

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 July 19, 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

ABSENT:

Michael LaFlair, Treasurer

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.: 16 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>Absent</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 July 19, 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 16th day of August, 2022.



Jonathan Link Logan, Secretary



“Schedule A”

July 19, 2022 Sales Summary

1) 216 Mosley Dr. – Vacant Two-Family Home

Date Acquired: 03/31/2022 Listed: 06/17/2022
Current List Price: \$41,000 Days on Market: 18
Original List Price: \$41,000 Land Bank’s Minimum Renovation Est: \$173,788

216 Mosley Dr. is currently a two-family home in the Eastwood neighborhood with a driveway and two-car attached garage (garage is in the basement, accessed from the backyard). This home must be converted to a single-family home to conform with current zoning regulations. There is major water damage, some foundation issues, and the home will require major renovation. It is in the Home Ownership Choice program. Because it is a large two-family and will have to be reconfigured into a single-family home, it could be renovated to have as many as six bedrooms.

Gary and Sarah Campbell are looking to purchase this home to renovate and use as their primary residence. Gary is an experienced contractor who has completed many whole-house renovations, and performs foundation repair and reconstruction. Gary and Sarah have seven children, two of whom attend Huntington Elementary School and one that attends Henninger High School. The size and location of this home is exactly what they have been looking for. They qualify for the Affordable Home ownership program.

Based on the Land Bank’s disposition policies, staff recommend sale to Gary and Sarah Campbell, 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.

216 Mosley Dr. Purchase Offer	
Applicant	Gary and Sarah Campbell
Offer	\$36,900
Plan	Renovate to Owner-Occupy

2) 2310 Midland Ave. – Vacant Two-Family Home +2300-02 Midland Ave. and 311 W. Newell St.

Date Acquired: 08/31/2016 Listed: 04/11/2022
Current List Price: \$14,000 Days on Market: 85
Original List Price: \$14,000 Land Bank’s Minimum Renovation Est: \$86,414

2310 Midland Ave. is currently a two-family home on that Southside that must be converted to a single-family home to conform to current zoning. Through the use of stabilization funds that Land Bank completed a new roof, siding, windows, and exterior doors. The adjacent property at 2300-02 Midland Ave. is scheduled for demolition and the lot will be added to this home for additional yard space, as well as the lot behind the home

at 311 W Newell St. While the exterior of the house has been renovated, this home will require major renovation. It is in the Home Ownership Choice program.

Megan Lord is a first-time homebuyer looking to purchase this house to renovate and use as her primary residence. She plans to move to relocate to Syracuse from Brooklyn and has already selected a contractor to complete the renovation. She qualifies for the Affordable Home Ownership program.

Based on the Land Bank’s disposition policies, staff recommend sale to Megan Lord, 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.

2310 Midland Ave., 2300-02 Midland Ave., and 311 W. Newell St. Purchase Offer	
Applicant	Megan Lord
Offer	\$12,600
Plan	Renovate to Owner-Occupy

3) 215 E. Glen Ave. – Vacant Two-Family Home

Date Acquired: 08/29/2019	Listed: 01/10/2022
Current List Price: \$9,900	Days on Market: 176
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$124,605

215 E. Glen Ave. is currently a two-family home in the North Valley neighborhood that must be converted to a single-family home to conform with current zoning. It has a large lot, will require major renovation, and is in the Home Ownership Choice program.

Tommi Billingsley and NaDonte Jones are looking to purchase this home to use as their primary residence. NaDonte is a licensed plumber in Syracuse and owns a successful plumbing business. He has experience successfully completing whole-house renovations.

Based on the Land Bank’s disposition policies, staff recommend sale to Tommi Billingsley and NaDonte Jones, 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.

215 E. Glen Ave. Purchase Offer	
Applicant	Tommi Billingsley and NaDonte Jones
Offer	\$9,900
Plan	Renovate to Owner-Occupy

4) 617 Hixson Ave. – Vacant Single-Family Home

Date Acquired: 01/31/2022	Listed: 03/09/2022
Current List Price: \$58,000	Days on Market: 118
Original List Price: \$58,000	Land Bank’s Minimum Renovation Est: \$72,046

617 Hixson Ave. is a single-family home in the Eastwood neighborhood. It has three bedrooms, one bathroom, living room with fireplace and built-ins, formal dining room, eat-in kitchen, and sitting room. The property

has a driveway and a nice backyard space. The home retains much of its original character however will require major renovation. It is in the Home Ownership Choice program.

Vanessa Bui is looking to purchase this home to renovate and re-sell to an owner-occupant. While she has not purchased from the Land Bank before, her husband has and has successfully completed whole-house renovations, so she is very familiar with what it will take to renovate this home.

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

617 Hixson Ave. Purchase Offer	
Applicant	Vanessa Bui
Offer	\$58,000
Plan	Renovate to Re-Sell to Owner-Occupant

5) 306 Elliott St – Buildable Vacant Lot

Date Acquired: 05/26/2022

Dimensions: 50’ x 125’

Ms. Mulero purchased her house from Federico Rivera in 2016 and assumed that it included the lot at 306 Elliott St. because it is fenced in with her property. Mr. Rivera failed to pay the taxes and the property became seizable. Ms. Mulero would like to acquire the property to expand her yard for the benefit of her disabled son who lives at 208 Bradley St. Since a resubdivision of the two properties would create an irregularly-shaped lot and would likely be denied by the Planning Commission, staff recommends selling it to Arlene Mulero without a resubdivision.

306 Elliott St. Purchase Offer	
Applicant	Arlene Mulero
Offer	\$151

