



To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd, General Counsel
From: Katelyn Wright
Date: June 18, 2023
Re: Board of Directors Meeting – June 20, 2023

The Greater Syracuse Property Development Corporation will hold a regular meeting of the Board of Directors on **Tuesday, June 20, 2023 at 8:00 A.M.** at 431 E Fayette Street; Syracuse NY 13202 on the second floor.

- I. Call to order**
- II. Roll Call**
- III. Proof of Notice**
- IV. Minutes**
May 16, 2023
- V. Executive Summary & Financial Statements**
- VI. New Business**
 - A. Authorization to sell multiple properties
 - B. Approve sale of 106 S Alvord
 - C. Authorization to sell multiple properties to Spanish Action League
 - D. Authorize sale and transfer enforcement mortgage for 122 Erickson
 - E. Amend contract with Brotherly Love Church of God in Christ for 153 Holland - \$5,000
 - F. Acquire 149 and 236 Fitch from City of Syracuse
 - G. Authorize Land Bank to enter into 2023-24 funding contract with the City of Syracuse
- VII. Discussion**
 - A. Update on Tyler v. Hennepin County
- VIII. Adjournment**



PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

HAS SCHEDULED A REGULAR MEETING OF THE BOARD OF DIRECTORS

FOR

8:00 AM Tuesday, June 20, 2023

At

431 E Fayette Street, Second Floor Conference Room
Syracuse, NY 13202

For more information, please contact Katelyn Wright at 315-422-2301 or
kwright@syracuselandsbank.org

**GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION
CERTIFICATE REGARDING NO CONFLICT OF INTEREST**

MEETING DATE: June 20, 2023

The Greater Syracuse Property Development Corporation (the “GSPDC”) has this day considered numerous business items (each a “Transaction”) including, but not limited to, the sale of real or personal property to, undertaking projects with or on behalf of, and entering contracts with, certain individuals and business entities (each a “Stakeholder”).

I, the undersigned director, officer or employee of GSPDC, **DO HEREBY CERTIFY**, as follows:

1. I do not have any interest with regard to any Transaction which would cause the Transaction to be deemed a “related party transaction” (as defined in Section 102[a][24] of the New York Not-For-Profit Corporation Law), and no Relative (as defined in Section 102[a][22] of the New York Not-For-Profit Corporation Law) of mine or entity in which I have an ownership or beneficial interest has any such interest.
A “related party” as defined under Section 102(a)(23) of the New York Not-For-Profit Corporation Law means: (a) any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; (b) any relative of any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; or (c) any entity in which any individual described in clauses (a) and (b) above has a thirty-five percent or greater ownership or beneficial interest or, in the case of a partnership or professional corporation, a direct or indirect ownership interest in excess of five percent.
A “related party transaction” as defined under Section 102(a)(24) of the New York Not-For-Profit Corporation Law means any transaction, agreement or any other arrangement in which a related party has a financial interest and in which the GSPDC]or any affiliate of the GSPDC is a participant.
2. I do not have any interest in, or relationship with, any Stakeholder which would violate the GSPDC’s Code of Ethics, Section 1614 of the New York Not-for-Profit Corporation Law, Sections 73 or 74 of the New York Public Officers Law, or Section 4.15 of the Intermunicipal Agreement between Onondaga County and the City of Syracuse dated March 27, 2012 or which would create a potential conflict of interest as defined pursuant to Article VIII of the Bylaws of the GSPDC.
3. The nature and extent of any interest I may have in any Stakeholder or Transaction is described in Exhibit A annexed hereto, such disclosure to be made a part of and set forth in the official minutes of the GSPDC.

BOARD OF DIRECTORS:

Jonathan Link Logan

Michael LaFlair

Oceanna Fair

Patrick Hogan

Nancy Quigg

STAFF:

Katelyn E. Wright

Luke Avery-Dougherty

Shannon Knickerbocker

David Rowe

Joel Kaigler

Terri Luckett

Shavel Edwards

Daniel Stazzone



Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, May 16, 2023
431 E. Fayette Street, 2nd Floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Oceanna Fair, Nancy Quigg, Jonathan Link Logan, Michael LaFlair
Others Present: Katelyn Wright, John Sidd, Shavel Edwards, Terri Lockett, Shannon Knickerbocker, Joel Kaigler, David Rowe, Luke Avery-Dougherty, Cimone Jordan, Andrew Lunetta, Leah Russell, Josh Seiersen

I. Call to order

Pat Hogan called the meeting to order at 8:00 AM.

II. Roll Call

Mr. Hogan noted that all except Oceanna Fair were present.

III. Proof of Notice

Mr. Hogan noted that public notice had been properly posted.

IV. Minutes

Jonathan Link Logan moved to approve the minutes from April 18, 2023. Nancy Quigg seconded the motion.
ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE MINUTES FROM APRIL 18, 2023.

V. Executive Summary & Financial Statements

Katelyn Wright noted that financial statements through the end of March were attached and asked if there were any questions. There were none.

VI. New Business

A. Authorization to sell multiple properties

Katelyn Wright summarized the offers received this month.

Oceanna Fair arrived at 8:03 AM.

Jonathan Link Logan moved to authorize the Land Bank to sell multiple properties. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

B. Authorization to Sell 115 and 117 Wall St to A Tiny Home for Good

Ms. Wright explained that 115 is a demolition candidate so they are proposing noncompetitive sale for \$1,000 and that A Tiny Home for Good has successfully renovated demolition candidates in the past. She

also noted they would include 117 Wall St as a side lot and that they are in the process of getting the two parcels merged.

Jonathan Link Logan moved to authorize the Land Bank to sell 115 and 117 Wall St to A Tiny Home for Good, Inc. for \$1,000. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL 115 AND 117 WALL ST TO A TINY HOME FOR GOOD, INC. FOR \$1,000.**

C. Authorization to Sell Multiple Vacant Lots to A Tiny Home For Good

Andrew Lunetta described their plans to build new housing on four clusters of vacant land. Ms. Wright noted that accepting the offer will give them the site control needed to apply to HHAP, but that closing would be contingent on HHAP awarding them the funding. Josh Seiersen, director of tenant services, spoke about their case management and support services. Jonathan Link Logan asked what their tenant turnover rate was and Andrew Lunetta noted that their model was meant to be permanent housing and that they have an 80%+ retention rate.

Nancy Quigg moved to authorize the Land Bank to sell multiple lots to A Tiny Home for Good, with closing contingent upon them securing the funding needed for new construction. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL MULTIPLE LOTS TO A TINY HOME FOR GOOD, INC. FOR \$25,000 TOTAL, WITH CLOSING CONTINGENT UPON THEM SECURING CONSTRUCTION FUNDING.**

D. Authorize the Land Bank to purchase 153 Holland St from the Brotherly Love Church of God in Christ for Full Market Value as defined by the City Assessor: \$3,721

Katelyn Wright referred the board to the diagram in their agenda showing this lot adjacent to two other lots owned by the Land Bank and explained that this would enable them to create two building lots instead of one. Nancy Quigg moved to authorize the Land Bank to purchase 153 Holland Street for \$3,721. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO PURCHASE 153 HOLLAND STREET FOR \$3,721.**

E. Approve of sale and transfer of development enforcement mortgage for 757 W Onondaga St

Katelyn noted that the executive summary incorrectly states the sales price is \$100,000, and that the sales price is actually \$50,000. She noted that she anticipates this plan will be successful since a commercial use will generate income and qualifies them for grants that wouldn't be available for an owner-occupied home. Nancy Quigg moved to approve the sale and transfer of the development enforcement mortgage for 757 West Onondaga Street. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE SALE AND TRANSFER OF THE DEVELOPMENT ENFORCEMENT MORTGAGE FOR 757 WEST ONONDAGA STREET.**

F. Contract with the Center for Justice Innovation to undertake community engagement in the Near Westside neighborhood

Ms. Wright directed the board's attention to a scope of work and budget provided by Leah Russel and noted that it is meant to include 10 kitchen table talks (not 100). Pat Hogan commented that Leah's group is experienced with these types of projects. He asked whether this was specific to the Acacia proposal. Katelyn explained that this would be a year-long project and that Acacia needs to get site control sooner than that in order to apply for tax-credits and other state funds, but that their intention with the kitchen table talks and outreach is to poll the whole neighborhood about all Land Bank properties. She noted that the Land Bank

owns a great deal of vacant land on the Near Westside and since there will likely be so much new construction and creative use of greenspace, it warrants a public discussion. The church at Delaware and Grace also warrants a public discussion because they will need creative uses for the larger rooms in that building. Mr. Hogan asked what geography would be included and Katelyn responded that they would use the City's official boundaries of the Near Westside neighborhood: W Fayette Street, Geddes, West Onondaga Street, and West Street.

Jonathan Link Logan moved to authorize the Land Bank to contract with the Center for Justice Innovation for a one-year community engagement project on the Near Westside for \$30,000. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO CONTRACT WITH THE CENTER FOR JUSTICE INNOVATION FOR A ONE-YEAR COMMUNITY ENGAGEMENT PROJECT ON THE NEAR WESTSIDE FOR \$30,000.**

VII. Discussion

A. La Liga Proposal for Delaware and Geddes

The board noted that this was discussed already.

B. HCR LBI Round 2 award - \$1.8 million

Katelyn Wright informed the board that no land bank received more than 90% of their funding request and that Syracuse was awarded at the highest level. Pat Hogan noted that bringing home a 90% grade from school would have thrilled his parents. Katelyn indicated that they are waiting for a contract from HCR before they can start putting jobs out to bid, but that they understand there will be another application round in approximately 9 months and their goal is to spend the money as fast as possible between now and then so we can demonstrate need in the next application round.

C. Likely changes to NYS tax-foreclosures

John Sidd described the current tax-foreclosure processes utilized in New York and the Tyler v. Hennepin County case that was recently argued before the Supreme Court, which would require NY and probably 12-13 other states to change the way they handle tax-foreclosures and account for any excess proceeds at the time of seizure. He noted that once the SCOTUS opinion is released the state will likely pass legislation amending real property tax law. He noted that he's participating in a national working group discussing this challenge as many states will likely need to change their foreclosure laws and we want to ensure that they're changed in a way that's not incompatible with existing land bank programs. He noted that he's also participating in a statewide group being headed up by Katelyn, which includes Center for Community Progress, the NY Association of Counties, Association of Towns, and NYCOM.

Katelyn explained that they are reaching out now to state legislators who have supported land banks in the past to make sure that they are fully informed on this topic and on the lookout for potential problems that we want to avoid with the state legislation – for example, we don't want to see it require an auction to determine fair market value at the time of foreclosure. Pat Hogan asked whether they could use assessed value as a measure of fair market value. Katelyn explained that in a perfect world they would do so, and assessments would be frequently updated; noting that if they could use assessed value as a measure of fair market value it would save the time and expense that might be associated with appraisals. Pat suggested that if they can't reassess the whole city in the short term, perhaps the assessor could reassess just the properties facing foreclosure. He suggested that Katelyn and John meet with Commissioner Oja.

Katelyn noted that they are advocating for NY to adopt a process currently utilized in Michigan and being proposed in Ohio, which would give owners an opportunity to submit a claim for excess proceeds, but the window of time during which they can file said claim would be prior to foreclosure. All properties that don't submit a claim could then go through the "normal" foreclosure process. If there is a claim, they'd analyze whether there are excess proceeds. If there aren't any, the property would go through the "normal" process. If there are excess proceeds, then the City would have to administer a surplus money proceeding. She proposes that the City advance the money necessary for that proceeding and that when the Land Bank sells the property the Land Bank would first be made whole, any proceeds leftover would make the City whole, and any proceeds left over after that would stay with the Land Bank. If the City won't agree to this, then they need to think about whether the Land Bank can afford to pay a price equal to the surplus proceeds for each property at the time of foreclosure (the amount of the tax liens has historically been written off and would continue to be written off by the City so the Land bank wouldn't be paying the full fair market value, just the delta between the tax liens and FMV). Either way, she suggests that they will need proceed slowly and see what the economic impact will-be-month by month and be prepare to pivot if necessary.

VIII. Adjournment

Mike LaFlair moved to adjourn the meeting. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS VOTED TO ADJOURN THE MEETING AT 8:36 AM.**



Executive Summary

June 20, 2023 Board of Directors Agenda

I. Executive Summary and Financial Statements

Financial statements through the end of April are attached for your review starting on p. 11 of this packet.

II. New Business

A. Authorization to sell multiple properties

See p. 24 of this packet for a summary of all offers received this month.

B. Approve sale of 106 S Alvord

See p. 33 of this packet for more information.

C. Authorization to sell multiple properties to Spanish Action League

We have received a proposal from Spanish Action League to buy 19 parcels from the land bank for new construction of affordable housing. These are all vacant lots with the exception of 222 Delaware St, which we plan to demolish as soon as possible utilizing our Land Bank Initiative (LBI) grant from NYS Homes & Community Renewal (HCR).

