

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  
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 Jonathan Link Logan, seconded by Nancy Quigg, to wit:

Resolution No.: 30 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 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.

  
\_\_\_\_\_  
Jonathan Link Logan, Secretary



“Schedule A”

### November 15, 2022 Sales Summary

#### 1) 617 Hixson Ave. – Vacant Single-Family Home

Date Acquired: 01/31/2022      Listed: 03/09/2022  
 Current List Price: \$53,000      Days on Market: 237  
 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, but will require major renovation. It is in the Home Ownership Choice program.

Stephen Skinner is an Eastwood resident, a real estate broker, and an experienced real estate developer who intends to purchase this home to renovate and resell to an owner-occupant. He has purchased from the Land Bank before and has experience completing whole-house renovations. Stephen has been committed to improving the Eastwood neighborhood for many years.

Pothwei Bangoshoth has purchased from the Land Bank before and has successfully completed at least one whole-house renovation. He intends to purchase this home to renovate and use as his primary residence. He is a full-time SCSD employee at Henninger High School, where several of his children attend school as well. He previously purchased 511 Carbon from the Land Bank, which he said would be his primary residence, but ended up paying off the residency mortgage so he could sell it just a few months after renovations were completed.

Based on the Land Bank’s disposition policies, staff recommend sale to Stephen Skinner, 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 Offers		
Applicant	Stephen Skinner	Pothwei Bangoshoth
Offer	\$54,000	\$53,000
Plan	Renovate to Re-Sell to an Owner-Occupant	Renovate to Owner-Occupy

#### 2) 500-02 Gifford St. – Non-Buildable Vacant Lot

Date Acquired: 10/07/21  
 Dimensions: 21’ x 82’

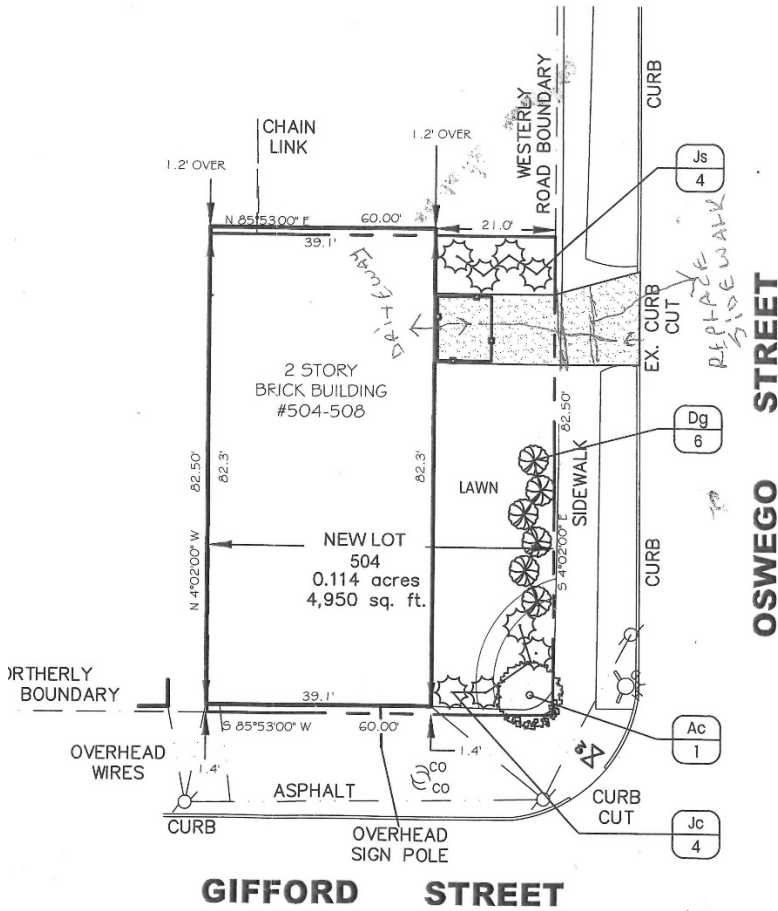
Othman Shanna owns the corner store at 504-08 Gifford St. His grocery store tenant has been using this strip of land for his dumpsters and the neighbors have expressed the desire that he screen the dumpster from view.

“Schedule A”

This narrow lot has also been a frequent location of illegal parking. Mr. Shanna has agreed to improve the property with a paved and screened area for the dumpsters and barriers to prevent illegal parking.

To incentivize him to make this investment, the Land Bank has agreed to sell the property for \$1 and engaged a Landscape Architect to produce the site plan below. The store is already encumbered with a special use permit, which will be need to be modified at the BZA before the Planning Commission will agree to the required resubdivision.

Based on the Land Bank’s disposition policies staff recommends the sale of 500-022 Gifford St to Othman Shanna, contingent upon him merging it with his adjacent property and subject to an enforcement mortgage requiring him to improve the property according to the plan he’s submitted to us.



500-02 Gifford St. Purchase Offer	
Applicant	Othman Shanna
Offer	\$1