

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened on September 21, 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
Nancy Quigg

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Nancy Quigg, seconded by Jonathan Link Logan, to wit:

Resolution No.: 25 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>Yes</u>
Jonathan Link Logan	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

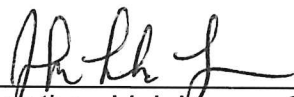
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 September 21, 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 19th day of October, 2021.



Jonathan Link Logan, Secretary



"Schedule A"

September 21, 2021 Sales Summary

1) 120 E. Matson. – Vacant Single Family Home

Date Acquired: 09/26/2019 Listed: 06/14/2021
Current List Price: \$5,000 Days on Market: 84
Original List Price: \$5,000 Land Bank's Minimum Renovation Est: \$59,000

120 E. Matson Ave. is a single-family home in the Brighton neighborhood. This home has three bedrooms and one full- and one half-bath, natural woodwork, a driveway, and a backyard. It is listed in our Homeownership Choice Program. We previously had this under contract, but the buyer backed out prior to closing.

Patrick Celestin of Brooklyn, NY, is an investor with experience investing in and flipping properties in NYC and Northern New Jersey. His goal for 120 E. Matson is to rehab the property using local contractors for required work and neighbors for small projects and cleanups around the property. Patrick plans on rehabbing and selling this property to an owner-occupant. It is his first Land Bank purchase.

Based on the Land Bank's disposition policies, staff recommend sale to Patrick Celestin, subject to an enforcement mortgage to be discharged once the proposed renovations are complete and the property is sold to an owner-occupant.

120 E. Matson Ave. Purchase Offer	
Applicant	Patrick Celestin
Offer	\$5,000
Plan	Renovate to Resell to an Owner-Occupant

2) 713 Valley Dr. – Vacant Single Family Home

Date Acquired: 11/08/2019 Listed: 07/13/2021
Current List Price: \$25,000 Days on Market: 55
Original List Price: \$25,000 Land Bank's Minimum Renovation Est: \$48,000

713 Valley Drive is a vacant, single-family home in the North Valley neighborhood. This home has four bedrooms and one full- and one half-bath, beautiful wood floors upstairs, a driveway, and backyard. It is listed in our Homeownership Choice Program. We previously had this under contract, but the buyer backed out prior to closing.

Burney Carter is a Realtor from NYC who will be relocating to Syracuse. He plans to renovate 713 Valley Dr. to use as his primary residence. This will be his first Land Bank purchase and he will use licensed contractors to complete the necessary renovations.

“Schedule A”

Based on the Land Bank’s disposition policies, staff recommend sale to Burney Carter subject to an 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.

713 Valley Dr. Purchase Offer	
Applicant	Burney Carter
Offer	\$25,000
Plan	Renovate to Owner-Occupy

3) 130 Hope Ave. – Vacant Single Family Home

Date Acquired: 10/20/20186 Listed: 08/12/2021
Current List Price: \$1,000 Days on Market: days
Original List Price: \$1,000 Land Bank’s Minimum Renovation Est: \$68,000

130 Hope Ave. is a vacant, single-family home located in the Brighton neighborhood. This property has four good sized bedrooms, one full-bath and one half-bath, a driveway, a large backyard, and interesting architectural details throughout the home. We previously had this under contract, but the buyer backed out prior to closing.

Abubakar Rufai is a repeat Land Bank buyer. Mr. Rufai has purchased several properties from the Land Bank and has successfully completed two whole-house renovations to date. He plans to purchase and rehab 130 Hope to rent to family. Mr. Rufai’s brother is a local contractor and they work closely together on the home rehab projects.

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.

130 Hope Ave. Purchase Offer	
Applicant	Abubakar Rufai
Offer	\$1,000
Plan	Renovate for Rental

4) 134 Richardson Ave. – Vacant Single-Family Home

Date Acquired: 06/30/2016 Listed: 03/17/2021
Current List Price: \$5,000 Days on Market: 173 days
Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$90,000

134 Richardson Ave. is a large, single-family home with four bedrooms, one full-bath and one half-bath, located in the Brighton neighborhood. It has a dining room, living room, and possible space for a fifth bedroom. There is also a driveway and backyard.

Gooden Distributors is owned and operated by Maltimore Gooden of Brooklyn, NY. Mr. Gooden is an experienced contractor with over ten years’ experience in whole-home renovations and remodels. He has completed over twenty home remodel/rehab projects and is skilled in roofing and siding, tile and trim work, window and door installation and insulation and drywall work. Mr. Gooden will hire out the required work to

“Schedule A”

locally licensed contractors. This is his first Land Bank purchase and, once completed, he will sell the property to an owner-occupant.