Address	assessed land value
112 Delaware St	\$ 3,566.00
116-18 Delaware St	\$ 4,496.00
122-24 Delaware St	\$ 4,651.00
128 Delaware St	\$ 12,403.00
222 Delaware St	\$ 2,700.00
226 Delaware St & Kellogg St	\$ 6,357.00
304 Delaware St & Kellogg St	\$ 12,403.00
310-12 Delaware St	\$ 27,287.00
316 Delaware St	\$ 3,566.00
320 Delaware St	\$ 3,566.00
322-26 Delaware St & Grace St	\$ 29,922.00
223 Grace St	\$ 4,186.00
411 Delaware St	\$ 3,876.00
406 Delaware St	\$ 29,147.00
412 Delaware St	\$ 4,341.00
601-21 S. Geddes St	\$ 56,279.00
401-05 Delaware St	\$ 5,271.00
100 Dudley St	\$ 3,411.00
102 Dudley St	\$ 3,256.00
total	\$ 220,684.00

This project will include row houses on the 100, 200, and 400 blocks of Delaware Street. A three-story, 22-unit apartment building on the 300 block of Delaware, and a mixed-use building at the corner of Geddes and Seymour with commercial on the ground floor and apartments upstairs. To fund this project, they will apply for Low-Income Housing Tax Credits (LIHTC) as well as Empire State Supportive Housing Initiative (ESSHI) funds, and City funding (ARPA and HOME). The ESSHI funding will fund supportive housing for survivors of domestic violence. The total project cost is ~\$29.25 million. The project contains a total of 67 units, 25 one-

bedrooms, 26 two-bedrooms, and 16 three-bedrooms, almost all of which serve households at or below 50% of area median income. These represent households with the same actual income as they initially proposed, but because HUD has released new income data for our MSA, those income levels now fall within the 50% AMI bracket, not 50% and 60% as they did before.

Their development team has experience completing LIHTC new construction projects and they will hire Housing Visions to manage the property once it is developed.

I have been sitting in on their weekly project meetings and in a technical assistance call with staff from HCR and I can attest to the fact that they have made a good faith effort to respond to our concerns although it is nearly impossible within the parameters of the LIHTC program. Their market study shows that market rate rents are roughly equal to, if not slightly lower than, what they would have to charge 80% AMI households, so HCR has stated that they cannot include 80% units in the project. LIHTC is one of the only funding programs available that makes new construction of affordable rental housing in significant numbers possible in the City of Syracuse; this source is needed to achieve such a large, impactful project on Delaware Street. The size and dense clustering of this project will be transformative for a highly visible street and should pave the way for us to build additional projects in the immediately surrounding blocks that serve higher income households, so we achieve the mix of incomes that are necessary for a healthy “neighborhood of choice.” We are confident that we can achieve this with a handful of other state funding programs – SBPLP for rentals and AHOP for owner-occupied housing – and support from ARPA and HOME allocated by the City and we are actively assembling land on Holland, Kellogg, Fitch, and other surrounding streets where we can do so in addition to sites on the south side of the 300 block of Delaware.

We are recommending the board accept their offer and enter into a contract to purchase with closing contingent upon La Liga/Spanish Action League securing all the necessary sources of financing by February 2024.

D. Authorize sale and transfer enforcement mortgage for 122 Erickson

We sold this property to George Lostumbo on 8/2/19. From the start there was tension between him and his son because his son wanted to purchase but didn't have sufficient proof of funds and George was willing to buy it in his name only and have an informal arrangement with his son, Daniel, that Daniel would have a stake in the project and supply the labor. Daniel felt that he should have been put on the deed and the enforcement mortgage. Their family feud has led to extensive delays. George has paid extension fees off and on and sometimes showed some progress when we have periodically inspected the property. Only recently when we filed a foreclosure petition, were we able to speak to both of them and George agreed to sell his son the property. Daniel agrees to finish within 12 months and has showed us that he has the financial means to do so. We are asking the board to authorize George to sell Daniel the property on the condition that Daniel enter into a new enforcement mortgage with us allowing him 12 months to complete the scope of work. They have done about half of the scope. Electric is roughed in and new sheetrock is installed throughout the house. They have yet to complete:

- finish bathroom - tub/shower, commode, vanity, etc.
- finish kitchen - cabinets, sink, flooring, lighting
- finish electrical fixtures, outlets, switches throughout the house
- parging exterior foundation
- install all new vinyl windows throughout the house
- complete flooring throughout - refinish or replace throughout the home
- paint or reside exterior siding on house and garage

E. Amend contract with Brotherly Love Church of God in Christ for 153 Holland - \$5,000

Last month the board authorized us to purchase this vacant lot for assessed value to combine with two adjacent lots and create two building sites. I was mistaken about us agreeing to that price with the church and they were under the impression that we were paying \$5,000. This is a difference of ~\$1,300.

F. Acquire 149 and 236 Fitch from City of Syracuse

These are two City-owned vacant lots that will help us complete larger assemblages of land with adjacent properties as we attempt to put together additional sites for new construction on the Near Westside.

G. Authorize Land Bank to enter into 2023-24 funding contract with the City of Syracuse

See draft contract attached on page ___ of this packet. This is for the same amount of funding as last year - \$750,000.

Our intention has been to use these funds for property maintenance, but the contract language is rather broad (see Use of Funds). We may need to utilize some of this funding for the purchase of properties – tax foreclosures and other types of purchases – in the coming year.

The highlighted portion of the contract will need to be amended. We are waiting for additional information from the City Law Department on how they plan to amend the local Tax and Assessment Act in light of the SCOTUS decision in *Tyler v. Hennepin County*. We will discuss this further in person on June 20.

III. Discussion

A. Update on Tyler v. Hennepin County

Greater Syracuse Property Development Corporation

Balance Sheet As of April 30, 2023

	TOTAL	
	AS OF APR 30, 2023	AS OF APR 30, 2022 (PY)
ASSETS		
Current Assets		
Bank Accounts		
10000 Checking	3,354,429.43	5,640,928.81
12000 Bill.com Money Out Clearing	0.00	-1,731.00
Total Bank Accounts	\$3,354,429.43	\$5,639,197.81
Accounts Receivable		
11001 Accounts Receivable	600.00	2,200.00
Total Accounts Receivable	\$600.00	\$2,200.00
Other Current Assets		
12001 Undeposited Funds	25.00	32,154.00
12100 Contract Receivable	0.00	0.00
12110 EPA_Brownfield_Hazardous	0.00	34,705.11
12111 EPA_Brownfield_Petroleum	0.00	1,792.71
12117 Save America's Treasures	499,218.91	499,218.91
12120 City CARES '21	0.00	64,636.22
12121 The Castle Project		
12121.1 CNY Community Foundation	0.00	50,000.00
Total 12121 The Castle Project	0.00	50,000.00
12125 CRF '22-23	11,333.34	
12126 LBI Phase 1	50,000.00	
12127 City of Syr. 22-23	375,000.00	
Total 12100 Contract Receivable	935,552.25	650,352.95
12400 Note Receivable - Lodi Street	81,936.15	83,840.03
12500 Prepaid Insurance	22,619.41	20,815.04
12900 Prepaid Expense	6,184.98	6,703.16
Total Other Current Assets	\$1,046,317.79	\$793,865.18
Total Current Assets	\$4,401,347.22	\$6,435,262.99
Fixed Assets		
14000 Computer	13,399.86	13,399.86
15000 Furniture and Equipment	6,381.08	6,381.08
16000 Software and Website	13,050.00	13,050.00
17000 Accumulated Depreciation	-32,811.02	-31,938.42
Total Fixed Assets	\$19.92	\$892.52
Other Assets		
18000 Cost of Properties Held	618,703.32	477,235.11
19400 Lease Asset- Office Space	60,615.00	
19500 Accumulated Amortization	-26,940.00	0.00
Total Other Assets	\$652,378.32	\$477,235.11
TOTAL ASSETS	\$5,053,745.46	\$6,913,390.62
LIABILITIES AND EQUITY		

	TOTAL	
	AS OF APR 30, 2023	AS OF APR 30, 2022 (PY)
Liabilities		
Current Liabilities		
Accounts Payable		
20000 Accounts Payable	85,372.70	309,012.84
Total Accounts Payable	\$85,372.70	\$309,012.84
Credit Cards		
20002 M&T Visa 7079	2,094.29	1,513.64
Total Credit Cards	\$2,094.29	\$1,513.64
Other Current Liabilities		
20500 Down Payment on Property Sale	34,877.00	18,904.00
20600 FSA Liability	206.17	-510.73
20900 401(K) Liability		
21000 401(k) Payable	2,427.15	2,363.48
Total 20900 401(K) Liability	2,427.15	2,363.48
22000 Accrued Expenses	17,722.38	63,084.85
24901 Sales Tax Payable	29.41	40.06
24902 Lease Liab.- Office Space	33,675.00	
Total Other Current Liabilities	\$88,937.11	\$83,881.66
Total Current Liabilities	\$176,404.10	\$394,408.14
Long-Term Liabilities		
28000 Deferred Grant Inflow		
28006 County Bank Purchase	139,663.91	139,663.91
28019 County- Building Stabilization	0.00	490.35
28020 County-Purchase of Vacant Prop.	4,506.15	4,506.15
28021 City of Syracuse 19- 20	5,583.00	5,583.00
28023 CRI 2020 Demo	5,999.99	5,999.99
29010 EPA_Brownfield_Hazardous '19-22	0.00	34,705.11
29020 EPA_Brownfield_Petroleum '19-22	0.00	1,792.70
29503 Community Fou. Lead Grant #2	1,602.96	1,602.96
29504 City of Syracuse '20-21	2,864.60	2,864.60
29505 Save America's Treasures	499,218.81	499,218.81
29507 City CARES '21	21,110.98	22,110.98
29508 The Castle Project		
29508.1 CNY Community Foundation	10,895.00	33,620.00
29508.3 Reisman Foundation	26,604.50	26,604.50
29508.5 National Trust	0.00	3,000.00
29508.6 Individual Donations	44,173.95	42,262.71
29508.7 J.M McDonald Foundation	10,000.00	0.00
29508.8 National Trust- Consultant	4,000.00	4,000.00
Total 29508 The Castle Project	95,673.45	109,487.21
29509 County '21	224,501.72	47,960.06
29510 City ARPA '21 Demo	0.00	2,144,314.18
29511 City ARPA '21 Stab.	0.00	495,547.03
29513 CRF '22-23	14,000.00	
29514 LBI Phase 1	50,000.00	
29515 City of Syr '22-23	294,669.79	
29516 CNYCF Lead Grant #3	75,000.00	
29517 County '23	250,000.00	

	TOTAL	
	AS OF APR 30, 2023	AS OF APR 30, 2022 (PY)
Total 28000 Deferred Grant Inflow	1,684,395.36	3,515,847.04
29500 Parks Conservancy Grant	3,000.00	1,000.00
Total Long-Term Liabilities	\$1,687,395.36	\$3,516,847.04
Total Liabilities	\$1,863,799.46	\$3,911,255.18
Equity		
32000 Unrestricted Net Assets	3,235,078.32	3,139,207.09
Net Revenue	-45,132.32	-137,071.65
Total Equity	\$3,189,946.00	\$3,002,135.44
TOTAL LIABILITIES AND EQUITY	\$5,053,745.46	\$6,913,390.62

Greater Syracuse Property Development Corporation

Profit & Loss Current Month & Year To Date

April 2023

	TOTAL	
	APR 2023	JAN - APR, 2023 (YTD)
Revenue		
40000 Government Grants		
40010 City of Syracuse		
40043 City ARPA '21 Demo	4,935.37	261,221.28
40043.1 City ARPA '21 Demo Adm/Dev Fees		22,051.34
Total 40043 City ARPA '21 Demo	4,935.37	283,272.62
40044 City ARPA '21 Stab.	2,601.84	141,847.90
40044.1 City ARPA '21 Stab Adm/Dev Fees		11,729.43
Total 40044 City ARPA '21 Stab.	2,601.84	153,577.33
41006 City of Syracuse '22-'23	80,540.08	235,912.94
Total 40010 City of Syracuse	88,077.29	672,762.89
40040 Onondaga County		
40042 County '21		500.00
Total 40040 Onondaga County		500.00
40048 LBI Phase 1		50,000.00
Total 40000 Government Grants	88,077.29	723,262.89
40041 The Castle Project		
40041.8 Individual Donations	3,498.26	5,029.76
Total 40041 The Castle Project	3,498.26	5,029.76
48000 Side Lot Application Income	50.00	125.00
49000 Rental Income	2,912.50	11,100.00
49500 Sale of Property	37,170.76	391,103.76
49600 Dev. Enfor. Mortg. Foreclosures	87,500.00	127,651.00
Total Revenue	\$219,208.81	\$1,258,272.41
Cost of Goods Sold		
50000 Cost of Sales		
500PC Periodic COS		
50025 Property Materials and Supplies	556.69	1,931.26
50029 General Inspections	3,033.50	6,039.50
50051 Debris Removal - Periodic	33,167.00	87,345.00
50070 Lawn Maintenance	7,550.00	7,955.00
50080 Snow Removal		8,616.00
50110 Demolition/Deconstruction	25,040.00	311,241.82
50117 Survey/Abatement Pre-Demo	2,666.50	14,534.50
50120 Permits/Fees	1,365.13	1,340.13
50130 Utilities	503.63	5,529.28
50192 Development Enforcement	3,716.40	19,782.65
50205 Legal & Closing Costs	1,225.00	6,675.00
50220 Brokerage - Sale		2,500.00
Total 500PC Periodic COS	78,823.85	473,490.14
500VI Vacant COS Inventorial		

