

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened on August 17, 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

EXCUSED:

Nancy Quigg

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Jonathan Link Logan, seconded by Mike LaFlair, to wit:

Resolution No.: 22 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

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>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 August 17, 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 21st day of September, 2021.



Jonathan Link Logan, Secretary



"Schedule A"

August 17, 2021 Sales Summary

1) 112 Mcallister Ave. – Vacant Two-Family Home

Date Acquired: 04/27/2015 Listed: 06/15/2021
Current List Price: \$9,000 Days on Market: 49
Original List Price: \$9,000 Land Bank's Minimum Renovation Est: \$101,011

112 Mcallister Ave. is a two-family home in the Brighton neighborhood on the Southside. Each unit has three bedrooms and one bath, natural woodwork and spacious rooms. The home retains original exterior details. There is potential to add a driveway once adjacent lot is added to this property. We previously had this under contract, but the buyer backed out prior to closing.

112 Mcallister Ave, LLC is owned by Celestino "Tino" Esquilin and Ailton D Da Fonseca, two investors from New Jersey. Mr. Esquilin has over twenty-five years of experience as a mortgage broker and currently owns rentals in Northern New Jersey, which he has renovated. He will supervise the rehab of 112 Mcallister Ave. and has agreed to hire local contractors to complete the work and to obtain all necessary permits. This is his first Land Bank purchase and plans on selling the property once rehab is complete.

Based on the Land Bank's disposition policies, staff recommend sale to 112 Mcallister Ave LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

112 Mcallister Ave. Purchase Offer	
Applicant	112 Mcallister Ave, LLC
Offer	\$9,000
Plan	Renovate to Resell

2) 119 Kellogg St. – Vacant Single Family Home

Date Acquired: 12/20/2019 Listed: 07/20/2020
Current List Price: \$5,000 Days on Market: 379
Original List Price: \$5,000 Land Bank's Minimum Renovation Est: \$69,000

119 Kellogg St. is a large, vacant, single-family home in the Near Westside neighborhood. This home has six bedrooms, one full bath, one half bath, and some remaining natural woodwork. There is a very small backyard and no driveway.

Abubakar Rufai has previously purchased 300 Dudley St. (where he now lives) and 110 Fitch St. (which is nearly complete) from the Land Bank. Mr. Rufai has a very large family and he plans to lease 119 Kellogg St. to

“Schedule A”

extended family. Mr. Rufai’s brother is a local contractor who will do the majority of the work, but will sub out any of the work that he is not licensed to complete.

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

119 Kellogg St. Purchase Offer	
Applicant	Abubakar Rufai
Offer	\$5,000
Plan	Renovate for Rental

3) 337 Park St. – Vacant Two-Family Home

Date Acquired: 03/29/2018	Listed: 04/14/2021
Current List Price: \$9,900	Days on Market: 111 days
Original List Price: \$15,000	Land Bank’s Minimum Renovation Est: \$128,585

337 Park St. is a vacant, two-family home with three bedrooms and one bath in each unit, located in the Northside neighborhood. It is currently configured as a three-unit, but will need to be renovated as a two-family. The buyer will have to apply for a Change of Occupancy to do so. This house has structural issues; one of the exterior walls is separating from the house. It will require stabilization in the attic and major renovation. This property does not have a driveway, but does have a backyard. In fact, we previously planned to demolish this property, but the demolition contractors could not access it because the house is elevated above the sidewalk and blocked by a Verizon fiber optic line that they insist cannot be moved. The housing market has improved making this extensive renovation viable and we are glad to have a buyer lined up to renovate this house.

Mohamad Alihoshishi is owner and operator of Regency Grocery in Syracuse. Mr Alihoshishi will occupy one of the units at 337 Park St. and rent out the other. He will hire local, licensed contractors to complete the rehab.

