

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 April 18, 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
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 Nancy Quigg, seconded by Jonathan Link Logan, to wit:

Resolution No.: 14 of 2023

**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 April 18, 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 16th day of May, 2023.



Jonathan Link Logan, Secretary



“Schedule A”

April 18, 2023 Sales Summary

1) 802 W. Colvin St. – Vacant Single-Family Home

Date Acquired: 11/22/2022

Listed: 01/05/2023

Current List Price: \$40,000

Days on Market: 89

Original List Price: \$40,000

Land Bank’s Minimum Renovation Est: \$60,220

802 W. Colvin Street is a charming home on the Southside with three bedrooms, one bathroom, formal dining room, living room with fireplace, and small sitting room on the first floor. It has hardwood floors throughout, some updated windows, a driveway and two-car, detached garage. Overall the home is in fair condition and is in the Home Ownership Choice program.

Calvin Corridors of CLC Vision Realty, LLC is a local investor intending to purchase this home to renovate and re-sell to an owner-occupant. He owns two properties in Syracuse that both required major renovation. Through his work at CenterState CEO he is experienced with real estate development projects and has already selected his contractor to complete this renovation.

Based on the Land Bank’s disposition policies, staff recommend sale to CLC Vision Realty, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

802 W. Colvin St. Purchase Offer	
Applicant	CLC Vision Realty, LLC
Offer	\$40,000
Plan	Renovate to Re-sell to Owner-Occupant

2) 243 Fitch St. – Vacant Two-Family Home

Date Acquired: 05/26/2022

Listed: 01/11/2023

Current List Price: \$9,900

Days on Market: 83

Original List Price: \$9,900

Land Bank’s Minimum Renovation Est: \$99,195

243 Fitch Street is a two-family home in the Near Westside neighborhood. Each unit has three bedrooms, one bathroom, living room and formal dining room. There is significant water damage isolated to one location of the home and it will require major renovation.

Joseph Campbell is an experienced investor from the Boston area who has purchased from the Land Bank before and has successfully completed whole-house renovations. He has selected a local contractor to complete this renovation and plans to operate the home as a rental.

“Schedule A”

Based on the Land Bank’s disposition policies, staff recommend sale to Joseph Campbell, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

243 Fitch St. Purchase Offer	
Applicant	Joseph Campbell
Offer	\$9,900
Plan	Renovate to Operate as Rental

3) 111 Ostrander Ave. E. – Non-Buildable Vacant Lot

Date Acquired: 03/29/2023
 Dimensions: 23’ x 116’ (irregularly-shaped)

Ethan and Katherine Thompson are owner occupants at 109 East Ostrander Ave. They asked us to acquire this small sliver of land adjacent to their property so that they can fence it in and prevent debris from the highway from entering their property. Based on the Land Bank’s disposition policies staff recommends the sale of 111 Ostrander Ave E to Ethan and Katherine R Thompson contingent upon them resubdividing and combining the lot with their adjacent property.



111 Ostrander Ave. E. Purchase Offer	
Applicant	Ethan and Katherine Thompson
Offer	\$151

4) 216 Congress Ave. – Non-Buildable Vacant Lot

Date Acquired: 04/11/2019
 Dimensions: 40’ x 55’

The Land Bank acquired 216 Congress Ave. in 2019 and demolished the home located here in 2021 using ARPA funds. The strategy for this small parcel is to split it between the adjoining properties, 201 Kellogg S.t and 202

Holland St. which have both previously been sold by the Land Bank. This is part of a larger resubdivision depicted in the image below. Based on the Land Bank's disposition policies, staff recommends the sale of half of 216 Congress Ave. to Barrie Jeffries and half to Home Headquarters, who is renovating 202 Holland St. for owner-occupancy. Sale will be contingent upon them combining their half with their adjacent properties. A price of \$1,192 for each lot is based on the sum of \$976 which is the usual price for non-owner occupants + \$216 which is 1/3 of the price paid for the resubdivision map.