	TOTAL	
	APR 2023	JAN - APR, 2023 (YTD)
50010 Property Purchase Cost		8,624.00
50011 Dev. Enfor. Mortg. Foreclosures	87,500.00	127,651.00
50050 Debris Removal - Initial	1,716.00	24,828.00
50090 Renovation Inventory		15,000.00
50100 Stabilization	24,056.60	162,050.03
50170 Architectural Prof. Services	3,300.00	9,875.90
50180 Land Survey Prof. Services	895.00	10,015.00
50200 Property Appraisal	325.00	975.00
50999 Spec Reclass to/from Inventory	10,353.00	45,533.35
Total 500VI Vacant COS Inventorial	128,145.60	404,552.28
Total 50000 Cost of Sales	206,969.45	878,042.42
Total Cost of Goods Sold	\$206,969.45	\$878,042.42
GROSS PROFIT	\$12,239.36	\$380,229.99
Expenditures		
60000 Accounting Fees	4,380.00	27,940.00
60100 Automobile	945.71	4,102.85
60200 Depreciation	19.92	172.85
60300 Legal Fees	1,851.40	8,473.80
60400 Office Expense	3,308.39	12,702.25
60500 Payroll		
60510 Salary	46,461.10	186,065.43
60520 Payroll Taxes	3,042.20	15,886.64
60530 Employee Health Insurance	4,508.80	18,729.51
60535 Employer 401(K) Match expense		
60540 Employer 401(k) Match	2,089.74	8,358.96
Total 60535 Employer 401(K) Match expense	2,089.74	8,358.96
60550 Payroll Processing Fees	1,350.12	4,449.06
Total 60500 Payroll	57,451.96	233,489.60
60600 Professional Services	1,275.00	19,412.50
60600.1 Evictions	5,801.50	20,630.00
Total 60600 Professional Services	7,076.50	40,042.50
60602 Relocation Assistance Expense	4,928.08	17,489.64
60700 Insurance	10,128.61	47,946.79
60702 Liability	12,970.89	52,568.53
Total 60700 Insurance	23,099.50	100,515.32
60800 Telephone	320.68	1,273.05
60900 Travel		45.00
60905 Conference/Meeting	35.00	35.00
61000 Bank Service Charge	52.57	52.57
61002 Square Fees		7.92
61200 License and Fees	320.00	1,820.00
61300 Events & Marketing	425.00	3,956.06
61400 Rent Expense	2,355.50	9,283.46
Total Expenditures	\$106,570.21	\$461,401.87
NET OPERATING REVENUE	\$ -94,330.85	\$ -81,171.88
Other Revenue		
70200 Salvage Income		

	TOTAL	
	APR 2023	JAN - APR, 2023 (YTD)
70201 Taxable Sales		386.11
70202 Non-Taxable Sales		1,351.70
Total 70200 Salvage Income		1,737.81
70600 Project Extension Fees	8,125.00	31,125.00
70700 Interest Income - 1800 Lodi St	479.10	959.33
71000 Reimbursement Income		
71001 Insurance Reimbursement	151.42	173.91
Total 71000 Reimbursement Income	151.42	173.91
72000 Forfeited Down Payment on Sale		2,000.00
74000 Sales Tax Vendor Credit		13.51
79000 Misc. Income	30.00	30.00
Total Other Revenue	\$8,785.52	\$36,039.56
NET OTHER REVENUE	\$8,785.52	\$36,039.56
NET REVENUE	\$ -85,545.33	\$ -45,132.32

Greater Syracuse Property Development Corporation

Profit & Loss YTD Comparison CY vs. PY

January - April, 2023

	TOTAL	
	JAN - APR, 2023	JAN - APR, 2022 (PY)
Revenue		
40000 Government Grants		
40010 City of Syracuse		
40043 City ARPA '21 Demo	261,221.28	573,095.00
40043.1 City ARPA '21 Demo Adm/Dev Fees	22,051.34	57,933.55
Total 40043 City ARPA '21 Demo	283,272.62	631,028.55
40044 City ARPA '21 Stab.	141,847.90	406,559.16
40044.1 City ARPA '21 Stab Adm/Dev Fees	11,729.43	36,057.54
Total 40044 City ARPA '21 Stab.	153,577.33	442,616.70
41006 City of Syracuse '22-'23	235,912.94	
46000 City CARES '21		37,731.47
46100 City CARES Admin/Dev Fees		1,077.91
Total 46000 City CARES '21		38,809.38
Total 40010 City of Syracuse	672,762.89	1,112,454.63
40030 Admin/Developer's Fee		31,440.56
40040 Onondaga County		
40042 County '21	500.00	48,052.54
Total 40040 Onondaga County	500.00	48,052.54
40048 LBI Phase 1	50,000.00	
40060 NY Attorney General		
40060.1 CRI Admin/Developer Fees		14,514.18
40060.5 CRI 2020 Rehab		285,485.82
Total 40060 NY Attorney General		300,000.00
40150 EPA_Brownfield_Hazardous		42,623.28
40150.1 EPA BH - Admin/Developer Fees		1,278.69
Total 40150 EPA_Brownfield_Hazardous		43,901.97
Total 40000 Government Grants	723,262.89	1,535,849.70
40041 The Castle Project		
40041.1 CNY Community Foundation		16,380.00
40041.3 Reisman Foundation		3,595.50
40041.5 National Trust		12,000.00
40041.8 Individual Donations	5,029.76	225.00
Total 40041 The Castle Project	5,029.76	32,200.50
41000 Donated Property		151.00
48000 Side Lot Application Income	125.00	275.00
49000 Rental Income	11,100.00	12,650.00
49500 Sale of Property	391,103.76	269,935.00
49600 Dev. Enfor. Mortg. Foreclosures	127,651.00	3,953.00
Total Revenue	\$1,258,272.41	\$1,855,014.20
Cost of Goods Sold		
50000 Cost of Sales		

	TOTAL	
	JAN - APR, 2023	JAN - APR, 2022 (PY)
500PC Periodic COS		
50025 Property Materials and Supplies	1,931.26	2,082.97
50029 General Inspections	6,039.50	5,753.00
50051 Debris Removal - Periodic	87,345.00	79,592.61
50070 Lawn Maintenance	7,955.00	19,665.00
50080 Snow Removal	8,616.00	19,914.00
50110 Demolition/Deconstruction	311,241.82	505,300.00
50111 Renovation Expensed		285,485.82
50117 Survey/Abatement Pre-Demo	14,534.50	34,580.00
50120 Permits/Fees	1,340.13	
50130 Utilities	5,529.28	51,222.51
50190 Evictions		922.50
50192 Development Enforcement	19,782.65	
50205 Legal & Closing Costs	6,675.00	29,779.33
50220 Brokerage - Sale	2,500.00	1,500.00
53100 Stabilization		4,617.75
Total 500PC Periodic COS	473,490.14	1,040,415.49
500VI Vacant COS Inventorial		
50010 Property Purchase Cost	8,624.00	5,135.00
50011 Dev. Enfor. Mortg. Foreclosures	127,651.00	3,953.00
50015 Donated Property Value		151.00
50050 Debris Removal - Initial	24,828.00	50,526.00
50090 Renovation Inventory	15,000.00	14,433.40
50100 Stabilization	162,050.03	417,094.06
50170 Architectural Prof. Services	9,875.90	14,706.50
50180 Land Survey Prof. Services	10,015.00	14,301.00
50200 Property Appraisal	975.00	650.00
50999 Spec Reclass to/from Inventory	45,533.35	48,889.30
Total 500VI Vacant COS Inventorial	404,552.28	569,839.26
Total 50000 Cost of Sales	878,042.42	1,610,254.75
Total Cost of Goods Sold	\$878,042.42	\$1,610,254.75
GROSS PROFIT	\$380,229.99	\$244,759.45
Expenditures		
60000 Accounting Fees	27,940.00	25,085.00
60100 Automobile	4,102.85	3,022.66
60200 Depreciation	172.85	349.87
60300 Legal Fees	8,473.80	10,456.07
60400 Office Expense	12,702.25	12,595.49
60500 Payroll		
60510 Salary	186,065.43	164,045.58
60520 Payroll Taxes	15,886.64	14,583.29
60530 Employee Health Insurance	18,729.51	17,314.92
60535 Employer 401(K) Match expense		
60540 Employer 401(k) Match	8,358.96	8,202.30
Total 60535 Employer 401(K) Match expense	8,358.96	8,202.30
60550 Payroll Processing Fees	4,449.06	4,033.42
Total 60500 Payroll	233,489.60	208,179.51
60600 Professional Services	19,412.50	59,535.78

	TOTAL	
	JAN - APR, 2023	JAN - APR, 2022 (PY)
60600.1 Evictions	20,630.00	
Total 60600 Professional Services	40,042.50	59,535.78
60602 Relocation Assistance Expense	17,489.64	5,020.96
60604 Admin/Developer's Fee	0.00	112.50
60700 Insurance	47,946.79	34,954.87
60701 Property		-6,417.21
60702 Liability	52,568.53	53,709.98
Total 60700 Insurance	100,515.32	82,247.64
60800 Telephone	1,273.05	1,215.50
60900 Travel	45.00	
60905 Conference/Meeting	35.00	
61000 Bank Service Charge	52.57	15.00
61001 PayPal Fees		60.68
61002 Square Fees	7.92	
61200 License and Fees	1,820.00	395.00
61300 Events & Marketing	3,956.06	1,826.58
61400 Rent Expense	9,283.46	10,897.44
61500 Interest Expense		17.79
Total Expenditures	\$461,401.87	\$421,033.47
NET OPERATING REVENUE	\$ -81,171.88	\$ -176,274.02
Other Revenue		
70200 Salvage Income		
70201 Taxable Sales	386.11	1,064.63
70202 Non-Taxable Sales	1,351.70	852.12
Total 70200 Salvage Income	1,737.81	1,916.75
70600 Project Extension Fees	31,125.00	34,750.00
70700 Interest Income - 1800 Lodi St	959.33	2,461.33
71000 Reimbursement Income		
71001 Insurance Reimbursement	173.91	63.70
Total 71000 Reimbursement Income	173.91	63.70
72000 Forfeited Down Payment on Sale	2,000.00	0.00
74000 Sales Tax Vendor Credit	13.51	9.39
79000 Misc. Income	30.00	1.20
Total Other Revenue	\$36,039.56	\$39,202.37
NET OTHER REVENUE	\$36,039.56	\$39,202.37
NET REVENUE	\$ -45,132.32	\$ -137,071.65

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 June 20, 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
Michael LaFlair, Treasurer
Nancy Quigg, Vice Chair
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 _____, seconded by _____, to wit:

Resolution No.: 18 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	___
Michael LaFlair	VOTING	___
Oceanna Fair	VOTING	___
Nancy Quigg	VOTING	___
Jonathan Link Logan	VOTING	___

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 June 20, 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 18th day of July, 2023.

Jonathan Link Logan, Secretary



“Schedule A”

June 20, 2023 Sales Summary

1) 326 W. Colvin St. – Vacant Two-Family Home

Date Acquired: 07/24/2029

Listed: 03/11/2022

Current List Price: \$19,900

Days on Market: 453

Original List Price: \$32,000

Land Bank’s Minimum Renovation Est: \$88,289

326 W. Colvin St. is a two-family home on the Southside. Each unit has two bedrooms and the first-floor apartment also has a formal dining room. There are active roof leaks in the enclosed front porch, but the overall condition of the home is fair. This home currently has only one furnace and water heater serving both units, and will require significant renovation.

Moajjem Hossain is a local investor interested in purchasing this home to renovate and operate as a rental. He has some experience with home renovations from his personal residences and has already selected a local contractor to complete the renovation of this home. He owns one rental property in Syracuse now and this will be his first purchase from the Land Bank.

