

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened on December 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.: 34 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 December 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 27th day of January, 2022.



Jonathan Link Logan, Secretary



“Schedule A”

December 21, 2021 Sales Summary

1) 340 W. Colvin St. – Vacant Single-Family Home

Date Acquired: 05/20/2015

Listed: 10/06/2021

Current List Price: \$9,900

Days on Market: 62

Original List Price: \$9,900

Land Bank’s Minimum Renovation Est: \$59,390

340 W. Colvin St. is a four-bedroom, two-bathroom, single-family home on the Southside. There is potential for a fifth bedroom on the first floor, in addition to an entry foyer, living room, dining room, and kitchen. The property has a driveway and nice backyard space. This home will require major renovation and is in the Home Ownership Choice Program. It was previously under contract, however the sale did not finalize.

De’Ara and Zaniyah Kearse are sisters hoping to purchase this home together as their primary residence. They are both first-time homebuyers and both work for the Syracuse City School District. They qualify for the Public Employees Discount Program, letting them bid half of the list price. While they do not have experience renovating homes themselves, their father has owned several homes and works closely with local contractors. He will help guide them through the renovation process.

Based on the Land Bank’s disposition policies, staff recommend sale to De’Ara and Zaniyah Kearse, 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.

340 W. Colvin St. Purchase Offer	
Applicant	De’Ara and Zaniyah Kearse
Offer	\$4,950
Plan	Renovate to Owner-Occupy

2) 638 W. Newell St. – Vacant Two-Family Home

Date Acquired: 04/27/2016

Listed: 04/20/2021

Current List Price: \$1,000

Days on Market: 231

Original List Price: \$9,900

Land Bank’s Minimum Renovation Est: \$141,347

638 W. Newell St. is a two-family home on the Southside. It sits adjacent to Onondaga Creek and a small corner of the property is in the FEMA floodplain. The first floor apartment is currently configured as a one-bedroom unit and can easily become a two-bedroom apartment. The second floor is a two-bedroom unit. The house has foundation issues and will require major renovation.

Phyllip Martin of Phyllip Martin Real Estate and Property Management, LLC is an experienced investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. His goal is to renovate this home to re-sell it, but if the home does not sell, he will rent it.

Based on the Land Bank’s disposition policies, staff recommend sale to Phyllip Martin Real Estate and Property Management, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

638 W. Newell St. Purchase Offers	
Applicant	Phyllip Martin Real Estate and Property Management, LLC
Offer	\$1,000
Plan	Renovate to Re-Sell

3) 314 Seymour St. – Vacant Two-Family Home

Date Acquired: 06/04/2014	Listed: 10/22/2021
Current List Price: \$1,000	Days on Market: 46
Original List Price: \$1,000	Land Bank’s Minimum Renovation Est: \$162,141

314 Seymour St. is a two-family home in the Near Westside neighborhood. Each unit has three bedrooms, one bathroom, a living room, and dining room. There is significant water damage and the home will require major renovation.

Phyllip Martin of Phyllip Martin Real Estate and Property Management, LLC is an experienced investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. His goal is to renovate this home to re-sell it, but if the home does not sell, he will plan to rent it.

Based on the Land Bank’s disposition policies, staff recommend sale to Phyllip Martin Real Estate and Property Management, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

314 Seymour St. Purchase Offer	
Applicant	Phyllip Martin Real Estate and Property Management, LLC
Offer	\$1,000
Plan	Renovate to Re-Sell

4) 404 Merriman Ave. – Vacant Two-Family Home

Date Acquired: 09/24/2015	Listed: 02/19/2021
Current List Price: \$8,000	Days on Market: 291
Original List Price: \$8,000	Land Bank’s Minimum Renovation Est: \$91,961

404 Merriman Ave. is a two-family home in the Near Westside neighborhood. The first floor is a three-bedroom apartment and the upstairs is a two-bedroom unit. There is a driveway and a large backyard. There is a foundation issue and the home will require major renovation.

Mohammed Mezba Uddin is an experienced contractor who has completed many renovations in all aspects of construction. He estimates that he has completed approximately 150 renovations mostly in the Brooklyn

area after Hurricane Sandy. He plans to live in Syracuse while he completes the renovation of this home himself. He will hire local contractors for the electric, plumbing, and HVAC. He plans to renovate this home to re-sell it.

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

404 Merriman Ave. Purchase Offer	
Applicant	Mohammed Mezba Uddin
Offer	\$8,000
Plan	Renovate to Re-Sell

5) 318 Kellogg St. – Vacant Two-Family Home

Date Acquired: 06/09/2021	Listed: 07/13/2021
Current List Price: \$20,000	Days on Market: 147
Original List Price: \$20,000	Land Bank’s Minimum Renovation Est: \$92,019

318 Kellogg St. is a two-family home in the Near Westside neighborhood. Each unit has three bedrooms and one bathroom. The home has significant water damage and a major foundation issue. It will require major renovation.