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

134 Richardson Ave. Purchase Offers	
Applicant	Gooden Distributors
Offer	\$5,000
Plan	Renovate to Resell to an Owner-Occupant

5) 169 Darlington Rd. – Vacant Single-Family Home

Date Acquired: 07/23/2021	Listed: 08/18/2021
Current List Price: \$55,000	Days on Market: 20
Original List Price: \$55,000	Land Bank’s Minimum Renovation Est: \$39,248

169 Darlington Rd. is a small, two-bedroom, Ranch-style home in the Court-Woodlawn neighborhood. The home already has aluminum siding, new windows throughout, hardwood floors, a one-car attached garage, and overall is in fair condition. However, there is an in-ground pool in the backyard that will need complete replacement or to be filled in and there is a rear addition to the home sitting on rotten joists. The addition will need to be rebuilt or removed. Addressing the pool and rear addition will be a challenge as there is not room to get a vehicle into the backyard without crossing over the neighbor’s property. This home is in the Home Ownership Choice Program.

Patrick Halpin is a full-time Firefighter with the City of Syracuse. He plans to occupy this home as his primary residence and qualifies for the Public Employee Discount Program – allowing him to offer \$20,000 below the list price. Patrick will assist with some of the renovation work but will rely on his brother to conduct with majority of the renovation. His brother has purchased Land Bank homes and has successfully completed whole house renovations.

Based on the Land Bank’s disposition policies, staff recommend sale to Patrick Halpin, subject to an 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.

169 Darlington Rd. Purchase Offer	
Applicant	Patrick Halpin
Offer	\$35,000
Plan	Renovate to Owner-Occupy

6) 3010 Grant Blvd. – Vacant Single Family Home

Date Acquired: 02/21/2019	Listed: 03/19/2021
Current List Price: \$7,500	Days on Market: 172
Original List Price: \$12,500	Land Bank’s Minimum Renovation Est: \$92,824

“Schedule A”

3010 Grant Blvd. is a four-bedroom, one-bathroom, single-family home on the Northside with a driveway and a garage. The first floor has two bedrooms and the second floor has another two bedrooms; however, the ceiling height is very low upstairs. This home has foundation issues and will require major renovation.

Shpend Behrami is an experienced contractor and local real estate investor. He has purchased and successfully completed whole-house renovations including several other Land Bank homes. He plans to renovate this home to operate as a rental.

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

3010 Grant Blvd. Purchase Offer	
Applicant	Shpend Behrami
Offer	\$7,500
Plan	Renovate for Rental

7) 152-54 Kenmore Ave. – Vacant Single-Family Home

Date Acquired: 03/31/2016

Listed: 08/12/2021

Current List Price: \$2,000

Days on Market: 26

Original List Price: \$2,000

Land Bank’s Minimum Renovation Est: \$54,167

152-54 Kenmore Ave. is a five-bedroom, two-bathroom home on the Southside. It is currently configured as a single-family home; however, the City of Syracuse has it on file as a two-family residence. It will require a Change of Occupancy to be officially converted to a single-family dwelling. It has a double-lot, wrap around porch, and some nice details throughout the home. It will require major renovation. This home was originally listed for sale in August of 2020 and an offer was accepted in March of 2021, but that sale did not close and the home was relisted for sale August 12, 2021.

Precious Floyd is a Rochester resident looking to purchase this home to renovate and resell to an owner-occupant. This will be her first renovation project and first purchase in Syracuse. She has family in Syracuse and plans to rely on them for local contractor recommendations to complete the renovation of this home.

David Gachelin of Brooklyn, NY, is an experienced investor who has invested in and flipped homes in NYC and Northern New Jersey. He plans to hire out a majority of the work to local contractors. Once completed, Mr. Gachelin will sell the home to an owner-occupant. This will be his first Land Bank purchase.

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

152-54 Kenmore Ave. Purchase Offers		
Applicant	David Gachelin	Precious Floyd
Offer	\$5,000	\$4,000
Plan	Renovate to Resell to an Owner-Occupant	Renovate to Resell to an Owner-Occupant

“Schedule A”

8) 1623, 1631, 1641 S Salina Street – 1.1 acre Building Site

Date Acquired: various dates between 2014 and 2020

Listed: 07/27/2020

Current List Price: \$25,000

Days on Market: 407

Original List Price: \$25,000

Land Bank’s Minimum Renovation Est: buyer to develop plan for new construction

The Land Bank has had this property on the market since mid-2020 after working for several years to assemble multiple adjacent properties to create a building site for infill construction with 200’ of street frontage on S. Salina St. Home HeadQuarters has submitted an offer to purchase the land and build three two-family homes, which they would sell to owner-occupant buyers. This will be part of the Resurgent Neighborhood Initiative plan for new construction. The lots would be reconfigured into three 66.67’ wide parcels. This is slightly different than other RNI projects and we recommend giving them a year to secure the necessary subsidy prior to closing, but HHQ thinks they can likely start sooner than that. Because these homes will be affordable housing, they qualify for the Affordable Housing Discount to buy the properties at cost. Since we have owned these for many years that comes out to \$21,000.