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

326 W. Colvin St. Purchase Offer	
Applicant	Moajjem Hossain
Offer	\$19,900
Plan	Renovate to Operate as Rental

2) 402 Avery Ave. – Vacant Single-Family Home

Date Acquired: 01/30/2023

Listed: 04/06/2023

Current List Price: \$9,000

Days on Market: 61

Original List Price: \$9,000

Land Bank’s Minimum Renovation Est: \$141,240

402 Avery Ave. is a single-family home in the Tipp Hill neighborhood. There are two bedrooms, living room, formal dining room, large full bathroom, and an additional small room off the kitchen. The home has signs of past water damage from the roof, will need some attention to the foundation, and will require major renovation. It is in the Home Ownership Choice program.

Daniel Predmore is a first-time homebuyer who is excited to purchase this home to renovate and use as his primary residence. He has experience in most areas of construction and four years of experience working with a local licensed electrician, for whom he works full-time. He has family ties with the Tipp Hill neighborhood

and he works part-time at the Blarney Stone across the street. He is excited to bring this home back to life for the Tipp Hill neighborhood. Daniel qualifies for the Affordable Home Ownership program.

Based on the Land Bank’s disposition policies, staff recommend sale to Daniel Predmore, 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.

402 Avery Ave. Purchase Offer	
Applicant	Daniel Predmore
Offer	\$8,100
Plan	Renovate to Owner-Occupy

3) 607 Ash St. – Vacant Three-Family Home

Date Acquired: 01/26/2017	Listed: 10/17/2022
Current List Price: \$9,900	Days on Market: 232
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$136,317

607 Ash St. is a large three-family home on the Northside. Current zoning will require this home be converted to a single- or two-family home. The first floor is a large three-bedroom, one-bathroom unit, with potential for a fourth bedroom. There are beautiful tin ceilings in good condition. The second floor has two units each with two bedrooms and one bathroom. Using ARPA funds, the Land Bank replaced the roof and rebuilt the two front porches. This home was previously under contract and was relisted for sale in October of 2022. It does not have a driveway and will require extensive renovation.

Wilton Sylvestre of League Sports Inc. is an investor from the NYC area interested in purchasing this home to renovate and operate as a rental. He has experience with whole-house renovations, plans to complete some work himself, but work with his brother who is a local Syracuse Police Officer to find a local contractor to complete the majority of the renovation. He has had rental properties in the past and this is his first purchase in Syracuse.

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

607 Ash St. Purchase Offer	
Applicant	League Sports Inc.
Offer	\$9,900
Plan	Renovate to Operate as Rental

4) 1006 Valley Dr. – Vacant Single-Family Home

Date Acquired: 07/21/2022	Listed: 05/05/2023
Current List Price: \$2,000	Days on Market: 32
Original List Price: \$2,000	Land Bank’s Minimum Renovation Est: \$137,791

1006 Valley Dr. is a single-family home in the North Valley neighborhood. The first floor has a front sitting room, living room, large formal dining room, office, and eat-in kitchen. The second floor has two bedrooms

and a full bathroom. There is a driveway and a two-story, two-car, detached garage. The home has water damage, needs foundation repair, and will require major renovation. It is in the Home Ownership Choice program.

Angela Stewart and her daughter Dandrea McKenith are first-time homebuyers intending to purchase this home to renovate and use as their primary residence. They have some experience renovating homes but have a contractor selected to complete the renovations. Angela’s sister has purchased from the Land Bank before and will help guide them through the renovation process.

Based on the Land Bank’s disposition policies, staff recommend sale to Angela Stewart and Dandrea McKenith, 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.

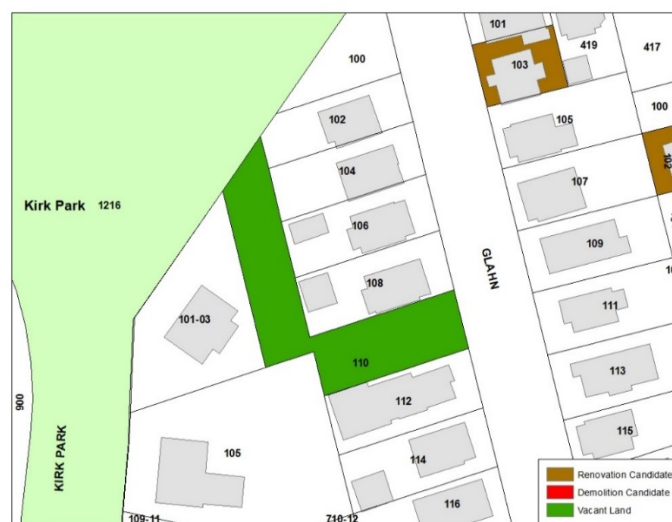
1006 Valley Dr. Purchase Offer	
Applicant	Angela Stewart and Dandrea McKenith
Offer	\$2,000
Plan	Renovate to Owner-Occupy

5) 110 Glahn Ave. – Buildable Vacant Lot

Date Acquired: 12/22/2016

Dimensions: 40’ x 100’ (front portion) and 33’ x 119’ rear portion

The Land Bank demolished a dilapidated single-family house that was on the rear portion of this lot in November 2022. We approached all adjacent owners to ask if they wanted a portion and only Feng Da Lin who owns 112 Glahn Ave. responded. 112 is a two-family investment property and Ms. Da Lin would like to use the lot as additional yard and garden space for her tenants. She would like to ask the City Arborist to plant one or two trees on the rear portion of the property. Because the Planning Commission is unlikely to approve a resubdivision, we have agreed to sell the lot as a separate parcel. Based on the Land Bank’s disposition policies staff recommends the sale of 110 Glahn Ave. to Feng Da Lin, as a separate parcel.



110 Glahn Ave. Purchase Offer	
Applicant	Feng Da Lin
Offer	\$976

6) 823 Willis Ave. – Non-Buildable Vacant Lot

Date Acquired: 12/20/2019
 Dimensions: 50' x 112'

The Land Bank demolished a dilapidated single-family house at 823 Willis Ave. in September of 2022. While the property appears to be buildable by its dimensions, it is steeply sloped from both Willis Ave. and from Charlotte St., making new construction cost prohibitive. Brian & Deborah Nolan own the single-family house at 120 Charlotte Street. They would like to purchase the lot to for additional green space. The owner of the other adjacent property at 825 Willis Ave., a rental, is ineligible to purchase the lot due to code violations. Based on the Land Bank’s disposition policies, staff recommends the sale of 823 Willis Ave. to Brian F. Nolan and Deborah L. Nolan, contingent upon them resubdividing and combining the lot with their adjacent property.



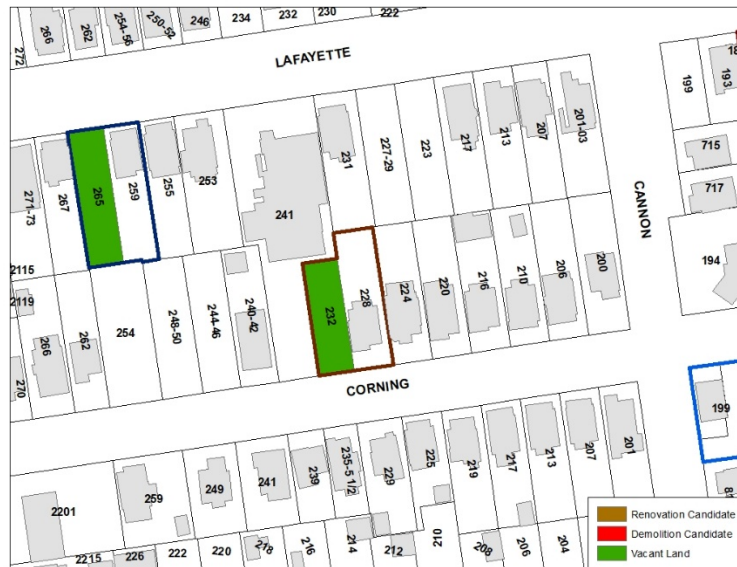
823 Willis Ave. Purchase Offer	
Applicant	Brian F Nolan and Deborah L. Nolan
Offer	\$151

7) 232 Corning Ave. W. – Non-Buildable Vacant Lot

Date Acquired: 11/23/2021
 Dimensions: 33' x 106'

The Land Bank Acquired this non-buildable vacant lot from the City on 11/23/2021. Patricia Phillips owns and occupies the single-family house next door at 228 W. Corning Ave. She would like to purchase the lot to fence in the property for additional green space. The property lies adjacent to a driveway leading to the New Hope Missionary Baptist Church at 241 West Lafayette Ave. This sale will give her property an added buffer between her home and that driveway. Based on the Land Bank’s disposition policies, staff recommends the sale of 232 Corning Ave. W. to Patricia L. Phillips, contingent upon her resubdividing and combining the lot with her adjacent property.

“Schedule A”



232 Corning Ave. W. Purchase Offer	
Applicant	Patricia L. Phillips
Offer	\$151

8) 101 Boyden Street – Non-Buildable Vacant Lot

Date Acquired: 03/03/2021

Dimensions: 33' x 132'

The Land Bank purchased this non-buildable vacant lot at the corner of Boyden and Pattison Streets from Home Headquarters on 03/03/21. Antonino Musolino owns and occupies the single-family house at 103 Boyden Street. He has been maintaining the corner lot for several years and would now like to purchase it for additional yard space. Based on the Land Bank's disposition policies, staff recommends the sale of 101 Boyden St to Antonino Musolino, contingent upon him resubdividing and combining the lot with his adjacent property.

101 Boyden St. Purchase Offer	
Applicant	Antonino Musolino
Offer	\$151



A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened on June 20, 2023 at 8:00 a.m. at 431 E Fayette Street; Syracuse, NY 13202.

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 Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered _____ seconded
by _____ to wit:

Resolution No.: 19 of 2023

**RESOLUTION AUTHORIZING THE
NONCOMPETITIVE SALE OF REAL PROPERTIES**

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) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") sets forth the following methods by which the GSDPC is permitted to dispose of its real property: negotiated sale, request for proposals, auction, and noncompetitive sale; and

WHEREAS, Section 4(e)(iv) of the Property Disposition Policy authorizes the GSPDC to sell property to a buyer without first undertaking other methods of disposition when it determines that a benefit to the community will be had by authorizing such sale without competitive procedures for reasons consistent with the GSPDC's mission and purpose and upon a demonstration that the buyer is uniquely qualified to own, develop or otherwise return the property 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 Property Sale Information Sheet attached hereto as Schedule A (the "Properties"); and

WHEREAS, the individuals or entities identified on the Property Sale Information Sheet as the buyers (the "Buyers") submitted an offer to purchase the Properties for the prices set forth therein; and

WHEREAS, the Board of Directors has determined that a benefit to the community will be had by selling the Properties to the Buyers without competitive procedures for the reasons identified in the Property Sale Information Sheet which are consistent with the GSPDC's mission and purpose; and

WHEREAS, the Board of Directors has also determined that the Buyers are uniquely qualified to return the Properties to productive use for the reasons identified in the Property Sale Information Sheet; and

WHEREAS, the Buyers are qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, pursuant to Section 4(e)(iv) of the Property Disposition Policy, the GSDPC is therefore permitted to sell the Properties to the Buyers without first undertaking other methods of disposition and without competitive procedures; and

WHEREAS, the GSPDC desires to sell the Properties to the Buyers identified on the Property Sale Information Sheet at the prices set forth therein; and

WHEREAS, if noted on the Property Sale Information Sheet, the GSPDC shall require the Buyers to execute and deliver a Development Enforcement Mortgage to ensure that the Buyers fulfill their 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 the Properties to the Buyers identified on the Property Sale Information Sheet and authorize the Executive Director to enter into Contracts to Purchase with the GSPDC as Seller and the Buyers as buyer with respect to the Properties. The Contracts 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:

Nancy Quigg	VOTING	___
Patrick Hogan	VOTING	___
Michael LaFlair	VOTING	___
Jonathan Link Logan	VOTING	___
Oceanna Fair	VOTING	___

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 June 20, 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 18th day of July, 2023.

Jonathan Link Logan, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

106 S Alvord St
016.-08-10.0

Buyers' Names:

Brian Reynolds

Purchase Price:

\$55,000

Benefit to the Community Resulting from the Sale:

This sale will:

- Return this property to the tax rolls
- Make Mr. Reynolds an owner-occupant and enable him to access home improvement financing should he need it in the future
- Stabilize this block by increasing the number of owner-occupied units
- Avoid displacing Mr. Reynolds and his family

Buyer's Unique Qualifications for Returning the Property to Productive Use:

This house previously belonged to Briand's stepfather, who passed in 2105, leaving it to his mother, who passed in 2018. Both passed in GA and their estate was never probated. Brian was advised that he should not do so until he settled his divorce, which was just finalized in 2022. The house was foreclosed upon in January 2023. Brian and his girlfriend and their six children reside in the home and we do not wish to displace them. Typically the Tenant to Homeowner Program is not available to occupants who are related to the former owner, but in this case the legal advice he was given and the timing of his lengthy divorce proceedings constitute extenuating circumstances. The house appraised for \$60,000, but he was pre-approved for \$55,000 by Home HeadQuarters.

