

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 September 20, 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
Michael LaFlair, Treasurer
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 Nancy Quigg, seconded by Oceanna Fair, to wit:

Resolution No.: 24 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 September 20, 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 18th day of October, 2022.



Jonathan Link Logan, Secretary



"Schedule A"

September 20, 2022 Sales Summary

1) 109 Willis Ave. – Vacant Single-Family Home

Date Acquired: 03/31/2022 Listed: 05/04/2022
Current List Price: \$83,000 Days on Market: 125
Original List Price: \$90,000 Land Bank's Minimum Renovation Est: \$67,448

109 Willis Ave. is a large single-family home in the Tipp Hill neighborhood. It has 4 bedrooms, 1.5 bathrooms, a driveway, nice backyard space, and lots of original trim and details throughout the home. Overall the home is in fair condition and due to its size, will require major renovation. It is in the Home Ownership Choice program.

Nicole Broadnax is a first-time homebuyer intending to purchase this home to renovate and use as her primary residence. She has already selected her General Contractor who has assessed the home and completed other renovations of Land Bank properties. Nicole is a full-time employee with the City of Syracuse and will qualify for the Public Employee Discount program. She is very excited to make this house her home for herself and her young daughter.

Based on the Land Bank's disposition policies, staff recommend sale to Nicole Broadnax, 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.

109 Willis Ave. Purchase Offer	
Applicant	Nicole Broadnax
Offer	\$63,000
Plan	Renovate to Owner-Occupy

2) 1511 S. State St. – Vacant Single-Family Home

Date Acquired: 03/31/2022 Listed: 08/09/2022
Current List Price: \$39,900 Days on Market: 28
Original List Price: \$39,900 Land Bank's Minimum Renovation Est: \$51,474

1511 S. State St. is a single-family home on the Southside. It has 4 bedrooms, 1 bathroom, first-floor laundry, a formal dining room, and living room with fireplace. There is no backyard space and the rear porch will need to be removed or replaced. Overall the home is in fair condition, however will still require significant renovations. This home is in the Home Ownership Choice program.

“Schedule A”

Kelsey May intends to purchase this home to renovate and re-sell to an owner-occupant. She has purchased from the Land Bank before and has successfully completed whole-house renovations. She plans to tackle some of the work herself and already has a GC lined up to complete the majority of the renovation.

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

1511 S. State St. Purchase Offers	
Applicant	Kelsey May
Offer	\$39,900
Plan	Renovate to Re-Sell to Owner-Occupant

3) 242 W. Ostrander Ave. – Vacant Single-Family Home

Date Acquired: 07/21/2022 Listed: 08/08/2022
Current List Price: \$24,000 Days on Market: 29
Original List Price: \$24,000 Land Bank’s Minimum Renovation Est: \$71,054

242 W. Ostrander Ave. is a single-family home on the Southside. It has 1 bedroom and 1 bathroom on the first floor, 3 bedrooms and a half-bath on the second floor, a small formal dining room, large kitchen, a driveway and a nice backyard. It is in the Home Ownership Choice program.

Shantel Henry grew up in the house next door at 240 W. Ostrander Ave. where her parents still live. She currently lives not far from this home. Shantel owns a rental property on the block and is committed to securing a safe neighborhood for her parents. In addition to the rental property she has also fully renovated another home on the block that was resold to an owner-occupant. Shantel has experience with whole-house renovations and she intends to renovate this home to re-sell to an owner-occupant.

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

242 W. Ostrander Ave. Purchase Offer	
Applicant	Shantel Henry
Offer	\$24,000
Plan	Renovate to Re-Sell to an Owner-Occupant

4) 265 W. Lafayette Ave. – Non-Buildable Vacant Lot

Date Acquired: 10/20/2016
Dimensions: 33’ x 127’

The Land Bank demolished a dilapidated house at 265 W. Lafayette Ave. this summer using City ARPA funding. Robert C. Adams is an owner occupant at 259 W. Lafayette Ave. He would like to acquire the property for additional yard space. Both adjacent owners were offered a portion of the lot, but only Mr. Adams responded.

