

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 October 18, 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 Oceanna Fair, seconded by Nancy Quigg, to wit:

Resolution No.: 26 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 October 18, 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 November, 2022.


Jonathan Link Logan, Secretary



"Schedule A"

October 18, 2022 Sales Summary

1) 201 S. Midler Ave. – Vacant Two-Family Home

Date Acquired: 01/31/2022 Listed: 09/08/2022
Current List Price: \$63,000 Days on Market: 26
Original List Price: \$63,000 Land Bank's Minimum Renovation Est: \$62,061

201 S. Midler Ave. is currently configured as a two-family home and is located in the Eastwood neighborhood. This home was built as a single-family home and is required to be converted back into a single-family residence. The first floor has two bedrooms, one bathroom, living room with fireplace, formal dining room, large kitchen, and original unpainted trim, columns with pony walls, and hardwood floors. The second floor has two bedrooms, a small bathroom, living room, and kitchen. There is a two-car detached garage behind the home accessible from Northcliffe Road. There is significant water damage and the home will require major renovation. This home is in the Home Ownership Choice program.

Rashida Purvey is a first-time homebuyer planning to renovate and use this home as her primary residence. She does not have experience with renovating homes and plans to hire a contractor for the entire renovation.

Avni Jahiu is an experienced investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. He plans to renovate this home to re-sell to an owner-occupant.

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

201 S. Midler Ave. Purchase Offers		
Applicant	Avni Jahiu	Rashida Purvey
Offer	\$64,000	\$63,000
Plan	Renovate to Re-Sell to an Owner-Occupant	Renovate to Owner-Occupy

2) 160 Didama St. – Vacant Single-Family Home

Date Acquired: 11/08/2019 Listed: 08/03/2022
Current List Price: \$53,000 Days on Market: 62
Original List Price: \$58,000 Land Bank's Minimum Renovation Est: \$72,096

160 Didama St. is a single-family home in the Salt Springs neighborhood. It has four bedrooms, one full and one half bath, living room with fireplace, entry foyer, and formal dining room. The home has some water damage, a one-car detached garage in need of renovation, and the home will require major renovation. This home is in the Home Ownership Choice program.

“Schedule A”

Adriel and Eustacious Donai of Donai Inc. are experienced contractors who have purchased from the Land Bank before and have successfully completed whole-house renovations. They intend to renovate this home to re-sell to an owner-occupant.

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

160 Didama St. Purchase Offer	
Applicant	Donai Inc.
Offer	\$53,000
Plan	Renovate to Re-Sell to an Owner-Occupant

3) 522 W. Colvin St. – Vacant Single-Family Home

Date Acquired: 10/03/2016 Listed: 12/13/2021
Current List Price: \$18,500 Days on Market: 95
Original List Price: \$28,500 Land Bank’s Minimum Renovation Est: \$71,546

522 W. Colvin St. is a single-family home on the Southside. It has four bedrooms, one bathroom, living room, formal dining room, large kitchen, and large rear mud room. The property has a driveway and garage. This home will require major renovation.

Ekins Worrell is moving to Syracuse and plans to use this home as his primary residence. Because this home is not in the Home Ownership Choice program he qualifies for 20% off the purchase price. Ekins grew up around construction where his father taught him many skills. He plans to take care of some minor renovations himself and will hire a local contractor to complete all the major renovations.

Based on the Land Bank’s disposition policies, staff recommend sale to Ekins Worrell, 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.

522 W. Colvin St. Purchase Offer	
Applicant	Ekins Worrell
Offer	\$14,800
Plan	Renovate to Owner-Occupy

4) 372 Warner Ave. – Non-Buildable Vacant Lot

Date Acquired: 11/10/2020
Dimensions: 37’ x 60’

The Land Bank has recently demolished a dilapidated single-family house at 372 Warner Ave using City ARPA funding. Oswald Cox and Jessica Hamacher are owner occupants at 376 Warner Ave. They would like to acquire the property for additional yard space as their property is only 60’ deep with very little back yard. They plan to install a fence and a garden. The other adjacent property owner has several serious open code violations and was not offered a portion of the lot.

"Schedule A"

Based on the Land Bank's disposition policies, staff recommends sale of 372 Warner Ave to Oswald Cox and Jessica Hamacher contingent upon them resubdividing and combining the lot with their adjacent property.

372 Warner Ave. Purchase Offer	
Applicant	Oswald Cox and Jessica Hamacher
Offer	\$151