LA LIGA WESTIDE VILLAGE
PROJECT PLAN

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Attachment 1a - Plans

Attachment 1b – Narrative Design Description

Attachment 2 – Ownership Structure Chart

Attachment 3 – La Liga Certificate of Incorporation and Board Roster

Attachment 4a – Development Experience – Acacia Network

Attachment 4b – Development Experience – Rest of Team

Attachment 5 – HCR Budget Workbook

Attachment 6 - Support Letter(s)

LA LIGA WESTIDE VILLAGE PROJECT PLAN

I. PROJECT INFORMATION

Project Type: La Liga Westside Village is a scattered site, mixed-use, integrated permanent supportive, affordable workforce housing project located on Delaware Street and Geddes Street in the Westside neighborhood, City of Syracuse, Onondaga County, New York (the “**Project**”).

Specifically, the project includes the following parcels (19 total) that will be consolidated into 6 sites:

Current Parcel Address	SBL	Owner	Project Site #	Project Site Address
112 Delaware St	093.-01-27.0	Land Bank	1	112 Delaware St.
116-18 Delaware St	093.-01-28.0	Land Bank	1	
122-24 Delaware St	093.-01-29.0	Land Bank	1	
128 Delaware St	093.-01-30.0	Land Bank	1	
222 Delaware St	092.-10.26.0	Land Bank	2	226 Delaware St.
226 Delaware St & Kellogg St	092.-10.27.0	Land Bank	2	
304 Delaware St & Kellogg St	092.-09-23.0	Land Bank	3	304 Delaware St.
310-12 Delaware St	092.-09-24.0	Land Bank	3	
316 Delaware St	092.-09-25.0	Land Bank	3	
320 Delaware St	092.-09-26.0	Land Bank	3	
322-26 Delaware St & Grace St	092.-09-27.0	Land Bank	3	
223 Grace St	092.-09-1.0	Land Bank	3	
406 Delaware St	092.-09-26.0	Land Bank	4	406 Delaware St.
412 Delaware St	092.-09-27.0	Land Bank	4	
601-21 S. Geddes St	092.-08-26.0	Land Bank	5	601 S. Geddes St.
401-05 Delaware St	092.-05-25.0	Land Bank	6	401 Delaware St.
411 Delaware St	092.-05-24.0	Land Bank	6	
100 Dudley St	092.-05-26.0	Land Bank	6	
102 Dudley St	092.-05-27.0	Land Bank	6	

The zip code is 13204, census tracts are 39 and 40, and the entire project is located in 2023 HUD Qualified Census Tracts.

The Project compliments ongoing community renewal and revitalization efforts in the City of Syracuse including revitalizing the City’s west side and eliminating blight. All Project property is currently owned by the Greater Syracuse Land Bank.

General Description: This infill Project involves new construction of 5 apartments buildings (4 rectangular and 1 L-shaped building), each on a separate scattered site located on the west side of the City of Syracuse. The Project includes an additional site for parking and other exterior residential space (6 sites total).

The 5 buildings include approximately 67 apartments total (25 one-bedroom, 26 two-bedroom units and 16 three-bedroom units), and approximately 2500 sq. ft. of non-residential space.

The non-residential space is located on the ground floor of the 601 Geddes Street site and used for La Liga’s office and service operations (or other appropriate use to-be-determined).

The building located at 304 Delaware Street is 100% set aside for households whose head of household is a survivor of domestic violence (and within the Empire State Supportive Housing Initiative “ESSHI” definition of “homeless” which includes people who are at risk of losing their housing or already homeless). Survivors of domestic violence are within ESSHI’s definition of homeless when they flee their homes for safety.

A summary of the Project’s residential and commercial unit mix is as follows:

Project Site #	Project Address	1BR Units	2BR Units	3BR Units	Total Residential Units	Commercial Units	Parking	Stories
1	112 Delaware St.	4	2	2	8	0	8	3
2	226 Delaware St.	2	2	2	6	0	6	3
3	304 Delaware St.	10	9	9	28	0	16	3
4	406 Delaware St.	0	4	3	7	0	7	3
5	601 S. Geddes St.	9	9	0	18	1	4	4
6	401 Delaware St.	0	0	0	0	0	10	n/a
		25	26	16	67	1	51	

All apartments will be affordable to households with annual income at or below 50% or 60% of AMI. Per NYS HCR low-income housing tax credit requirements, affordability restrictions will apply for 50 years.

Supportive Housing: Approximately 40% of the Project’s units are permanent supportive units set aside for survivors of domestic violence (who are within the ESSHI definition of homeless). The Project currently includes 28 ESSHI units. The service provider is La Liga. A conditional award of ESSHI grant funds to support the special needs population has been received. The grant funds provide \$25,000/year per special needs unit in order to fund:

1. A comprehensive supportive service program, including La Liga staff and other resources,

to ensure that the special needs population has access to empowerment services that will support their housing and economic stability. Services include care management and linkage to local service providers as needed (i.e. employment/vocational services, physical, mental and behavioral health services, legal services, and more).

2. Housing subsidy (rent and utilities) to the extent that the special needs population needs such subsidy.

The supportive service program will be run by La Liga, who has substantial experience successfully serving survivors of domestic violence in the neighborhood in which the project is located.

Accessible and Adaptable Units for Person with Disabilities: The Project includes at least 5% units that are fully accessible and adapted for residents with a mobility impairment and 2% units that are fully accessible and adapted for residents with hearing/vision impairment.

Amenities: Amenities include common laundry, fitness room, computer room, and community room kitchenette in the 2 largest buildings (304 Delaware Street and 601 Geddes Street), laundry hookups in the balance of the buildings, on-site management office (601 Geddes Street), exterior greenspace and tenant storage.

Utilities: All mechanical systems and all appliances for this Project are electric powered.

Water/sewer is included in all residential tenants' rent along with trash collection. Heating/cooling and hot water is included in the rent for the 2 largest buildings (304 Delaware Street and 601 Geddes Street) for the most part, as they have centralized systems.

All other electricity charges attributable to tenants' usage are the applicable tenant's responsibility (not included in rent). Residential tenants are responsible for paying for their electricity consumption directly to the utility. In addition to a house electric meter, each apartment will have an individual electric meter.

Green Building and Energy Efficiency Standards and Features: The design incorporates energy efficiency and green building features that comply with all of HCR's baseline sustainability requirements.

Energy efficiency will be promoted by insulating exterior walls and roof, energy-efficient mechanical systems, energy-efficient lighting, energy star appliances, and water conserving plumbing fixtures.

Parking Available to the Project Type/Intended Use: There will be approximately 51 total surface parking spaces in the parking lots located across the 6 sites. In addition, street parking is nearby.

Please see the drawings and additional narrative design details included in this submission as **Attachment 1a and Attachment 1b**, respectively.

II. SITE INFORMATION

Current/Future Ownership of Land: The land is currently owned by the Greater Syracuse Land Bank. La Liga seeks to obtain the right to purchase the Project property pursuant to a contract of sale with the Land Bank, having a term that is later than the proposed construction closing date.

Site control is sought through December 2024 in order to afford sufficient time to secure and close on all Project construction financing. In the event that the initial funding applications are not successful, the Project would like the right to extend the term of the site control document to December 2025 in order to afford time to reapply.

Low-income housing tax credits (“LIHTC”) are a critical funding source. The ownership structure planned for this Project is typical for projects financed with LIHTC. Prior to construction closing, the applicant, La Liga, will form a Housing Development Fund Company (“HDFC”) of which La Liga will be the sole member. The HDFC will have a nominal fee title interest in all of the Project’s real property, and transfer beneficial ownership to a to be-formed New York limited liability company or partnership formed for the purpose of owning, developing and managing the Project (“Partnership”). The Partnership will consist of two members, La Liga and its affiliate comprising a managing member (.01% membership interest), and an unrelated tax credit investor member (99.99% membership interest).

La Liga’s real property interest under the contract of sale will be assigned to the Partnership and HDFC, as applicable, at construction closing.

Land acquisition will be paid for at construction closing with proceeds from the construction loan and/or tax credit equity.

A copy of the proposed Project ownership structure chart is included in this submission as **Attachment 2**.

Environmental Issues: A Phase I ESA has been performed on all property. Phase 2 investigations are recommended for certain properties and are in the process of being obtained. All required remediation will be completed in accordance with HCR requirements and applicable law.

Zoning Requirements/Status of Local Approvals: The development team is in the process of working with the City of Syracuse to determine the public approvals required. It is anticipated that site plan, SEQR and zoning approvals will be obtained third quarter of calendar year 2023.

III. DEVELOPMENT TEAM/OWNERSHIP INFORMATION

Spanish Action League of Onondaga County, Inc. (“La Liga”), a 501(c)(3) not-for-profit corporation, is the proposed Project’s sponsor, co-developer and co-owner. A copy of La Liga’s certificate of incorporation and current board member roster is attached hereto as **Attachment 3**.

La Liga is a comprehensive human services provider that is deeply rooted in the City of Syracuse and the neighborhood fabric of the westside. La Liga has been serving the community for over 50 years through programs such as: Housing & Careers Services, Health & Wellness, Youth

Leadership & Development, and Language Services (Spanish/English interpretation and translation). La Liga is the only agency dedicated to serving the Latino/Hispanic, Spanish-speaking population in a 12-county region including Onondaga, Oswego, Madison, Cortland, and Cayuga counties, among others. Although La Liga’s clients are primarily Latino/Hispanic and Spanish speaking, its doors are open to anyone who needs assistance. The agency provides over 20,000 services per year to over 2,000 clients of varying backgrounds.

Since 1969, La Liga has been a cornerstone in Syracuse, where it is based. It has been the first point of entry for Latino/Hispanic Spanish-speaking clients who are new to the service area and the United States. The agency consistently strives to help the community overcome barriers. La Liga bridges linguistic, cultural, and experiential gaps for the people it serves. The bilingual, bicultural staff work to create opportunities, economic development, and education that help people acculturate and enable the community to prosper. In 2020, La Liga became an affiliate of the Acacia Network, Inc. (Acacia).

La Liga seeks to provide quality affordable housing opportunities to further meet the needs of the community in which it is located.

La Liga will be substantially involved in all aspects of the development and operation of the proposed La Liga Westside Village project throughout its regulatory period. La Liga’s affiliate, Acacia Real Estate Development Inc. (“**ARED**”) will be co-developer and co-owner. ARED has substantial affordable housing development experience.

La Liga and ARED are independently formed entities, however they share the same parent company, Acacia Network, Inc. Acacia Network is a premier housing, health, social services, and economic development nonprofit organization that provides integrated, culturally responsive services to over 150,000 individuals every year throughout New York State, five additional states, and Puerto Rico. It is a mission-driven real estate development and property manager with a housing portfolio consisting of more than 4,000 units of affordable housing for low or moderate-income individuals and families, as well as supportive housing serving vulnerable individuals and/or formerly homeless households.

ARED’s development experience, combined with La Liga’s human services/housing services experience, community relations and connectedness to the neighborhood in which the Project is located, positions the development team to successfully deliver the proposed Project.

La Liga and ARED intend to be jointly responsible for all Project pre-development, acquisition, community approvals, budget preparation, hiring and managing the architect and engineer, and construction supervision. Along with the attorneys, La Liga and ARED will be responsible for partnership formation/organizational filings, loan closings, and all aspects of the financing for the Project, including but not limited to tax credit syndication. La Liga and ARED or their Acacia Network affiliates will provide all guarantees or letters of credit, or any additional equity required to complete the Project.

La Liga will have a right of first refusal to purchase the Project property at the end of the 15-year tax credit compliance period. The developer intends to own/control the Project long term.

Housing Visions, a third party management agent, will be engaged by the Project owner to manage operations (“**Management Agent**”). The Management Agent will be responsible for the ongoing operation of the Project including property management, marketing, rent up, tenant selection, and compliance.

Additional development team members include:

- **Architect** – Holmes King Kallquist & Associates, LLP
 - o Civil Engineer – Keplinger Freeman Associates
- **General Contractor** - Rich & Gardner Construction Company, Inc.
- **Housing Consultant** - Oxford Consulting Inc. (NYS MBE and WBE)

A description of Acacia Network’s recent experience with similar projects is included in this submission as **Attachment 4a**. The rest of the development team’s recent experience with similar projects is included in this submission as **Attachment 4b**.

