

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened on October 19, 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:

Michael LaFlair, Treasurer
Jonathan Link Logan, Secretary
Nancy Quigg

EXCUSED:

Patrick Hogan, Chair
El Java Abdul Qadir, Vice-Chair

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 Nancy Quigg, to wit:

Resolution No.: 30 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>Excused</u>
Michael LaFlair	VOTING	<u>Yes</u>
El Java Abdul Qadir	VOTING	<u>Absent</u>
Nancy Quigg	VOTING	<u>Yes</u>
Jonathan Link Logan	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

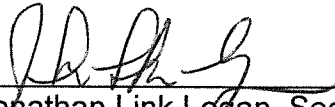
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 October 19, 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 16th day of November, 2021.



Jonathan Link Logan, Secretary



"Schedule A"

October 19, 2021 Sales Summary

1) 141 Hobart Ave. – Vacant Single Family Home

Date Acquired: 06/09/2021

Listed: 07/08/2021

Current List Price: \$25,000

Days on Market: 89

Original List Price: \$30,000

Land Bank's Minimum Renovation Est: \$68,482

141 Hobart Ave. is a small single-family home on the Southside. It sits at the top of a hill on a dead-end street and it has a driveway and detached garage. The first floor has two small bedrooms, a full bathroom, kitchen, dining room, and living room with an additional sitting area at the front of the house. Overall the home is in fair condition, however in addition to the whole-house renovation, there is a major foundation issue and will require major renovation. This home is in the Home Ownership Choice Program.

Devon Watson is an experienced contractor and investor who lives on the Southside. He has purchased several Land Bank homes and has successfully completed whole-house renovations. He plans to renovate this home to re-sell to an owner-occupant.

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

141 Hobart Ave. Purchase Offer	
Applicant	Devon Watson
Offer	\$25,000
Plan	Renovate to Re-Sell to an Owner-Occupant

2) 1113 S. Geddes St. – Vacant Single Family Home

Date Acquired: 11/03/2014

Listed: 04/18/2021

Current List Price: \$5,000

Days on Market: 172

Original List Price: \$5,000

Land Bank's Minimum Renovation Est: \$104,483

1113 S. Geddes St. is a four bedroom, one full and one half bath, single-family home in the Near Westside Neighborhood. It has a driveway and a large garage. This home will require major renovation.

Adnan Almafrachi is a local buyer looking to purchase this home to renovate and re-sell. He is considering using it as his primary residence, but is confident that eventually it will be resold and therefore has approached this purchase to re-sell. He has purchased a two-family home in Syracuse that required major renovations, oversaw the work, and operates that home as a rental. He plans to hire contractors for the renovation.

“Schedule A”

Juan Gonzalez is a contractor who currently resides in Florida. He grew up in the Syracuse area where his family opened Don Juan’s Restaurant on S. Geddes Street. Juan plans to stay with family in Syracuse while he renovates this home himself. He plans to operate it as a rental and his brother will manage the property for him.

The Land Bank staff defer to the Board of Directors in selecting the buyer for this property, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

1113 S. Geddes St. Purchase Offers		
Applicant	Adnan Almafrachi	Juan Gonzalez
Offer	\$6,500	\$7,000
Plan	Renovate to Re-Sell	Renovate for Rental

3) 262 W. Lafayette Ave. – Vacant Single-Family Home

Date Acquired: 10/03/2016

Listed: 07/08/2021

Current List Price: \$25,000

Days on Market: 89

Original List Price: \$25,000

Land Bank’s Minimum Renovation Est: \$63,019

262 W. Lafayette Ave. is a four-bedroom, one-bathroom home on the Southside. It has a driveway, a yard, and a wrap-around porch. The home will require major renovation. This home is in the Home Ownership Choice Program.

Nelson Barroso Rodriguez and Mailyn Rodriguez are looking to purchase this home as their primary residence. They currently live in Syracuse and own and operate one rental property. They plan to complete as much of the renovation themselves as they can and hire contractors for the rest. Nelson is a full-time employee with the City of Syracuse and will take advantage of the Public Employee Discount Program.

Based on the Land Bank’s disposition policies, staff recommend sale to Nelson Barroso Rodriguez and Mailyn Rodriguez, 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.

262 W. Lafayette Ave. Purchase Offer	
Applicant	Nelson Barroso Rodriguez and Mailyn Rodriguez
Offer	\$12,500
Plan	Renovate to Owner-Occupy

4) 139 Maxwell Ave. – 10’ x 120’ Portion of the lot

Date Acquired: 12/22/2020

Dimensions: 40’ x 120’ (total lot)

The Land Bank has entered into contracts to demolish the two single-family houses at 135 and 139 Maxwell Ave. using 2021 City CARES funding (these demos must be replaced with affordable housing). Once demolished, the vacant lots will be merged to create a building site. Our strategy is to sell 10’ to the neighbor at 143 Maxwell Ave. and 10’ to the homeowner at 131 Maxwell Ave., leaving a 60’ x 120’ parcel for Home Headquarters to build a new single-family home.

“Schedule A”

LaJuana L. Mike (formerly known as LaJuana Green) owns 143 Maxwell Ave. and would like to purchase a 10' strip of 139 for room to park an additional vehicle. Based on the Land Bank's disposition policies, staff recommends the sale of a 10' x 120' strip of 139 Maxwell Ave. to LaJuana R. Mike, contingent upon her combining the lot with her adjacent property.



Portion of 139 Maxwell Ave. Purchase Offer	
Applicant	LaJuana R. Mike (fka Lajuana R. Green)
Offer	\$151

5) 135 Maxwell Ave. – 10' x 120' Portion of the lot

Date Acquired: 3/24/17

Dimensions: 40' x 120' (total lot)

Brian J. Barney is the owner-occupant at 131 Maxwell Ave. Based on the Land Bank's disposition policies, staff recommends the sale of a 10' x 120' strip of 135 Maxwell Ave. to Brian J. Barney, contingent upon him combining the lot with his adjacent property.