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

337 Park St. Purchase Offer	
Applicant	Mohamad Alihoshishi
Offer	\$9,900
Plan	Renovate to Owner-Occupy

4) 129 W. Pleasant Ave. – Vacant Single-Family Home

Date Acquired: 06/19/2018	Listed: 05/18/2020
Current List Price: \$1,000	Days on Market: 547 days
Original List Price: \$1,000	Land Bank’s Minimum Renovation Est: \$79,000

129 W. Pleasant Ave. is a single-family home with four bedrooms and one full bath located behind McKinley-Brighton Elementary. It has a driveway and backyard.

“Schedule A”

Robyn Barrett is an investor who lives in California but is originally from the Syracuse area. She still has family here and visits frequently. She has previously purchased from the Land Bank and has successfully completed whole-house renovations. She plans to renovate this home to operate as a rental.

129 Pleasant Ave W LLC is owned and operated by Jaison Joykuty and Jose Correa Hamilton Jr. Jaison has agreed to sell this home to an owner-occupant once the rehab has been completed as well as hire local contractors to complete the necessary work.

Based on the Land Bank’s disposition policies, staff recommend sale to 129 Pleasant Ave W LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

129 W. Pleasant Ave. Purchase Offers		
Applicant	129 Pleasant Ave W LLC	Robyn Barrett
Offer	\$4,500	\$1,500
Plan	Renovate to Resell to an Owner-Occupant	Renovate for Rental

5) 904 Park St. – Vacant Two-Family Home

Date Acquired: 10/30/2018 Listed: 07/08/2021
Current List Price: \$20,000 Days on Market: 26
Original List Price: \$20,000 Land Bank’s Minimum Renovation Est: \$110,000

904 Park St. is a two-family home on the Northside in need of major renovations. The first floor apartment has four bedrooms and two full bathrooms; the upstairs apartment has three bedrooms and one bathroom. The property does not have a driveway.

Karlene Walker is interested in purchasing this home to renovate and operate as a rental. She is currently a Realtor and experienced investor in the NYC/Long Island area. Her son, who lives in Utica, is in the process of purchasing a Land Bank home on Catherine St., which he plans to operate as a rental, and she has other friends that have purchased from the Land Bank and successfully completed whole-house renovations. This will be her first purchase in Syracuse.

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

904 Park St. Purchase Offer	
Applicant	Karlene Walker
Offer	\$20,000
Plan	Renovate for Rental

6) 212 Seward St. – Vacant Two-Family Home

Date Acquired: 05/31/2018 Listed: 09/25/2020
Current List Price: \$2,500 Days on Market: 313
Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$130,000

212 Seward St. is a two-family home on the Northside with a double-lot. Both apartments currently have four bedrooms and one full bathroom. The home sits on a hill with retaining walls directly next to the home and

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at the rear of the property. Both retaining walls are in poor condition and will add significantly to the overall project budget. This home and property will require major renovation.

Marlon Simmons is a local investor who plans to operate this property as a rental. He previously purchased a home from the Land Bank on Park Street on the Northside where he successfully completed a whole house renovation. His plan was to use that home as a rental, however he was so pleased with the renovation he now resides there as his primary residence. Marlon plans to complete some of the work himself, but will rely on contractors for the majority of the renovation.

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

212 Seward St. Purchase Offer	
Applicant	Marlon Simmons
Offer	\$2,500
Plan	Renovate for Rental

7) 147-49 W. Corning Ave. – Vacant Two-Family Home

Date Acquired: 06/09/2021

Listed: 07/13/2021

Current List Price: \$9,900

Days on Market: 21 days

Original List Price: \$9,900

Land Bank’s Minimum Renovation Est: \$131,567

147-49 W. Corning Ave. is a side-by-side, two-family home on the Southside. Each unit has three bedrooms and one full bathroom. The home is over 3,400 square feet, has a large front porch, a driveway, and a backyard in need of attention. The overall condition of the home is fair, however, due to its size, it will require major renovation.

Seanpierrie Henry of KSZ Properties, LLC is a contractor from Middletown, NY who is in the process of relocating to Syracuse. He plans to purchase this home to renovate and operate as a rental and find another home to use as his primary residence. He will complete the majority of the renovation himself and sub-out the roof and mechanicals. He currently owns one rental property in Middletown and this will be his first purchase in Syracuse.