IV. DEVELOPMENT TIMELINE

Construction closing is anticipated within 6-8 months of an HCR award. Currently, the development team expects an HCR application submission deadline in or about November 2023, and award announcements in spring of 2024. Construction closing is anticipated in or about November 2024.

Public approvals such as zoning, site plan and SEQR are expected to be obtained third quarter 2023.

Construction plan review by the City for a building permit is expected to take place parallel to HCR’s design review post-award, with a building permit issued in or about October 2024.

The anticipated construction period is 24 months from construction closing. Lease up is expected to be staggered due to the scattered site nature of the Project. Certain buildings will be finished/placed in service before others.

V. PROJECT FINANCING INFORMATION

Status of other Subsidy Financing (grants, loans, providers): The total project cost is approximately \$29 million. The proposed permanent financing consists of a combination of equity from the syndication of 9% Federal and State Low-Income Housing Tax Credits, a loan of HCR Supportive Housing Opportunity Program funds and Federal Housing Trust Fund funds, a loan of HCR CIF funds, HHAP funds, local HOME funds and HOME ARP funds, and deferred developer fee.

A construction loan from a commercial bank, a portion of the low-income housing tax credit equity, deferred developer fee and deferred capitalized reserves will be available during construction; the construction loan will be paid off at permanent loan closing, which is projected to be within 10 months of construction completion.

Application to HHAP is expected to be made in or about July 2023. Application for local HOME

funds will be made under the next available opportunity. Application to HCR will be made late 2023 under the next 9% low-income housing tax credit RFP.

PILOT Agreement: The Project seeks a PILOT from the City of Syracuse with a term of at least 15 years. The PILOT payment is expected to be calculated as 10% of effective rents (less utility costs) with a 2% annual increase for the 15 years that comprise the low-income housing tax credit compliance period.

Supportive Housing Service and Operating Awards: ESSHI conditional award was received under the 2022 RFP.

An HCR form of budget workbook, including development budget/sources and uses and operating budget/rent plan, is included in this submission as **Attachment 5**.

VI. COMMUNITY ENGAGEMENT

Community input into the proposed La Liga Westside Village project is a priority. The primary purpose of the Project is to address unmet housing needs of the community in which La Liga is located.

Toward that end, the developer has met with the Mayor’s Office multiple times to ensure that the Project is in alignment with the City’s plans for redevelopment and has the City’s support.

The developer has met with other community stakeholders to ensure that the Project meets their approval as well, such as the Housing and Homeless Coalition of Central New York (“HHC”). La Liga has begun participating in HHC events and HHC provided a letter of support for the Project’s ESSHI application.

Additionally, Elisa Morales, the Executive Director of La Liga, has outreached to local domestic violence service providers such as the DV Shelter System provider to discuss the Project’s permanent supportive housing goals and obtain feedback. The bedroom sizes of the supportive units were determined based on such feedback in order to best meet the area’s need. La Liga further seeks to develop linkage agreements with other service providers in order to ensure that residents of the Project are best supported with access to human services. The goal of the supportive housing component of the Project is to empower residents (survivors of domestic violence) to attain and maintain economic and housing stability.

On April 18th and 19th 2023, the developer presented the proposed Project to Syracuse United Neighbors (SUN) and Tomorrow’s Neighborhoods Today (TNT) to obtain their input. Feedback received includes:

- A desire for the Project to include units targeted to households whose annual income is 80% of AMI, and concern about the 50-year affordability period.
 - In response, the developer explored the possibility of including 80% AMI units with the Project’s main funding source (NYS HCR). Due to the current affordable

and market rents in the neighborhood in which the Project is located, the agency’s unable to support 80% AMI units at the proposed locations at this time. The 50 year regulatory period is an agency requirement for all low-income housing tax credit (“LIHTC”) financed projects. (LIHTCs are critical to the Project’s financing plan).

- A desire for fewer 1 bedroom units/concern about the type of individual who would occupy a 1-bedroom unit.
 - Toward that end, the majority of the Project is comprised of 2 and 3-bedroom units. There are 25 1-bedroom units, 26 2-bedroom units and 16 3-bedroom units. Fewer 1-bedroom units would compromise the development’s financial feasibility. The preliminary market study shows tremendous unmet need for apartments of all 3 bedroom sizes at the proposed rents in the area in which the Project is located. In the developer’s rental housing experience, most senior households are comprised of one person only. Additionally, 1-bedroom apartments tend to appeal to ordinary people (i.e. singles, couples, divorcees, widows) with no children at home. Based on La Liga’s experience serving survivors of domestic violence in the area in which the Project is located and the community need, La Liga believes it is important to include 1, 2 and 3 bedroom apartments to best meet the need. Residents of special needs units will be supported with services provided by La Liga (both directly and by referral to local partners). Housing Visions has been selected as the management agent and has substantial experience successfully managing 1, 2 and 3-bedroom units.
- A desire to give priority in tenant selection to neighborhood residents or people with family connections in the neighborhood.
 - In response, the developer explored this possibility with HCR. In order to ensure compliance with state and federal Fair Housing Laws, the Project is required to be marketed in accordance with an HCR-approved marketing plan. HCR advised that preference in tenant selection based on geographic location isn’t permitted at this time. However, the marketing plan will include outreach via local newspapers and other mediums in order to ensure that people in the neighborhood are aware of the housing opportunity and have a chance to apply. The Acacia Network works hard to engage, educate and prepare community residents to submit complete applications for apartments that are offered by lottery. For example, in preparation for certain East Harlem affordable housing openings, Acacia was able to secure private funding to develop and implement a credit counseling program to help prepare East Harlem residents for the upcoming affordable housing lotteries.
- A desire for strong property management.
 - Toward that end, Housing Visions has agreed to be the management agent. Housing Visions has substantial experience successfully operating developments similar to the proposed Project.

Future community engagement plans include developer’s participation in Kitchen Table Talks facilitated by the Land Bank and community partners. Kitchen Table Talks will be held with community members to understand how they feel about affordable housing development, the community’s housing needs, and how they would like to see the Westside neighborhood grow and develop generally. La Liga and Acacia will be present at Kitchen Table Talks to answer questions and engage with local community members in an effort to ensure that the project aligns with the community’s goals and priorities to the extent possible.

La Liga has and will continue to participate in community events concerning housing such as: the Syracuse Housing Study Open House which took place on May 25, 2023. It was presented by the City of Syracuse Neighborhood and Development, and afforded La Liga an opportunity to learn about existing housing conditions, investment patterns, market trends, and housing needs within the City of Syracuse. The study’s findings are intended to help to inform the development of a citywide housing strategy, neighborhood plans, and future housing policies.

La Liga will continue to engage with the community throughout the development planning process.

Support letter(s) are included in this submission as **Attachment 6**. Please note that certain details such as unit count are outdated as the proposed Project has continued to evolve. Updated support letters are in the process of being gathered.

PROPOSED NEW CONSTRUCTION FOR:
LA LIGA WESTSIDE VILLAGE
SYRACUSE, NEW YORK

HKK PROJECT #22071



601 SOUTH GEDDES STREET



122-128 DELAWARE STREET



304 DELAWARE STREET

ARCHITECT:

HOLMES KING KALLQUIST
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LANDSCAPE ARCHITECT

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IPD ENGINEERING

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STRUCTURAL ENGINEER

ST. GERMAIN & AUPPERLE
CONSULTING ENGINEERS, PLLC

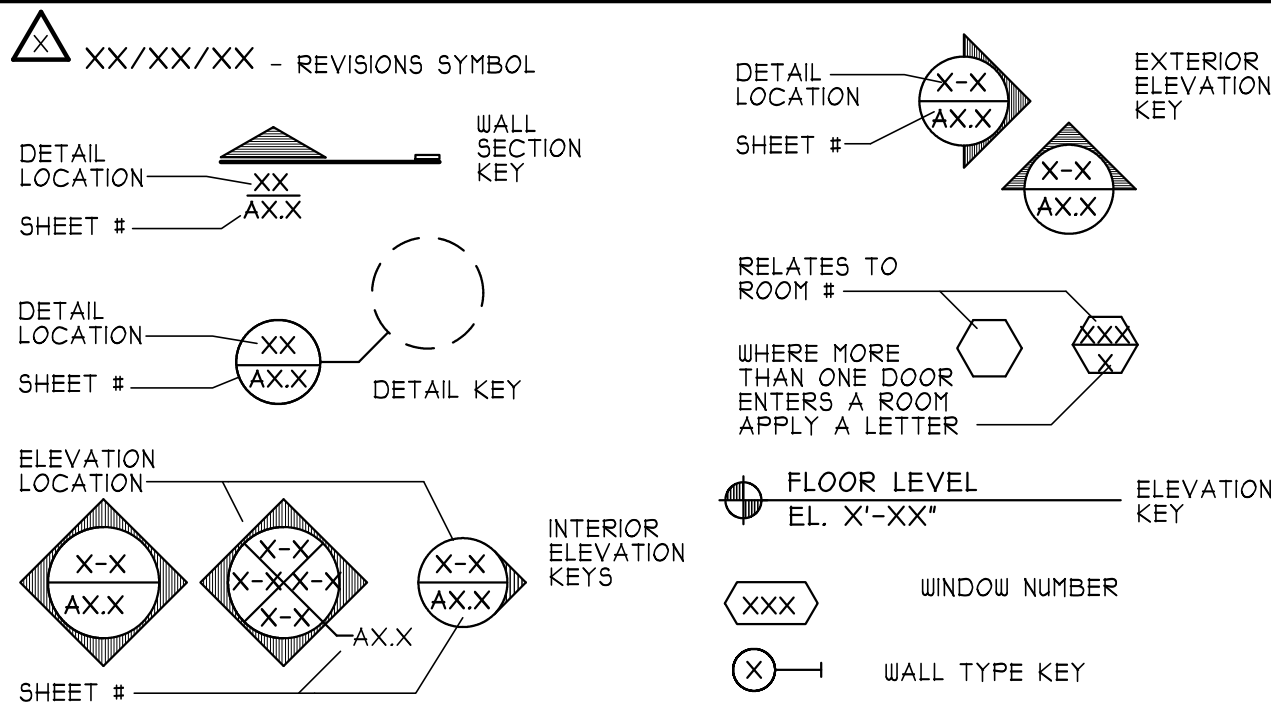
5711 WEST GENESEE STREET
CAMILLUS, NY 13031
PHONE: (315) 488-3550
FAX: (315) 488-3505

WEBSITE: www.sa-engineers.com

ABBREVIATIONS :