Jahfari Harrison is a contractor and investor from New Jersey where he owns and manages six properties. He has completed three multi-family home renovations, but for this project he has already selected a local contractor to complete the entire renovation. This will be his first purchase in Syracuse and he plans to renovate this home to operate as a rental.

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

318 Kellogg St. Purchase Offer	
Applicant	Jahfari Harrison
Offer	\$20,000
Plan	Renovate to Operate as a Rental

6) 221 McKinley Ave. – Buildable Vacant Lot

Date Acquired:	8/29/2019
Dimensions:	50’ x 141’

The Land Bank acquired 221 McKinley Ave. in August 2019. We demolished a dilapidated single-family house in October 2021 using ARPA funding. This lot is not within an RNI infill target area and this one-block long street dead ends into I-81 so we believe new construction is unlikely here. Samuel and Suehay Acevedo own and live in the single-family home next door at 217 McKinley Ave. The Acevedo’s home was formerly in the Land Bank’s inventory (2015) and was renovated by an investor and resold to the Acevedos in 2018. The owners would like to expand their yard, add fencing, and improve the property’s landscaping. The owner on the opposite side of the property already has a double lot with 96’ of frontage. This resubdivision will create a 90’ wide and 141’ deep lot. Based on the Land Bank’s disposition policies, staff recommends the sale of 221

“Schedule A”

McKinley Ave. to Samuel R. Acevedo and Suehay Acevedo, contingent upon them combining the lot with their adjacent property.



221 McKinley Ave. Purchase Offer	
Applicant	Samuel R Acevedo and Suehay Acevedo (fka Suehay Lugo)
Offer	\$151

7) 321 Craddock St. – Buildable Vacant Lot

Date Acquired: 10/07/2021

Dimensions: 41' x 108'

The Land Bank acquired the vacant lot at 321 Craddock St. in October 2021. Eva M. Dixon owns and lives in the two-family house next door at 317 Craddock St. and would like to purchase this lot to install fencing and landscaping. The lot is located on the corner of Craddock St. and Hillview Ave. and Ms. Dixon is the only logical buyer. Based on the Land Bank’s disposition policies, staff recommends the sale of 317 Craddock St. to Eva Mae Dixon, contingent upon her combining the lot with her adjacent property.



321 Craddock St. Purchase Offer	
Applicant	Eva Mae Dixon
Offer	\$151

8) 411 Warner Ave. – Non-buildable Vacant Lot

Date Acquired: 12/18/2015

Dimensions: 33' x 84'

The Land Bank acquired 411 Warner Ave. in 2015 and demolished a dilapidated single-family house this September using ARPA funding. The property is adjacent to the side entrance to 1816-22 Midland Ave., Payton Memorial Temple Church of God in Christ. The Church would like to purchase the lot and use it as play space for children that attend church programs. Based on the Land Bank's disposition policies staff recommend sale to Payton Memorial Temple Church of God in Christ.



411 Warner Ave. Purchase Offer	
Applicant	Payton Memorial Temple Church of God in Christ
Offer	\$976

9) 201 Woodland Ave. – Non-Buildable Vacant Lot

Date Acquired: 07/17/2015

Dimensions: 34' x 79'

The Land Bank acquired 201 Woodland Ave. in July 2015. We demolished a dilapidated two-family house in August 2019 using Attorney General funds. The Land Bank sold Home Headquarters the vacant lot at 143 Baker Ave. and they are building a single-family home there via the Resurgent Neighborhood Initiative (one of 8 new homes in this immediate area and across the street from an early AG-renovation and several new homes HHQ built during the Driscoll administration). Christain Heyliger is under contract to purchase and owner occupy the home being built at 143 Baker Ave. Ms. Heyliger would like to purchase this lot to install fencing to prevent people from parking on it and to provide additional yard space for her children to play. The lot is located on the corner of Woodland and Baker and is not otherwise buildable. The other neighboring property is a rental. Ms. Heyliger's plan to beautify the lot and prevent illegal parking will be an improvement

“Schedule A”

to the neighborhood. We are not recommending resubdivision to combine this property with 143 Baker since it would create an oddly shaped lot that the Planning Commission would not likely to approve.

Based on the Land Bank’s disposition policies, staff recommends the sale of 201 Woodland Ave. to Christian Heyliger once she takes title to the house at 143 Baker Ave.

201 Woodland Ave. Purchase Offer	
Applicant	Christian Heyliger
Offer	\$151

