

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 February 21, 2023 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 Nancy Quigg, seconded by Oceanna Fair, to wit:

Resolution No.: 7 of 2023

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 February 21, 2023 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 21st day of March, 2023.



Jonathan Link Logan, Secretary

SCHEDULE A

Schedule A

PNUMBR	FullAddress	occupancy	Strategy	FRONT	DEPTH
1021003200	209 DAVIS ST	Rental Occupied	neglected rental near planned investment	41	132
1021003300	211 DAVIS ST	Vacant Land	Land Bank owns 117. Reconfigure 4 lots into 3 - 51.66' lots.	40	132
1021003400	213 DAVIS ST	Vacant Land	Land Bank owns 117. Reconfigure 4 lots into 3 - 51.66' lots.	38	132
1021003500	215 DAVIS ST	Vacant Land	Land Bank owns 117. Reconfigure 4 lots into 3 - 51.66' lots.	38	132
1022005200	523 DELAWARE ST	Rental Occupied	apartment building near all of our planned investment on delaware	45	126
1022007800	560 DELAWARE ST	Residential Vacant	vacant building near all of our planned investment on delaware	42	115
1022007902	564 DELAWARE ST	Vacant Land	combine with 560	0	0
1022006400	577 DELAWARE ST	Parking	combine with 581	0	0
1022006500	581 DELAWARE ST	Parking	combine with 577	0	0
1022005500	537-39 DELAWARE ST	Vacant Land	reconfigure these 3 lots into 2 - 60.5' wide lots	0	0
1022005600	541-43 DELAWARE ST	Vacant Land	reconfigure these 3 lots into 2 - 60.5' wide lots	44	126
1022007400	542-44 DELAWARE ST	Rental Occupied	next to a 50' building site we own	50	186
1022005700	545-47 DELAWARE ST	Vacant Land	reconfigure these 3 lots into 2 - 60.5' wide lots	44	126
1022006600	583-89 DELAWARE ST	Parking	combine with 581	0	0
1022004600	426-28 DELAWARE ST & SABINE ST	Rental Occupied	apartment building near all of our planned investment on delaware	68	117
1124100200	203 DUDLEY ST	Vacant Land	combine with 201, land bank already owns	33	66
1124100400	207 DUDLEY ST	Vacant Land	combine with 209	33	66
1124100500	209 DUDLEY ST & PUTNAM ST	Vacant Land	combine with 207	33	66
1028001200	124 FITCH ST	Vacant Land	land bank owns 126 and 132, can reconfig. 4 lots into 3 - 52' wide lots	33	132
1028002002	142 FITCH ST	Vacant Land	land bank owns 126 and 132, can reconfig. 4 lots into 3 - 52' wide lots	33	129
1028002700	206 FITCH ST	Vacant Land	side lot for 208	0	0
1128002801	225 FITCH ST	Vacant Land	combine with 229	38	132
1128002902	229 FITCH ST	Rental Occupied	neglected rental near planned investment; combine with 225	78	132
1028003800	230 FITCH ST	Vacant Land	combine with 228 which is already owned by the land bank	33	132
1028003900	232 FITCH ST	Vacant Land	combine with 234	33	123
1028004000	234 FITCH ST	Vacant Land	combine with 232	33	123
1128003300	237 FITCH ST	Vacant Land	reconfigure these 3 lots into 2 - 59' wide lots	33	132