ACP/APC	ACOUSTIC CEILING PANEL	EQ	EQUAL	LLH	LONG LEG HORIZONTAL	REV	REVISED/REVISION
ACT/ATC	ACOUSTIC CEILING TILE	EST	ESTIMATE	LLV	LONG LEG VERTICAL	RM	ROOM
ADJ	ADJACENT	EQUIP	EQUIPMENT	LOC	LOCATION	RO	ROUGH OPENING
AFF	ABOVE FINISHED FLOOR	EWG	ELECTRIC WATER COOLER	LTG	LIGHTING	ROW	RIGHT OF WAY
AIA	AMERICAN INSTITUTE OF ARCHITECTS	EXH	EXHAUST	LTL	LINTEL	RUB	RUBBER
ALLOW	ALLOWANCE	EX or EXIST	EXISTING	LVL	LAMINATED VENEER LUMBER	SCHED	SCHEDULE
ALT	ALTERNATE	EXT	EXTERIOR	LVP	LUXURY VINYL PLANK	SEC	SECTION
ALUM	ALUMINUM	FD	FLOOR DRAIN	LVR	LOUVER	SEALANT	SEALANT
ANOD	ANODIZED	FDN	FOUNDATION	LVT	LUXURY VINYL TILE	SLR	SEALER
APPROX	APPROXIMATELY	FE	FIRE EXTINGUISHER	MAR	HARBLE	SLT	SLATE
ARCH	ARCHITECT (URAL)	FEC	FIRE EXTINGUISHER CABINET	MAS	MASONRY	SF	SQUARE FOOT
AVG	AVERAGE	F/F	FACE OF FINISH	MAT	MATERIAL	SHT	SHEET
AWC	ACOUSTICAL WALL COVERING	FGL	FIBERGLASS	MAX	MAXIMUM	SIM	SIMILAR
AUP	ACOUSTICAL WALL PANELING	FIN	FINISH	MDF	MEDIUM DENSITY FIBERBOARD	SPEC	SPECIFICATIONS
B/F	BOTTOM OF FOOTING	F/F	FINISHED FLOOR	MDO	MEDIUM DENSITY OVERLAY	SPR	SPRINKLER
BIT	BITUMINOUS	FIXT	FIXTURE	MECH	MECHANICAL	SQ	SQUARE
BLDG	BUILDING	FLR	FLOOR	MEZZ	MEZZANINE	SS	STAINLESS STEEL
BLKG	BLOCKING	FM	FACTORY MUTUAL	MFR	MANUFACTURER	SSM	SOLID SURFACE MATERIAL
BM	BENCH/BENCHMARK	F/O	FACE OF	MIM	MISCELLANEOUS	STC	SOUND TRANSMISSION CLASS
B/O	BOTTOM OF	FP	FIRE PROOFING	MISC	MISCELLANEOUS	STD	STANDARD
BRD	BOARD	FR	FIRE RESISTIVE	MO	MASONRY OPENING	STL	STEEL
BRK	BRICK	FRIG	FRAMING	MTL	METAL	STN	STAIN
BSMT	BASEMENT	FRP	FIBERGLASS REINFORCED PLASTIC	NA	NOT APPLICABLE	STRCT	STRUCTURAL
BTWN	BETWEEN	FT	FOOT/FEET OR FIRE TREATED	NIC	NOT IN CONTRACT	SURF	SURFACE
BUR	BUILT-UP ROOF	FTG	FOOTING	NO, OR #	NUMBER	SUSP	SUSPENDED
CABT	CABINET	FRTRD	FIRE TREATED	NOH	NOMINAL	SY	SQUARE YARD
CF	CEMENT/CEMENTITIOUS	FUR	FURRING	NTS	NOT TO SCALE	SYM	SYMMETRICAL
CF	CUBIC FOOT/FEET	FURN	FURNITURE	OA	OVERALL	T	TREAD
CJ	CONTROL JOINT	GA	GAUGE	ON CENTER	ON CENTER	TEL	TELEPHONE
CL	CENTERLINE	GAL	GALLON	OD	OUTSIDE DIAMETER	TEHP	TEMPORARY
CLG	CEILING	GALV	GALVANIZED	OH	OVERHEAD	TERR	TERRAZZO
CLO	CLOSET	GC	GENERAL CONTRACTOR	OPNG	OPENING	THK	THICK
CLR	CLEAR	GEN	GENERAL	OPP	OPPOSITE	THRESH	THRESHOLD
CMU	CONCRETE MASONRY UNIT	GLZ	GLAZING	OPPH	OPPOSITE HAND	TIC	TONGUE & GROOVE
COL	COLUMN/COLOR	GNT	GRANITE	OSB	ORIENTED STRAND BOARD	T/O	TOP OF
COMP	COMPOSITE	GR	GRADE	OZ	OUNCE	TOIL	TOILET
CONC	CONCRETE	GRND	GROUND	PART	PARTITION	T/S	TOP OF STEEL
CONST	CONSTRUCTION	GLZD	GLAZED TILE	PBRD	PARTICLE BOARD	TTL	TOTAL
CONT	CONTINUOUS	GWB	GYPSPUM WALLBOARD	PC	COMPUTER	TV	TELEVISION
CONTR	CONTRACTOR	GYP	GYPSPUM	PED	PEDIMENT	TYP	TYPICAL
COORD	COORDINATE	H	HIGH	PERF	PERFORATED	UL	UNDERWRITER'S LABORATORY
CORR	CORRIDOR	HDWD	HANDICAPPED ACCESSIBLE	PL	PLATE	UNO	UNLESS NOTED OTHERWISE
CORRUG	CORRUGATED	HWDWR	HARDWARE	PLAM	PLASTIC LAMINATE	UR	URINAL
CPT	CARPET	HGT	HIGHT	PLAS	PLASTER	VAR	VARIABLE/VARIABLE
CPT. T.	CARPET TILE	HOL	HOLLOW METAL	PLBG	PLUMBING	VARN	VARNISH
CRS	COURSES	HORIZ	HORIZONTAL	PLYD	PLYWOOD	VB	VAPOR BARRIER
CT	CERAMIC TILE	HPC	HIGH PRESSURE LAMINATE	PNL	PANEL	VCT	VINYL COMPOSITION TILE
CY	CUBIC YARD	HR	HOUR	PNT	PAINT	VERT	VERTICAL
D	DIAMETER	HYAC	HEATING, VENTILATING & AIR CONDITIONING	PREFAB	PREFABRICATED	VET	VINYL ENHANCED TILE
DF	DRINKING FOUNTAIN	IN	INCH	PREFIN	PREFINISHED	VEST	VESTIBULE
DIA	DIAGONAL	INCL	INCLUDED, INCLUDING	PSF	POUNDS PER SQUARE FOOT	VIF	VERIFY IN FIELD
DIAG	DIAGONAL	INCLD	INCLUDED, INCLUDING	PSI	POUNDS PER SQUARE INCH	VNR	VENEER
DM	DEAD LOAD	INSUL	INSULATION	PTD	PAINTED	PT	VENT THROUGH ROOF
DN	DOWN	INT	INTERIOR	PVC	POLYVINYL CHLORIDE	VTC	VINYL WALL COVERING
DO	DITTO	INV	INVERT	PVMT	PAVEMENT	W	WIDE
DR	DROR	JAN	JANITOR	QTY	QUANTITY	W/	WITH
DTL	DETAIL	JNT	JOINT	QTZ	QUARTZ	W/O	WITHOUT
DWG	DRAWING	L	LENGTH	R	RISER/RADIUS	WR	WATER RESISTANT
EA	EACH	LAM	LAMINATED	REF	REFERENCE	WT	WEIGHT
EFS	EXTERIOR FINISH SYSTEM	LAV	LAVATORY	REG	REGULAR	WUF	WELDED WIRE FABRIC
EJ	EXPANSION JOINT	LB	LOAD	REQD	REQUIRED		
EL	ELEVATION	LF	LINEAR FEET	RES	RESILIENT FLOORING		
ELEC	ELECTRIC (AL)	LG	LIGHT GAUGE				
ELEV	ELEVATOR/ELEVATION	LGHP	LIGHT GAUGE METAL FRAMING				
EM	ENTRANCE MAT	LIN, MTL	LINEAR METAL CEILING				
ENTR	ENTRANCE	LINO	LINOLEUM				
EPS	EXPANDED POLYSTYRENE	LL	LIVE LOAD				

SYMBOLS :



CODE REVIEW :

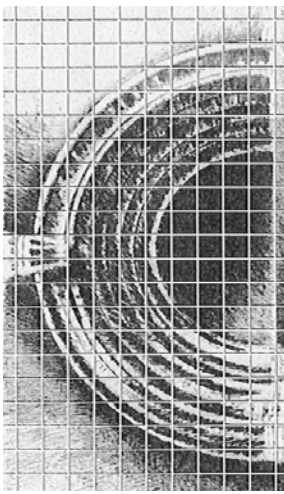
CONSTRUCTION TYPE:	XXXX
OCCUPANCY CLASSIFICATION:	XXXX
ALLOWABLE FIRE AREA:	XXXX SQFT
FLOOR AREA:	
BASEMENT:	XXXX SQFT
FIRST FLOOR:	XXXX SQFT
SECOND FLOOR:	XXXX SQFT
TOTAL:	XXXX SQFT
POPULATION:	
BASEMENT:	XXX
FIRST FLOOR:	XXX
SECOND FLOOR:	XXX
TOTAL:	XXX

LIST OF ADDRESSES:

122-128 DELAWARE STREET - 8 APARTMENTS
222-226 DELAWARE STREET - 6 APARTMENTS
304 DELAWARE STREET - 28 APARTMENTS
406 DELAWARE STREET - 7 APARTMENTS
411 DELAWARE STREET - PARKING AREA, COMMUNITY GARDEN, AND GREEN SPACE
601 SOUTH GEDDES STREET - 18 APARTMENTS

PROPOSED NEW CONSTRUCTION DRAWINGS FOR:
LA LIGA WESTSIDE VILLAGE
SYRACUSE, NEW YORK

HOLMES ■ KING ■ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
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TITLE SHEET

T1.1

I, THE UNDERSIGNED ARCHITECT, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED BY NEW YORK STATE AND THE INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY NEW YORK STATE

ISSUE DATE XX/XX/XXXX

BID SET No.

REV No.	DATE:	DRAWN BY:	DESCRIPTION:

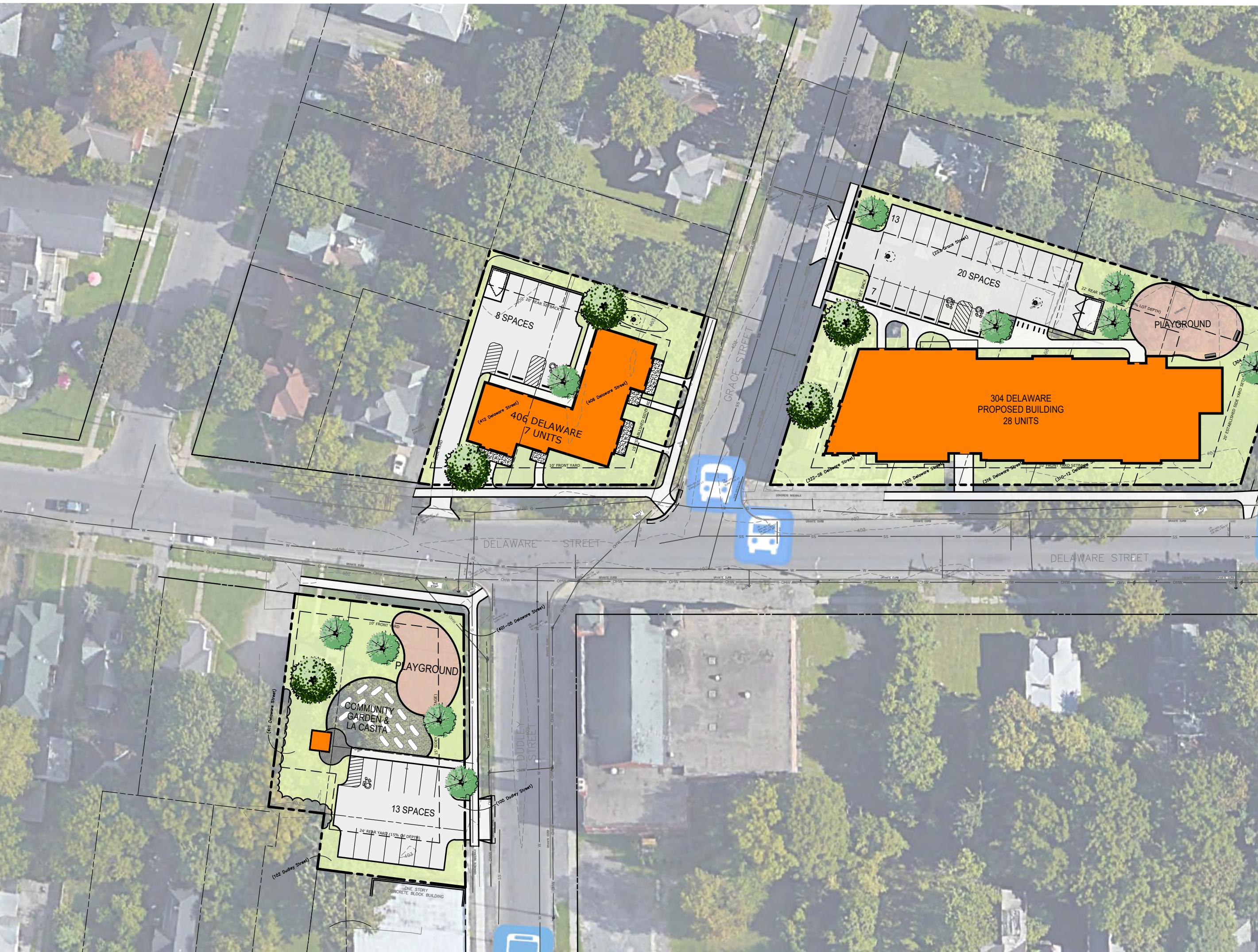
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED COPYRIGHT © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES

JOB NO: 22071

DATE: 05/05/23

DRAWN BY: MCM

SCALE: NONE



ZONING CHART - 304 DELAWARE

304 DELAWARE 14,800' SF 4-STORY APARTMENT BUILDING - 28 UNITS		
0921-09-13.0	304 DELAWARE ST	
0921-09-14.0	310-312 DELAWARE ST	
0921-09-15.0	316 DELAWARE ST	
0921-09-16.0	320 DELAWARE ST	
0921-09-17.0	322-26 DELAWARE ST	
0921-09-18.0	328 DELAWARE ST	
TOTAL COMBINED PARCEL AREA: 17,802' SF / .861 ACRES		
ZONE: RESIDENTIAL BUSINESS CLASS B - PER MAP #2, ZONING ALAS EXCEPT PARCELS EXCEPT 323 GRACE ST IS RESIDENTIAL BUSINESS CLASS AA		
YARD SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK	40'	26.4'
CORNER SIDE YARD(S)	SEE BELOW	20' 420'
REAR YARD SETBACK	15' OR .5% LOT DEPTH	22'
CORNER LOT SIDEYARD IS 20% FRONT LOT WIDTH OR ESTABLISHED FRONT YARD OF SIDE STREET. ESTABLISHED FRONT YARD IS 20' ON BOTH SIDE STREETS.		
LOT REQUIREMENTS	REQUIRED	PROVIDED
MIN. WIDTH	40'	26.4'
MAX. STRUCTURAL	40%	35%
MAX. PAVING	40%	17%
PARKING	REQUIRED	PROVIDED
1 SPACE / DU	28	20+
*PARKING DEFICIT (8 SPACES) AT THIS DEVELOPMENT IS OFFSET AT DUDLEY PARKEL		
ACCESS		
BUS STOPS ON STY 64, STY 67, STY 91, STY 93, STY 926, STY 966, AND STY 942 ARE LOCATED ON THE CORNER OF GRACE STREET AND DELAWARE STREET DIRECTLY ADJACENT TO THE SITE. BUS STOPS ON KELLGOS STREET AND DELAWARE STREET, ALSO ADJACENT TO THE SITE, INCLUDE STY 921, STY 966, STY 972, STY 974, AND STY 976.		

