

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at 431 E. Fayette Street; Syracuse, NY 13202 on January 27, 2022 at 6:00 p.m.

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
Michael LaFlair, Treasurer
Nancy Quigg
Jonathan Link Logan, Secretary
Oceanna Fair

EXCUSED:

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.: 3 of 2022

**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>
Oceanna Fair	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 January 27, 2022 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 15th day of February, 2022.



Jonathan Link Logan, Secretary



“Schedule A”

January 27, 2022 Sales Summary

1) 273 W. Borden Ave. – Vacant Single-Family Home

Date Acquired: 11/23/2021 Listed: 12/20/2021
Current List Price: \$22,000 Days on Market: 15
Original List Price: \$22,000 Land Bank’s Minimum Renovation Est: \$77,722

273 W. Borden Ave. is a four-bedroom, one-bathroom home in the Brighton neighborhood. The home has lots of natural woodwork and beautiful original features, including a fireplace in the entry foyer, double entry doors, and columns in the living room. The home has significant water damage and will require major renovation. This home is in the Home Ownership Choice Program.

Alpheus and Mary Calderon are looking to purchase this home to renovate and resell to an owner-occupant, however they are strongly considering the option of using it as their primary residence once the renovation is complete. Alpheus is an experienced contractor in all aspects of construction. The majority of his experience has been in the NYC area until the couple moved to Jamesville two years ago. Alpheus has been working as a contractor in the Syracuse area since then. He plans to complete the majority of the renovation himself and sub-out as needed.

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

273 W. Borden Ave. Purchase Offer	
Applicant	Alpheus and Mary Calderon
Offer	\$22,000
Plan	Renovate to Re-Sell to an Owner-Occupant

2) 223 Fobes Ave. – Vacant Single-Family Home

Date Acquired: 11/23/2021 Listed: 12/20/2021
Current List Price: \$56,000 Days on Market: 15
Original List Price: \$56,000 Land Bank’s Minimum Renovation Est: \$66,632

223 Fobes Ave. is a four-bedroom, two-bathroom home in the Eastwood neighborhood. It has a one-car attached garage, a large eat-in kitchen, a large living room, nice hardwood floors, and the first and second floors each have two bedrooms and one full bathroom. The property does not have much yard space and there is a major foundation repair needed. This home will require major renovation and is in the Home Ownership Choice Program.

“Schedule A”

Kristen Jensen plans to purchase this home to renovate with her daughter and re-sell it to an owner-occupant. She has recently completed three similar renovations, one of which was around the corner on Lillian Ave. Together they plan to complete the majority of the renovation and hire out as needed.

Jahi Jahiu is an experienced contractor who has renovated many homes, one of which was a Land Bank home on Glencove Rd. in Eastwood. He plans to complete the majority of the renovation himself and re-sell this home to an owner-occupant.

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

223 Fobes Ave. Purchase Offers		
Applicant	Kristen Jensen	Jahi Jahiu
Offer	\$65,100	\$65,000
Plan	Renovate to Re-Sell to an Owner-Occupant	Renovate to Re-Sell to an Owner-Occupant

3) 125 Wood Ave. – Non-Buildable Vacant Lot

Date Acquired: 9/26/2019

Dimensions: 39’ x 97’

The Land Bank acquired 125 Wood Ave. in September 2019. We demolished a dilapidated single-family house in September 2021 using ARPA funds. The property is within a Resurgent Neighborhoods Initiative (RNI) target area, but can’t be built on as it is only 39’ wide. Housing Visions and HHQ both have plans to build on this block on other, larger lots. Patrona Jones owns and occupies the single family home next door at 123 Wood Ave. She would like to expand her yard and eventually construct a new garage. We are proposing to sell her a 27’ x 98’ (approx.) portion of the lot so as to leave plenty of room for the new garage. The owner of the other adjacent property, Clara Burton of 127 Wood Ave., would also like a portion of the lot to expand her yard, but her property already contains a garage so we are proposing to sell her a 12’ x 98’ portion. Based on the Land Bank’s disposition policies, staff recommends the sale of a 27’ x 98’ portion of 125 Wood Ave. to Patrona Jones and a 12’ x 98’ portion of 125 Wood Ave. to Clara Burton, contingent upon them combining the lot portions with their adjacent properties.



125 Wood Ave. Purchase Offers		
Applicant	Patrona Jones	Clara Burton
Offer	\$526	\$526

4) 121 Anderson Ave. – Buildable Vacant Lot

Date Acquired: 10/09/2013
 Dimensions: 40' x 125'

The Land Bank acquired 121 Anderson Ave. in late 2013 and demolished a single-family home there in March 2014 using funds from SIDA. Christopher Donai is the owner occupant of the adjacent property at 129 Anderson Ave. He would like to purchase the lot to expand his yard and construct a garage. The lot abuts the backside of a commercial structure that faces South Salina St. and is an undesirable location for new construction. The lot provides a good buffer between Mr. Donai's property and the commercial uses on South Salina Street. Based on the Land Bank's disposition policies, staff recommends the sale of 121 Anderson Ave. to Christopher Donai, contingent upon him combining the lot with his adjacent property.



121 Anderson Ave. Purchase Offer	
Applicant	Christopher Donai
Offer	\$151.00

5) 225 Harriette Ave. – Buildable Vacant Lot

Date Acquired: 8/17/17
 Dimensions: 50' x 100'

The Land Bank acquired this vacant lot via tax-foreclosure in 2017. Megan and Michele Bahns own and live in 231 Harriette Ave. They'd like to acquire this lot and build a single-family home on it – so it will need to stay a separate parcel and not combined with their existing home in order for that to be allowed by zoning. Based on the Land Bank's disposition policies, staff recommends the sale of 225 Harriette Ave. to Megan and Michele Bahns, subject to an enforcement mortgage requiring them to build a house there within 5 years.