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1128003400	239 FITCH ST	Vacant Land	reconfigure these 3 lots into 2 - 59' wide lots	36	132
1028004300	242 FITCH ST	Vacant Land	50' building site	50	132
1128004100	253 FITCH ST	Vacant Land	combine with 255	33	132
1128004200	255 FITCH ST	Rental Occupied	neglected rental near planned investment; combine with 253	33	132
1028004800	256 FITCH ST	Vacant Land	44' building site	44	132
1028001400	128-30 FITCH ST	Residential Vacant	vacant building	55	132
1128003200	235-1/2 FITCH ST	Vacant Land	reconfigure these 3 lots into 2 - 59' wide lots	49	132
1028004200	238-40 FITCH ST	Vacant Land	50' building site	50	132
1031001000	901-17 GEDDES ST S & DELAWARE ST	Mixed-Use Occupied	mini-mart; façade improvements needed	89	91
1032003700	433 GIFFORD ST	Residential Vacant	vacant building - land bank owns 431; combine 3 in a row for 2 building sites	33	132
1032003800	435 GIFFORD ST	Vacant Land	land bank owns 431; combine 3 in a row for 2 building sites	0	0
0832009100	625 GIFFORD ST	Rental Occupied	declared unfit; demo and combine with 621 which we already own	33	132
1034004800	224 GRACE ST	Vacant Land	combine with 406 and 412 Delaware	0	0
1034000100	107-09 GRACE ST	Vacant Land	50' building site	50	132
1034000500	127-29 GRACE ST	Vacant Land	50' building site	50	132
1034001300	167-69 GRACE ST	Vacant Land	50' building site	50	132
1034001400	173-75 GRACE ST	Vacant Land	combine with part of 513 Massena; 50' building site	50	100
1034001501	177 GRACE ST & MASSENA ST	Rental Occupied	neglected rental near planned investment	55	88
1040006200	311 HOLLAND ST	Vacant Land	land bank owns 307 in the middle, reconfigure these three to make 2 - 53' lots	33	148
1040002100	138-40 HOLLAND ST	Vacant Land	50' new build site	50	132
1040002600	209-11 HOLLAND ST	Vacant Land	55' new build site	55	102
1040004800	226-28 HOLLAND ST	Residential Vacant	vacant building	50	115
1040003200	233-35 HOLLAND ST	Vacant Land	45' new build site	45	132
1040006000	303-05 HOLLAND ST	Vacant Land	land bank owns 307 in the middle, reconfigure these three to make 2 - 53' lots	40	132
1040007300	320-22 HOLLAND ST	Vacant Land	combine with 316 land bank already owns	50	132
0844000401	347-51 JEFFERSON ST W REAR	Vacant Land	Steripharma has been asking for this landlocked parcel next to their parking lot for YEARS	34	151
1047000700	113 KELLOGG ST	Vacant Land	50' building site	50	132
1047001401	120 KELLOGG ST	Rental Occupied	neglected rental	95	110

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1047004000	212 KELLOGG ST	Vacant Land	50' building site	50	132
1047004100	214 KELLOGG ST	Vacant Land	50' building site	50	132
1047007000	316 KELLOGG ST	Vacant Land	50' building site; next to another 50' building site we already own	50	132
1047003500	200 KELLOGG ST & CONGRESS AVE	Vacant Land	55' building site	55	94
1057000200	110 MASSENA ST	Vacant Land	combine with 417 and 419 Shonnard	44	66
1057001501	513 MASSENA ST	Rental Occupied	rental	44	105
1057000700	204-06 MASSENA ST	Vacant Land	combine with 27' lot we already own next door	37	100
1060003000	235 MERRIMAN AVE	Vacant Land	we already own 233, could put one new home on each	50	110
1060005800	321 MERRIMAN AVE	Rental Occupied	rental	50	132
1060009400	416 MERRIMAN AVE	Vacant Land	50' building lot	50	132
1060005900	323 MERRIMAN AVE & BARRETT ST	Rental Occupied	rental	50	132
1060003100	237 MERRIMAN AVE & MASSENA ST	Rental Occupied	neglected rental near planned investment	50	110
1172001500	114 PUTNAM ST	Vacant Land	combine with 116	33	132
1172001600	116 PUTNAM ST	Vacant Land	combine with 114	33	132
1172004700	212 PUTNAM ST	Rental Occupied	land bank owns 2 parcels on either side; this would give us five in a row	33	132
1172003800	223 PUTNAM ST	Vacant Land	combine with 225 to create a 66' building site	33	132
1172003900	225 PUTNAM ST	Vacant Land	combine with 223 to create a 66' building site	33	132
1172005800	234 PUTNAM ST	Vacant Land	combine with 236 which the land bank already owns to create a 66' building site	33	132
1079001400	110 SABINE ST	Residential Vacant	vacant building - merge with adjacent land bank lots	50	75
1079002800	217 SABINE ST	Vacant Land	50' building site	50	132
1079004300	226 SABINE ST	Rental Occupied	neglected rental near planned investment	44	114
0881103600	438 SEYMOUR ST	Vacant Land	combine with 440	0	0
0881103700	440 SEYMOUR ST	Vacant Land	combine with 438	0	0
0881105200	521 SEYMOUR ST	Rental Occupied	this is between two vacant lots we already own	33	132
1082004300	212 SHONNARD ST	Vacant Land	between two lots we already own	44	132
1082004500	216 SHONNARD ST	Residential Vacant	vacant building	44	132
1082005600	240 SHONNARD ST	Vacant Land	next to a demo we already own; take down 236 and reconfigure these into 2 - 60.5' lots	38	132
1082008500	411 SHONNARD ST	Vacant Land	sell to owner-occupant at 413	33	132

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PNUMBR	FullAddress	occupancy	Strategy	FRONT	DEPTH
1082009800	437 SHONNARD ST	Rental Occupied	we sold to this landlord; lets put pressure on him to pay his taxes	33	152
1326004500	202 Elmhurst Ave	Vacant Land	merge with 204 which we just demo'd and 206 and create two 54.5' building lots	33	105
1326004700	206 Elmhurst Ave	Vacant Land	merge with 204 which we just demo'd and 202 and create two 54.5' building lots	37.5	105