Based on the Land Bank’s disposition policies, staff recommend sale to KSZ Properties, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

147-49 W. Corning Ave. Purchase Offer	
Applicant	KSZ Properties, LLC
Offer	\$9,900
Plan	Renovate for Rental

8) 2322 Midland Ave. – Vacant Single-Family Home

Date Acquired: 10/10/2020

Listed: 04/23/2021

Current List Price: \$15,000

Days on Market: 11

Original List Price: \$15,000

Land Bank’s Minimum Renovation Est: \$40,176

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2322 Midland Ave. is a single-family home on the Southside. It has three bedrooms, one bathroom, a driveway, and a large backyard. Overall this home is in fair condition. It is in the Home Ownership Choice Program.

A purchase from Kellon McIntosh was accepted by the GSLB Board of Directors on May 18, 2021. Mr. McIntosh would like to add Sade Browne to the contract and deed. She was approved to purchase another home from the Land Bank, however due to higher than expected renovation costs she could no longer proceed with the purchase. They would like to purchase 2322 Midland Ave. together with the same intention to renovate and resell to an owner-occupant.

Based on the Land Bank’s disposition policies, staff recommend sale to Kellon McIntosh and Sade Browne, subject to an enforcement mortgage to be discharged once the proposed renovations are complete and the home is sold to an owner-occupant.

2322 Midland Ave. Purchase Offer	
Applicant	Kellon McIntosh and Sade Browne
Offer	\$15,000
Plan	Renovate to Re-sell to an Owner-Occupant

9) 1827 and 1831-33 South Ave. – Vacant Commercial and Mixed-Use Properties

Date Acquired: 05/12/2015 (1827) Listed: 12/03/2018

Date Acquired: 03/29/2018 (1831-33)

Current List Price: \$10,000 Days on Market: 974

Original List Price: \$10,000 Land Bank’s Minimum Renovation Est: Provided by buyer

1827 and 1831-33 South Ave. are adjacent properties within the South Avenue business corridor and are both zoned Local Business, Class A. We’ve had a RFP attached to this listing for several years and for the past two years we’ve stated that we’ll consider proposals on a rolling basis. We demolished a building immediately north of 1827 and merged that side-lot with this property. This will provide room for a driveway to access parking behind these two buildings. Our listing provided floorplans and a scope of work for 1827 and stated that a buyer may choose whether to renovate or demolish 1831.

1827 South Ave. is a two-story, mixed-use property with an open space on the first floor that was last used as the Moet Lounge. There are two apartments upstairs. This property has significant water damage in multiple locations and will require major renovation.

1831-33 South Ave. is a one-story commercial structure that is separated into two side by side units. One unit was last used as a diner and still contains much of the stainless steel hood/venting components. The other unit is an open space with a large hole in the floor which will need to be reframed and repaired. Water damage to this structure is significant and has deteriorated many areas including a portion of the rear exterior wall.

Antonio Owens of Landcolv, LLC is a local, experienced contractor. He has purchased from the Land Bank before and has successfully completed whole-house renovations. He plans to redevelop both structures and connect the first floor spaces. The first floor would include a restaurant and an event space. The second floor apartments at 1827 South Ave. will be renovated for rentals. Parking and an outdoor patio will be located behind the buildings. He estimates this will cost \$400,000 – 500,000.

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Based on the Land Bank's disposition policies, staff recommend sale to Landcolv, LLC and Antonnikka Owens, subject to a 24 month enforcement mortgage to be discharged once the proposed renovations are completed.

