimum Renovation Est: \$151,011

640 Catherine St. is a three-family home in the Prospect Hill neighborhood on the Northside. The first floor has a three-bedroom apartment, the second floor has a one-bedroom apartment in the front and a two-bedroom apartment in the rear. This home has major water damage that is deteriorating parts of the structure of this house. It does not have a driveway and will require major renovation.

Aundre Walker is interested in purchasing this home to renovate and operate as a rental. He currently lives in Utica, NY and has previously renovated two homes on Long Island. He has already engaged a local contractor who has assessed the property. Aundre will be using contractors for the majority of the renovation.

Based on the Land Bank’s disposition policies, staff recommend sale to Aundre Walker, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

640 Catherine St. Purchase Offer	
Applicant	Aundre Walker
Offer	\$1,000
Plan	Renovate for Rental

2) 333-35 Palmer Ave. – Vacant Two-Family Home

Date Acquired: 03/31/2016 Listed: 12/15/2020
Current List Price: \$2,000 Days on Market: 202
Original List Price: \$2,000 Land Bank’s Minimum Renovation Est: \$120,000.00

333-35 Palmer Ave. is a vacant, 3,286 sq. ft., two-family home located in the Southwest neighborhood. Each unit has three bedrooms, one bath, and hardwoods. The property has room for a driveway and sits on a triple-lot.

Baron Consulting and General Services, LLC is owned and operated by Ricardo Baron. Mr. Baron is a contractor from downstate that has many years in the construction industry completing whole-house rehabs. Mr. Baron will complete some of the work himself while hiring out local, licensed trades when necessary. His plan is to rent both units and has submitted a detailed management plan. This is Mr. Baron’s first Land Bank purchase.

Based on the Land Bank’s disposition policies, staff recommend sale to Baron Consulting and General Services, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

333-35 Palmer Ave. Purchase Offer	
Applicant	Baron Consulting and General Services, LLC
Offer	\$5,000
Plan	Renovate for Rental

3) 244 Garfield Ave. – Vacant Two-Family Home

Date Acquired: 05/12/2015	Listed: 12/16/2020
Current List Price: \$5,000	Days on Market: 201 days
Original List Price: \$7,000	Land Bank’s Minimum Renovation Est: \$113,000.00

244 Garfield Ave. is a vacant, two-family home located in the Southside neighborhood. Each unit has three bedrooms and one full bathroom. The home retains some beautiful natural woodwork and trim as well as original built-ins and spacious rooms. There is no driveway and a very small backyard.

Next Level African American Investment Group, LLC is owned and operated by partners Andre Green and Angela Lewis. Mr. Green’s contracting company, Regenesi Renovations, has been completing whole-house rehabs throughout the Tri-State area since 2013. Prior to this, he worked many years for various construction companies throughout New Jersey. Ms. Lewis handles the investment aspects of the LLC. They have received many positive accolades for their work and submitted outstanding references with their application. The partners plan on rehabbing and reselling 244 Garfield, hopefully to an owner-occupant. This is their first Land Bank purchase.

Based on the Land Bank’s disposition policies, staff recommend sale to Next Level African American Investment Group LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

244 Garfield Ave. Purchase Offer	
Applicant	Next Level African American Investment Group, LLC
Offer	\$5,000
Plan	Renovate to Resell

4) 617 Second North St. – Vacant Single Family Home

Date Acquired: 12/18/2015	Listed: 02/22/2021
Current List Price: \$7,500	Days on Market: 133
Original List Price: \$7,500	Land Bank’s Minimum Renovation Est: \$78,000.00

617 Second North St. is a single-family home with two bedrooms and one bath located in the Washington Square neighborhood. The home has a very small backyard and no driveway.

Ali Ebrahimi Construction is owned and operated by Ali Ebrahimi. Mr. Ebrahimi is a Temple University graduate with a degree in Business Administration. He has owned small businesses in the past and,

approximately five years ago, decided to pursue a career in construction. To date, he has completed whole house renovations and successfully marketed and sold these homes while working as a subcontractor for local companies. He hires local crews to assist him in his projects. This will be his first Land Bank purchase and he hopes to sell it to an owner-occupant.

Based on the Land Bank’s disposition policies, staff recommend sale to Ali Ebrahimi Construction, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

617 Second North St. Purchase Offer	
Applicant	Ali Ebrahimi Construction
Offer	\$7,500
Plan	Renovate to Resell to an Owner-Occupant

5) 161 John St. – Vacant Single-Family Home

Date Acquired: 04/07/2021

Listed: 05/07/2021

Current List Price: \$15,000

Days on Market: 174 days

Original List Price: \$15,000

Land Bank’s Minimum Renovation Est: \$60,000.00

161 John St. is a vacant, single-family home in the Northside neighborhood. It has four bedrooms and one full bath and one half bath, a driveway and a backyard.

Syracuse Grace Housing LLC is a local contracting company owned and operated by Lahtaw Zauja. Mr. Zauja has been in home remodeling for the past ten years and has experience renovating and remodeling his church. He plans to flip this property and resell it to an owner-occupant. This would be his first Land Bank purchase.

Atlaf Hossain is a New Immigrant from Bangladesh who wishes to renovate and owner-occupy 161 John St with his extended family that includes his mother, brother and sister. He plans to use local, qualified contractors for the majority of the work and will follow the Land Bank scope. This would be Mr. Hossain’s first Land Bank purchase.

Based on the Land Bank’s disposition policies, staff recommend sale to Atlaf Hossain, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

161 John St. Purchase Offers		
Applicant	Atlaf Hossain	Syracuse Grace Housing, LLC
Offer	\$17,000	\$15,000
Plan	Renovate to Owner-Occupy	Renovate to Resell to an Owner-Occupant

6) 222-26 Elk St – Buildable Vacant Lot

Date Acquired: 12/22/2020

Dimensions: 50’ x 141’

The Land Bank acquired this vacant lot from the City of Syracuse in December 2020. Terrence Lunorris Collins recently inherited the two-family house next door from his parents and he owner-occupies the property. He

“Schedule A”

would like to acquire the vacant lot and fence it in to protect his dogs and to prevent illegal parking and dumping on the property. Since the Planning Commission has been hesitant to create large lots it will be necessary for the Land Bank to sell the vacant lot directly to Mr. Collins without a resubdivision. Based on the Land Bank’s disposition policies, staff recommends the sale of 222-26 Elk St to Terrence Lunorris Collins.



222-26 Elk St - Purchase Offer	
Applicant	Terrence Lunorris Collins
Offer	\$151