

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 March 15, 2022 at 8:00 a.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  
Nancy Quigg, Vice Chair  
Jonathan Link Logan, Secretary  
Oceanna Fair

**EXCUSED:**

Michael LaFlair, Treasurer

**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.: 8 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>Excused</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 March 15, 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 29<sup>th</sup> day of March, 2022.

  
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Jonathan Link Logan, Secretary



“Schedule A”

### March 15, 2022 Sales Summary

#### 1) 223 Englewood Ave. – Vacant Single-Family Home

Date Acquired: 12/23/2021      Listed: 02/02/2022  
Current List Price: \$76,900      Days on Market: 27  
Original List Price: \$76,900      Land Bank’s Minimum Renovation Est: \$38,210

223 Englewood Ave. is a Cape Cod style single-family home in the North Valley neighborhood. It has three bedrooms, one bathroom, an eat-in kitchen, living room, and an additional first floor room that could be a fourth bedroom. There is a driveway, one-car detached garage, and a very large yard with a unique configuration that extends behind the neighboring property. This home will require minor renovation and is in the Home Ownership Choice program.

Timothy Edwards is a full-time firefighter with the Syracuse Fire Department. He intends to use this home as his primary residence and will qualify for the public employee discount. He has some experience with home renovations, but plans to use a contractor for the majority of the renovation of this home.

Based on the Land Bank’s disposition policies, staff recommend sale to Timothy Edwards, 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.

223 Englewood Ave. Purchase Offer	
Applicant	Timothy Edwards
Offer	\$56,900
Plan	Renovate to Owner-Occupy

#### 2) 214-16 Bryant Ave. – Vacant Two-Family Home

Date Acquired: 11/23/2021      Listed: 02/02/2022  
Current List Price: \$91,000      Days on Market: 27  
Original List Price: \$91,000      Land Bank’s Minimum Renovation Est: \$39,134

214-16 Bryant Ave. is a two-family home in the Tipp Hill neighborhood. Each unit has two bedrooms, one bathroom, a front and rear enclosed porch, living room, formal dining room, and kitchen. There is no driveway with this home, but it does have a small backyard. This home is in the Home Ownership Choice program.

Sean Morley is a first-time homebuyer looking to renovate this home to use as his primary residence. He intends to live in one unit and rent the other. He has some experience with home renovations, but plans to hire a contractor for the entire renovation of this home. He is very excited about becoming a homeowner in the Tipp Hill neighborhood.

Based on the Land Bank’s disposition policies, staff recommend sale to Sean Morley, 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.

<b>214-16 Bryant Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Sean Morley</b>
<b>Offer</b>	<b>\$91,000</b>
<b>Plan</b>	<b>Renovate to Owner-Occupy</b>

### 3) 166 Palmer Ave. – Vacant Single-Family Home

Date Acquired: 05/20/2015	Listed: 08/30/2021
Current List Price: \$2,000	Days on Market: 183
Original List Price: \$2,000	Land Bank’s Minimum Renovation Est: \$122,421

166 Palmer Ave. is a single-family home in the Southwest neighborhood. It has four bedrooms, one full-bathroom, one half-bathroom, and includes the adjacent vacant lot (resub pending) for additional yard space. The home has a significant foundation issue, will require major renovation, and is in a FEMA floodplain.

Willie Reddic of WDR Consulting One, LLC is an experienced local investor who has purchased Land Bank homes and has successfully completed whole-house renovations. His mother-in-law lives on this block of Palmer Ave. so he and his wife have a personal connection to improving the homes on this street and in this neighborhood. He plans to use a contractor for the entire renovation of this home and will resell it to an owner-occupant. They are fully aware of this home’s challenges and ready to address them.

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

<b>166 Palmer Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>WDR Consulting One, LLC</b>
<b>Offer</b>	<b>\$2,000</b>
<b>Plan</b>	<b>Renovate to Resell to an Owner-Occupant</b>

### 4) 135-37 Palmer Ave. – Vacant Two-Family Home

Date Acquired: 08/05/2015	Listed: 09/29/2020
Current List Price: \$1,000	Days on Market: 518
Original List Price: \$1,000	Land Bank’s Minimum Renovation Est: \$146,000

135-37 Palmer Ave. is a two-family home in the Southwest neighborhood. Each unit has three bedrooms, one bathroom, living room, formal dining room, and kitchen. The home has significant water damage, will require major renovation, and is in a FEMA floodplain.

Willie Reddic of WDR Consulting One, LLC is an experienced local investor who has purchased Land Bank homes and has successfully completed whole-house renovations. His mother-in-law lives on this block of Palmer Ave. so he and his wife have a personal connection to improving the homes on this street and in this

neighborhood. He plans to use a contractor for the entire renovation of this home and will operate this home as a rental.

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

<b>135-37 Palmer Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>WDR Consulting One, LLC</b>
<b>Offer</b>	<b>\$1,000</b>
<b>Plan</b>	<b>Renovate to Operate as Rental</b>

**5) 516 and 522-24 Rich St. – Buildable Vacant Lots**

516 Rich St.

Date Acquired: 7/31/18  
Dimensions: 102’ by 176’

522-24 Rich St.

Date Acquired: 10/1/14  
Dimensions: 48’ by 140’

A Tiny Home for Good plans to divide 516 in half and, on the resulting three parcels, build two single-family homes and one duplex. They are aware that 516 is in the FEMA floodplain and are prepared to build above the area’s base flood elevation as required by building code, just as they already did with a handful of homes on Bellevue Ave.

Based on the Land Bank’s disposition policies, staff recommend sale to A Tiny Home for Good, Inc., subject to an enforcement mortgage to be discharged once the homes are constructed.

<b>516 and 522-24 Rich St. Purchase Offer</b>	
<b>Applicant</b>	<b>A Tiny Home for Good, Inc.</b>
<b>Offer</b>	<b>\$5,000</b>
<b>Plan</b>	<b>New Construction for Rental</b>