216 Congress Ave. Purchase Offers		
Applicant	Home HeadQuarters, Inc	Barrie Jeffries
Offer	(see below)	\$1,192.00

5) 206-10 Holland St. – Buildable Vacant Lot

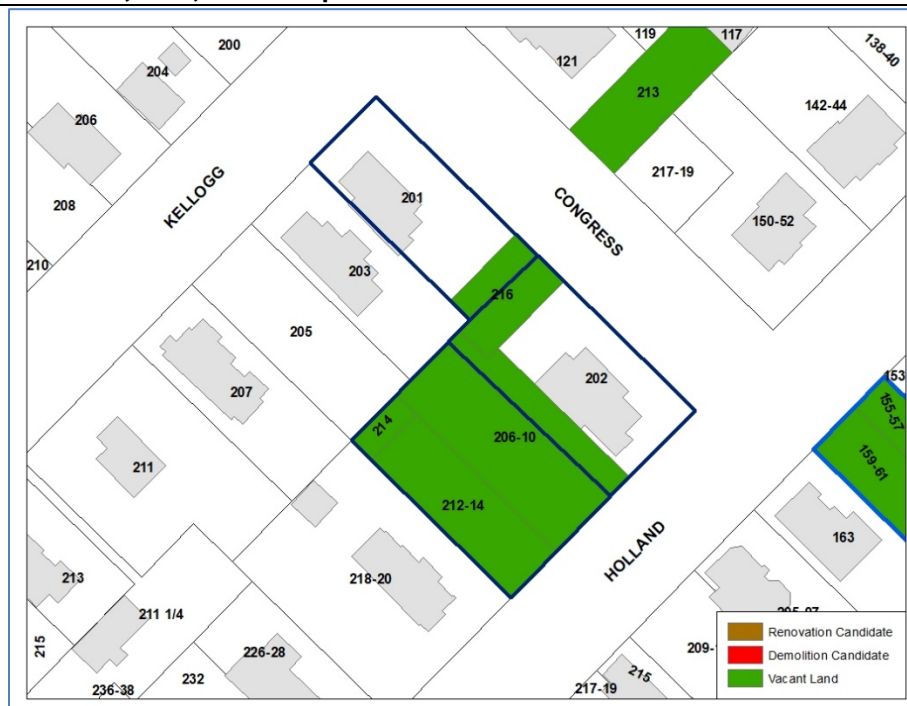
Date Acquired: 01/30/2023

Dimensions: 62' x 132'

The Land Bank acquired 206-10 Holland St. as a vacant lot in January of this year. The strategy for this parcel is to split it between the adjoining properties, 202 Holland St. which is being renovated by Home HeadQuarters for owner-occupancy and the vacant lot at 212-14 Holland St. 212-14 Holland St. will be merged with the balance of 206-10 Holland St. and a small parcel at 214 Holland St. Rear to form a 77.5' x 132' new construction site for an RNI new build. Based on the Land Bank's disposition policies, staff recommends the sale of a 22.5' x 132' portion of 206-10 Holland St. to Home HeadQuarters, Inc. contingent upon them combining the lot with 202 Holland St.

The price of \$1,192 is based on the sum of \$976 which is the usual price for non-owner occupants + \$216 which is 1/3 of the price paid for the resubdivision map.

A portion of 206-10 Holand St. Purchase Offer	
Applicant	Home HeadQuarters, Inc.
Offer	\$1,192 (includes part of 206-10 Holland St. & half of 216 Congress Ave.)



6) 817-19 Emerson Ave. – Buildable Vacant Lot

Date Acquired: 12/22/2016

Dimensions: 75' x 49' (irregularly-shaped)

Robert Johnson purchased 821 Emerson Ave. from the Land Bank in April 2020 and renovated it as his primary residence. 817-19 Emerson Ave. contains his driveway and was seizable, so we asked the City to foreclose on the property. The property was finally transferred to the Land Bank in February of 2023 and Mr. Johnson would like to acquire it. Based on the Land Bank's disposition policies staff recommends the sale of 817-19 Emerson Ave. to Robert Johnson. He won't be allowed to keep two driveways on one parcel, but he wishes to split the garage and driveway off as a separate parcel and merge 817-19 with his home so that driveway will be accessory to his house and the garage would become 823 Emerson Ave. We are working with zoning to determine whether this is allowed in an Industrial, Class A zoning district.

817-19 Emerson Ave. Purchase Offer	
Applicant	Robert Johnson
Offer	\$1