Their designs appear to fit well into the surrounding historic district although they will have to be approved by the Landmark Preservation Board before permits are issued since the site is in a National Register Historic District. They presented their plans to the Southside TNT on Monday, September 13 and their proposal was well received. They provided us with two possible floor plans and six façade options. Those are attached after this resolution in your packet.

We have received interest in this property from Hal Travis, also, but he has yet to submit a complete purchase offer.

Based on the Land Bank’s disposition policies, staff recommends the sale of 1623, 1631, and 1641 S Salina Street to Home HeadQuarters, Inc. for \$21,000 contingent upon them obtaining the necessary subsidy and approvals to build within a year of our acceptance of their offer.

1623, 1631, 1641 S. Salina St. Purchase Offer	
Applicant	Home HeadQuarters, Inc.
Offer	\$21,000

9) 217 Kellogg St. – Buildable Vacant Lot

Date Acquired: 03/03/2016

Dimensions: 50’ x 132’

The Land Bank acquired the vacant lot at 217 Kellogg St. in March 2016. Luis Marrero owns the two-family property at 219 Kellogg St., which he operates as a rental. His plan is to install fencing and expand the yard for space to plant a fruit and vegetable garden. The lot was also offered to the owner of 215 Kellogg St., but they did not respond. Based on the Land Bank’s disposition policies, staff recommends the sale of 217 Kellogg St. to Luis Marrero, contingent upon him combining the lot with his adjacent property.

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"Schedule A"

Newell St. She would like to purchase the lot and install fencing for an expanded yard to host family gatherings. Based on the Land Bank's disposition policies, staff recommends the sale of 368 West Newell St. to Bobbie Wright once the demolition is complete and contingent upon her combining the lot with her adjacent property.



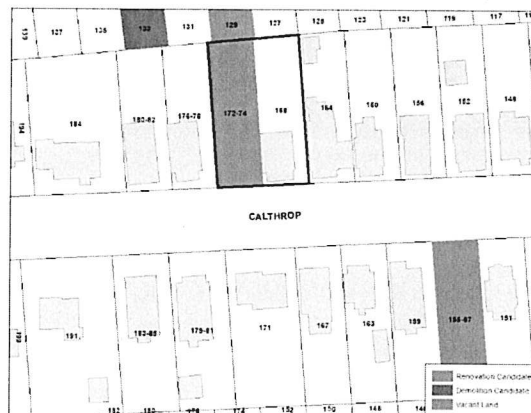
368 Newell St W. - Purchase Offer	
Applicant	Bobbie Wright
Offer	\$151

12) 172-74 W. Calthrop Ave. – Buildable Vacant Lot

Date Acquired: 08/04/2016

Dimensions: 40' x 128'

The Land Bank demolished a dilapidated two-family house in May 2017 using Attorney General funds. Both adjacent property owners were offered the vacant lot but only Sonja Hawkins responded. Ms. Hawkins would like to acquire the property for additional yard space and she would like to construct a two-car garage. Based on the Land Bank's disposition policies, staff recommends the sale of 172-74 West Calthrop Ave. to Sonja L. Hawkins, contingent upon her combining the lot with her adjacent property.



172-74 Calthrop Ave. W. - Purchase Offer	
Applicant	Sonja L. Hawkins
Offer	\$151

13) 412 Oswego St. – Buildable Vacant Lot

Date Acquired: 09/03/2014

Dimensions: 40' x 101'

"Schedule A"

The Land Bank acquired 412 Oswego St. in March of 2021. Great Grace Church, located at 523 Fabius Street would like to acquire the property for additional parking for its congregation. They engaged Terry Horst Landscape Architects to prepare the site plan for the new parking lot. They have provided us with an estimate from Lee Coker & Sons stating that the project will cost \$6,000 and proof of funds sufficient to cover the project. The property is zoned Local Business, Class A, which allows for the construction of parking lots. Based on the Land Bank's disposition policies, staff recommends the sale of 412 Oswego St. to Great Grace Church subject to an enforcement mortgage requiring the buyer to construct a parking lot that complies with all City codes and zoning requirements.

412 Oswego St. Purchase Offer	
Applicant	Great Grace Church
Offer	\$500.00