1827 and 1831-33 South Ave. Purchase Offer	
Applicant	Landcolv, LLC and Antonnikka Owens
Offer	\$10,000
Plan	Renovate to Operate Business and for Rental

10) 104 Graves St. – Buildable Vacant Lot

Date Acquired: 06/09/2021

Dimensions: 40' x 120'

The Land Bank acquired the vacant lot at 104 Graves Street in June 2021. The City demolished a house here in August 2020. James Blumner and Thi Le Phong Tran owner-occupy the single-family home next door at 102 Graves St. They would like to purchase the vacant lot to install fencing and expand their yard. They would like to extend the driveway on 104 Grave for access to their garage and remove the existing garage at 102 Graves St.

Based on the Land Bank's disposition policies, staff recommends the sale of 104 Graves Street to James Blumner and Thi Le Phuong Tran, contingent upon them combining the lot with their adjacent property.



104 Graves St - Purchase Offer	
Applicant	James Blumner and Thi Le Phuong Tran
Offer	\$151

11) 907 N. Townsend St. – Buildable Vacant Lot

Date Acquired: 07/23/2021

Dimensions: 57' x 148'

“Schedule A”

In August 2018, the LaFace family brought this property to the attention of numerous Common Councilors and the City of Syracuse Division of Code Enforcement. There were two dilapidated structures on the site that they feared were becoming increasingly hazardous and squatters were camping out in the back yard. The City pursued a court-ordered demolition and knocked both buildings down in late-2019.

Since then, we have been waiting for the City to foreclose so we could sell the lot to the neighbors. The City foreclosed in July 2021. The LaFace family plans to purchase this lot and fence it in to expand the yard at 905 N. Townsend St. There is a homeless encampment behind 907 N. Townsend and they are eager to put up a fence and secure more defensible space around their elderly parents' home.

Based on the Land Bank's disposition policies, staff recommends the sale of 907 N. Townsend St. to L&C LaFace Irrevocable Trust, contingent upon them combining the lot with their adjacent property.



907 N. Townsend St. Purchase Offer	
Applicant	L&C LaFace Irrevocable Trust
Offer	\$151

12) 207 Coral Ave – Buildable Vacant Lot

Date Acquired: 12/30/2016

Dimensions: 42' x 100'

The Land Bank originally acquired 207 Coral Ave. from HSBC Bank in 2014. It was sold to Home HeadQuarters for renovation in 2015, but they later decided that the property needed to be demolished. They returned it as a vacant lot to the Land Bank in 2016. Brandon M. Williams owns and resides in the single-family home at 201 Coral Ave. His house sits 3' from the property line, which doesn't provide him much room to access the eastern side of his house. He would like to purchase half of the lot for additional yard space. Jackia Harris owns the single-family house to the south, 211 Coral Ave. She would like to purchase the other half of the lot and fence it in and build a new deck on the side of her home.

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Based on the Land Bank's disposition policies, staff recommends the sale of half of 207 Coral Ave to Brandon M. Williams and the other half to Jackia Harris, contingent upon them each combining half of the lot with their adjacent property.



207 Coral Ave. Purchase Offers		
Applicant	Brandon M. Williams	Jackia Harris
Offer	\$151	\$151

13) 120 Snell Terrace – Vacant Lot

Date Acquired: 04/06/2021

Dimensions: 2.6 acres

The Land Bank acquired this lot at the behest of Thomas R Halliwell of 148 Arsenal Dr. He expressed an interest in keeping it open space and using it to raise tree seedlings. This is an unusual lot since it is sloped, densely wooded, quite large, and accessed via a "paper street." It is not currently served by sewer or water and would be difficult to develop. I got it appraised since it is quite unusual and we weren't sure of what price to list it at. It appraised at \$20,000, but we've gotten no serious interest from any buyers wishing to build on the lot and we don't believe it can be cost effectively developed.

One other neighbor expressed an interest in buying a portion of it, but declined to submit a competing offer when I let him know we'd received this offer from Mr. Halliwell.

Based on the Land Bank's disposition policies, staff recommends the sale of 120 Snell Terrace to Thomas R Halliwell, subject to a deed restriction requiring it remain open space.

"Schedule A"



120 Snell Terrace – Purchase Offer	
Applicant	Thomas R Halliwell
Offer	\$6,500