Portion of 135 Maxwell Ave. Purchase Offer	
Applicant	Brian J. Barney
Offer	\$151

6) 104 E. Kennedy St. – Buildable vacant lot

Date Acquired: 4/11/19

Dimensions: 48' at the front, 60' at the back, 132' deep

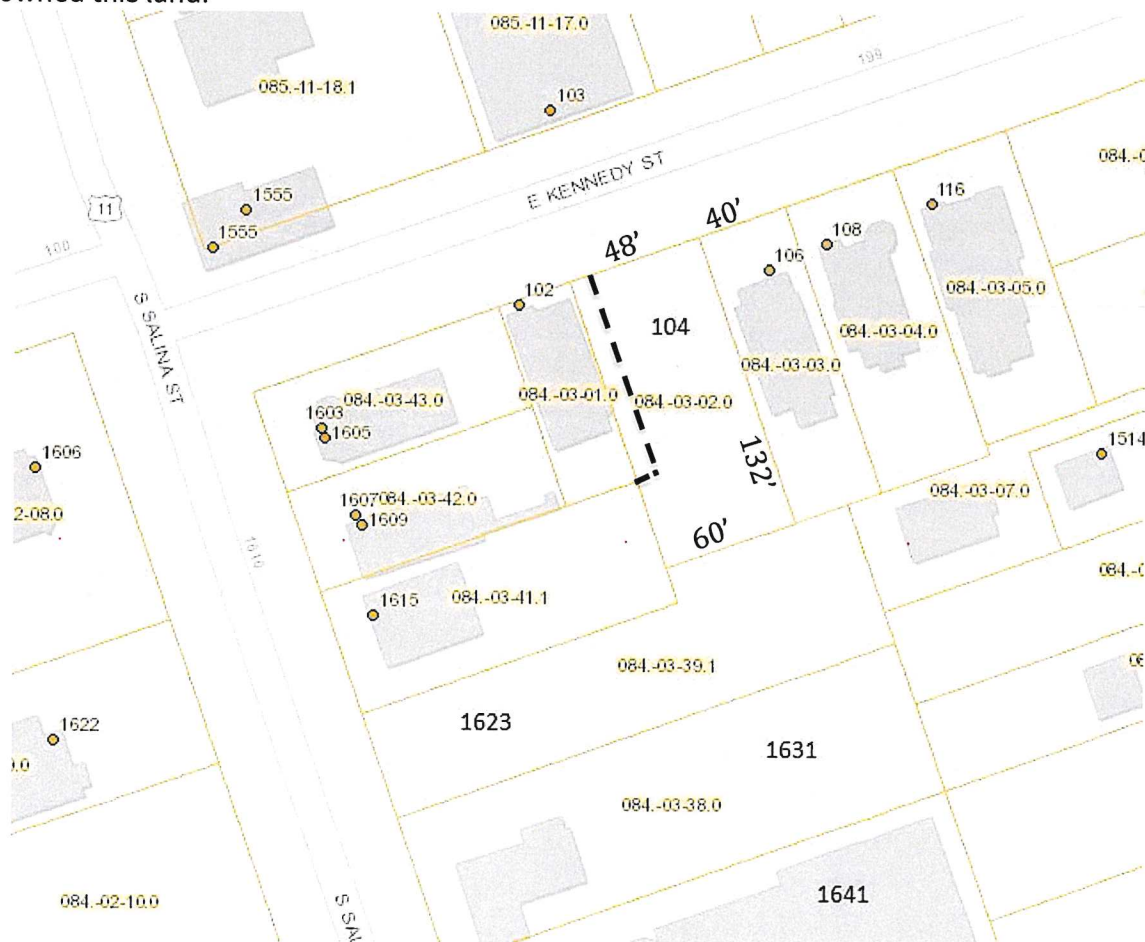
Deanna Holland purchased 106 E. Kennedy St. from Southeast Gateway Community Development Corp. in 2018. At the time, she thought it included the lot next door at 104 E. Kennedy. Around that time, Gateway was selling off their inventory and they sold tax-delinquent properties to many unsuspecting buyers without legal

“Schedule A”

representation. Less than a year later, the City foreclosed on 104 E. Kennedy. The owner of 102 E. Kennedy approached us wishing to buy the lot because the driveway for 102 was located on our lot at 104. We opted instead to sell him a 12' wide portion and submitted a resubdivision application to merge those 12' with 102. This prompted the zoning office to mail postcards advertising the public hearing to all properties within 500' feet. Ms. Holland received a postcard and was surprised to learn that 104 was not part of her existing property.

She asked if she could buy the remainder of 104 from us. We declined to sell it because we thought it would serve as a driveway to parking located behind a future development (no developer or plan had yet been identified) at 1623-41 S. Salina Street, keeping traffic off the busier street.

When Mr. DeVito proposed to build a 72 unit building there she strongly voiced her opposition to the plan and to a driveway for a large parking lot passing by her house. We have now entered into a contract to sell 1623-41 S. Salina to Home HeadQuarters and they plan for each of the three two-family homes they will build there to have its own driveway onto S. Salina Street. This lot is now available and Ms. Holland is eager to take title to protect the greenspace where her children and other neighborhood kids play. We are not proposing she merge the property with 106 since the Planning Commission will likely dislike the idea of creating an 88' wide parcel, but selling to her seems like the right thing to do since she had been under the impression that she already owned this land.



104 E. Kennedy St. Purchase Offer	
Applicant	Deanna Holland
Offer	\$151