"Schedule A"

Based on the Land Bank's disposition policies, staff recommends sale of 265 West Lafayette Ave. to Robert Adams contingent upon him resubdividing and combining the lot with his adjacent property.

265 W. Lafayette Ave. Purchase Offer	
Applicant	Robert C. Adams
Offer	\$151



5) 210 S. Alvord St. – Buildable Vacant Lot

Date Acquired: 10/20/2015

Dimensions: 70' x 134'

The Land Bank demolished a two-family house at 210 S. Alvord St. in April 2020 using City funds. The adjacent homeowner at 212 S. Alvord St. would like to purchase the lot for additional yard space. She does not have a driveway and at some time in the future she would like to explore installing a driveway here, although the slope on this property makes this challenging. The other adjacent property is a non-conforming 4-unit apartment building in a Residential Class A zone. The slope of the lot makes it an unlikely location for off-street parking for the other neighbor.

Based on the Land Bank's disposition policies, staff recommends sale of 210 S Alvord St to Dora E. Peterson contingent upon her resubdividing and combining the lot with her adjacent property.

210 S. Alvord St. Purchase Offer	
Applicant	Dora E. Peterson
Offer	\$151

“Schedule A”



6) 178 Milnor Ave. – Non-Buildable Vacant Lot

Date Acquired: 08/31/2022

Dimensions: Irregularly Shaped

The Land Bank requested that the City foreclose on this irregularly shaped parcel at the request of Harith Alnoamy, who owner-occupies the adjacent house at 887 Salt Springs Rd. Mr. Alnoamy would like to install a fence and landscaping to improve his property.

Based on the Land Bank’s disposition policies, staff recommends sale of 178 Milnor Ave. to Harith Alnoamy contingent upon him resubdividing and combining the lot with his adjacent property.

178 Milnor Ave. Purchase Offer	
Applicant	Harith Alnoamy
Offer	\$151



"Schedule A"

7) 527 W. Ostrander Ave. – Non-Buildable Vacant Lot

Date Acquired: 11/08/2019

Dimensions: 33' x 122'

The Land Bank demolished a dilapidated house at 527 W. Ostrander Ave. this summer using City ARPA funds. The adjacent neighbors would like to split the vacant lot. Chris A A Phipps owns 525 W. Ostrander Ave. and his mother lives in the home. He and his mom would like to fence in the lot for additional yard space. Heaustine Baines owns and resides at 529 W. Ostrander. She would also like to install fencing and expand her yard.

Based on the Land Bank's disposition policies, staff recommends sale of half of the lot to Chris AA Phipps and half of the lot to Heaustine Baines. Sale of both would be contingent upon them resubdividing and combining the portion of the lot with their adjacent property.

527 W Ostrander Ave		
Applicant	Chris A A Phipps	Heaustine Baines
Offer	\$151	\$151



8) 226 McLennan Ave – Buildable Vacant Lot

Date Acquired: 11/29/2018

Dimensions: 50' x 138'

The Land Bank acquired 226 McLennan Ave. as a vacant lot in 2018. While it is buildable, it is not located in an RNI target area. The adjacent neighbors would like to split the vacant lot. Felicia McBride owns and occupies 232 McLennan Ave. She operates a daycare out of her home and would like to install a fence and expand the play area for the children. Roselyn Hector owns and occupies 222 McLennan Ave. She would like to expand her yard for additional play space for her grandchildren and to plant a garden.

“Schedule A”

Based on the Land Bank's disposition policies, staff recommends sale of half of the lot to Felicia McBride and half to Roselyn Hector. Sale of both would be contingent upon them resubdividing and combining the portion of the lot with their adjacent property.

226 McLennan Ave. Purchase Offers		
Applicant	Roselyn Hector	Felicia McBride
Offer	\$151	\$151

