

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 November 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  
Michael LaFlair, Treasurer  
Oceanna Fair

**EXCUSED:**

**FOLLOWING PERSONS WERE ALSO PRESENT:**

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Michael LaFlair, seconded by Nancy Quigg to wit:

Resolution No.: 31 of 2022

**RESOLUTION AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTIES FROM THE CITY OF SYRACUSE**

WHEREAS, New York Not-For-Profit Corporation Law §1608(b) authorizes the GSPDC to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

WHEREAS, pursuant to New York Not-For-Profit Corporation Law §1608(c), the GSPDC may accept transfers of real property from municipalities upon such terms and conditions as agreed to by the GSPDC and the municipality; and

WHEREAS, the GSPDC desires to acquire from the City of Syracuse title to certain parcels of real property identified on the Properties List attached hereto as Schedule A subject to the limitations set forth herein.

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 GSPDC is hereby authorized to acquire, either in its own name or in the name of a lawfully formed subsidiary, as determined appropriate by the Executive Director and Legal Counsel, from the City of Syracuse, title to the parcels of real property identified on the Properties List attached hereto as Schedule A (individually a "Property" and collectively the "Properties"), subject to the following limitations:

GSPDC shall be under no obligation to acquire any Property which the GSPDC reasonably determines to:

- a. have defects in title; or
- b. constitute a danger or public hazard; or
- c. contain hazardous substances or present other environmental concerns; or
- d. be fiscally imprudent for the GSPDC to accept including, by way of example and not limitation, Property which contains improvements in need of demolition; or
- e. that the GSPDC deems inappropriate for acquisition.

Section 4. The Chairman and the Executive Director of the GSPDC are each hereby authorized and directed 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.

Section 4. The other officers, employees and agents of the GSPDC are hereby authorized and directed for and in the name and on behalf of the GSPDC 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>
Mike LaFlair	VOTING	<u>Yes</u>
Oceanna Fair	VOTING	<u>Yes</u>
Jonathan Link Logan	VOTING	<u>Yes</u>
Nancy Quigg	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 November 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 20<sup>th</sup> day of December, 2022.

  
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Jonathan Link Logan, Secretary

## SCHEDULE A

Pnumber	Address	Land Use	Strategy
1319402200	150 Cortland Place	Vacant Land	Buildable, but an unlikely place for new construction; adjacent owner-occupant wants to expand their yard
0751001200	310 Lewis St	Two-Family	Abandoned nuisance property reported by Common Councilor
0832007900	554 Gifford St	Vacant Land	Assemble with adjacent lots to create a shovel-ready building site
1356002500	230 Marguerite Ave	Vacant Land	Building Site
1240001300	200 Hovey St	Vacant Land	Greening Project
1461003900	2619 Midland Ave	Vacant Land	Neighboring owner-occupant wishes to buy as a side-lot
0279111600	1639 N Salina St at Wolf	Commercial	Good candidate for sale/renovation
1414302000	924-26 Cannon St	Apartment	Vacant Property declared unfit; codes request
1926000401	102 Elizabeth St	Two-Family	Occupied property declared unfit, needs relocation
0304003100	511 Ash St	Two-Family	Occupied? Long list of code violations. Councilor complaint
0832009100	625 Gifford St	Multiple Residences	Owner has walked away. Declared unfit
0613024100	1442-44 Burnet Ave	"Converted Res"	Occupied rental declared unfit
1393101500	216-18 Valley Dr	Two-Family	Occupied with code violations referred to BAA
0726002700	407 Emerson	Single-Family	Neighbor complaint
0861000500	107 Milton	Two-Family	Neighbor complaint
0896301301	118 Willis	Single-Family	Neighbor complaint