ZONING CHART - 226 DELAWARE

226 DELAWARE
 3,500 SF 3 STORY TOWNHOUSE - 6 UNITS

092-10-16-B 222 DELAWARE ST
 092-10-210 226 DELAWARE ST

TOTAL COVERED PARCEL AREA: 4,109 SF 12.061 FT / 21 ACRES
 ZONE: RESIDENTIAL BUSINESS CLASS B - PER MAP #7, ZONING ATLAS

YARD SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK	10'	10'
SIDE YARD SETBACK	4'	4'
CORNER SIDE YARD	SEE BELOW	14'
REAR YARD SETBACK	20' OR 15% LOT DEPTH	20'

*CORNER LOT SIDEYARD IS 15% FRONT LOT WIDTH OR ESTABLISHED FRONT YARD OF SIDE STREET. ESTABLISHED FRONT YARD IS 14'

LOT REQUIREMENTS	REQUIRED	PROVIDED
MIN. WIDTH	40'	132'
MAX. STRUCTURAL	40%	25%
MAX. PARKING	42%	0%

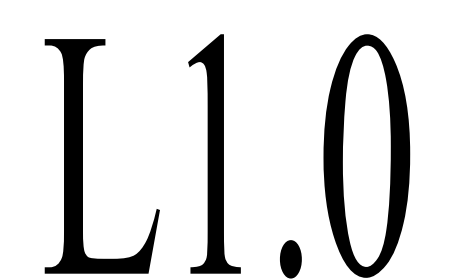
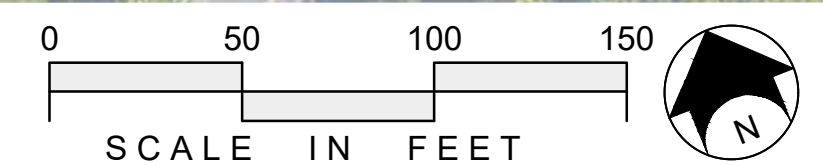
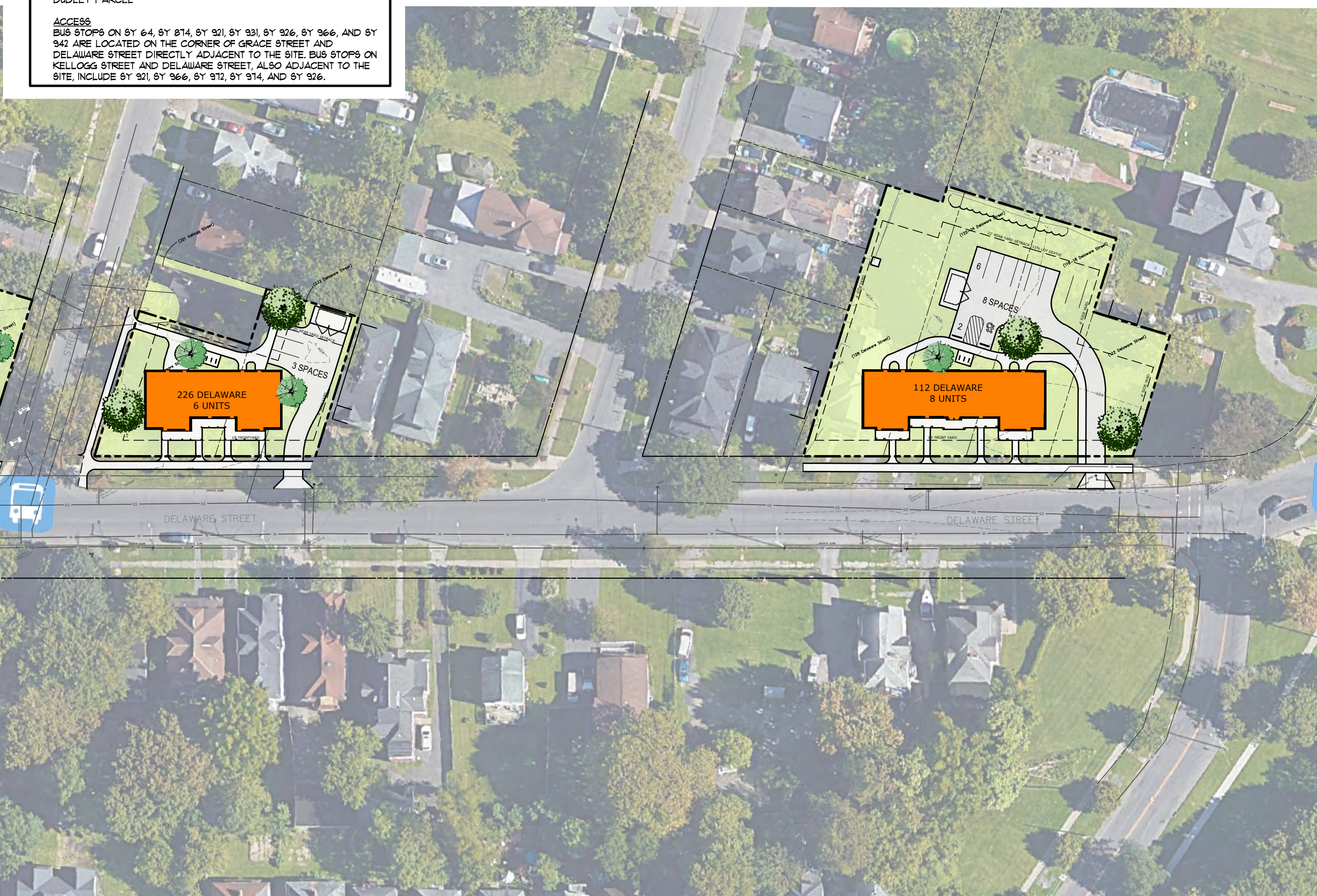
PARKING	REQUIRED	PROVIDED
1 SPACE / DU	6	3**

**PARKING DEFICIT (3 SPACES) AT THIS DEVELOPMENT IS OFFSET AT DUDLEY PARK.

ACCESS
 BUS STOP ON KELLOGG STREET AND DELAWARE STREET ARE LOCATED DIRECTLY ADJACENT TO THE SITE, INCLUDE SY 921, SY 966, SY 912, SY 914, AND SY 916.



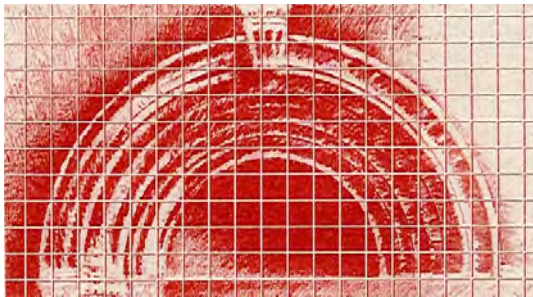
ZONING CHART - 112 DELAWARE		
4400 SF 3 STORY TOWNHOUSE - 8 UNITS		
0933-01-710	112 DELAWARE ST	
0933-01-280	116-118 DELAWARE ST	
0933-01-230	122-24 DELAWARE ST	
0933-01-300	128 DELAWARE ST	
TOTAL COMBINED PARCEL AREA: 28,917 SF / 6.41 ACRES		
ZONE: RESIDENTIAL BUSINESS CLASS B - PER MAP #3, ZONING ATLAS		
<u>YARD SETBACKS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT YARD SETBACK	10'	10'
SIDE YARD SETBACK	4'	4'
REAR YARD SETBACK	20' OR 15% LOT DEPTH	20'
<u>LOT REQUIREMENTS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN WIDTH	40'	154'
MAX. STRUCTURAL	40%	16%
MAX. PARKING	40%	14%
<u>PARKING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
19 SPACE / DU	8	8
<u>ACCESS</u>		
BUS STOPPS ON SY 921, SY 966, AND SY 914 ARE LOCATED WITHIN 150' OF THE SITE. ADDITIONAL STOPPS ARE LOCATED WITHIN 150', AT THE CORNER OF DELAWARE AND WEST ONONDAGA STREET.		



5/4/2023 5:00 PM NUBBER 2022\22071 - La Liga Westside Village\Scheme\Building Matrix\22071 Bldg Matrix Chart.doc

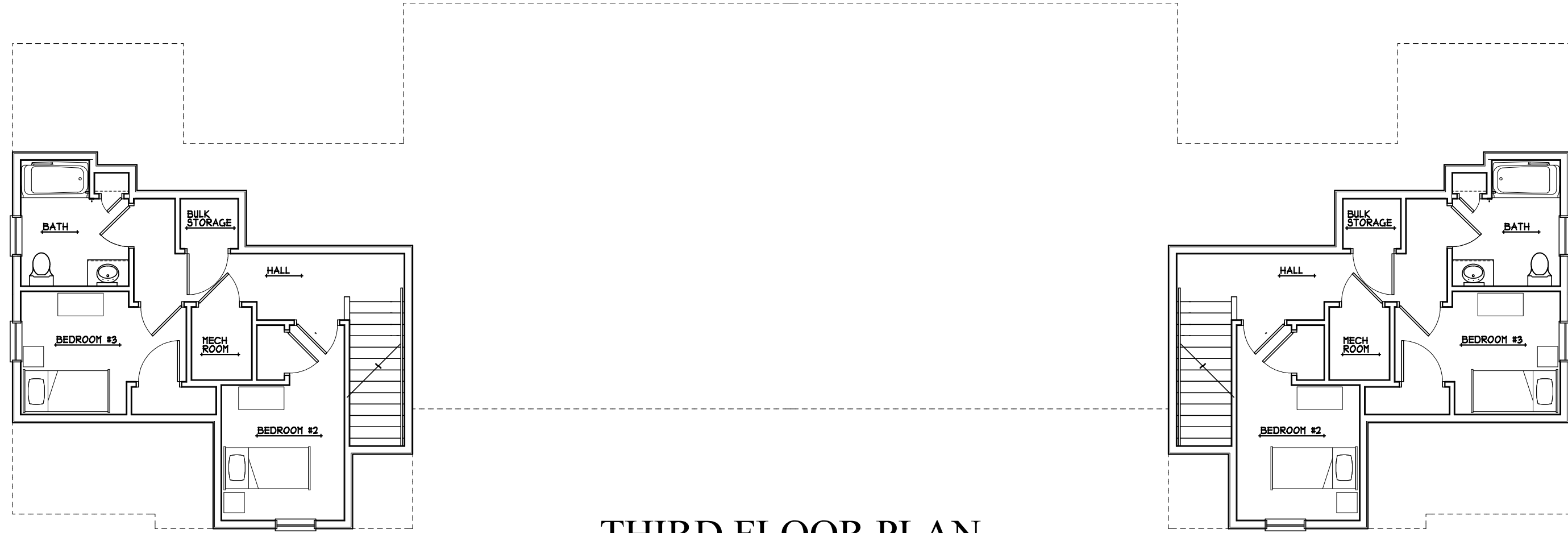
LA LIGA WESTSIDE VILLAGE						
BUILDING ADDRESS	PROPOSED DWELLING TYPES					
	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	TWO BEDROOM TOWNHOUSE	THREE BEDROOM TOWNHOUSE	TOTAL
112-128 DELAWARE	4	2	0	0	2	8
222-226 DELAWARE	2	2	0	0	2	6
304-326 DELAWARE	10	9	9	0	0	28
406-412 DELAWARE	0	3	0	1	3	7
601 S. GEDDES	9	9	0	0	0	18
TOTAL	25	25	9	1	7	67

411 DELAWARE: THIS PROPERTY WILL BE USED TO PROVIDE PARKING FOR THE PROJECT AND RAISED GARDEN BEDS WITH GARDEN SHED



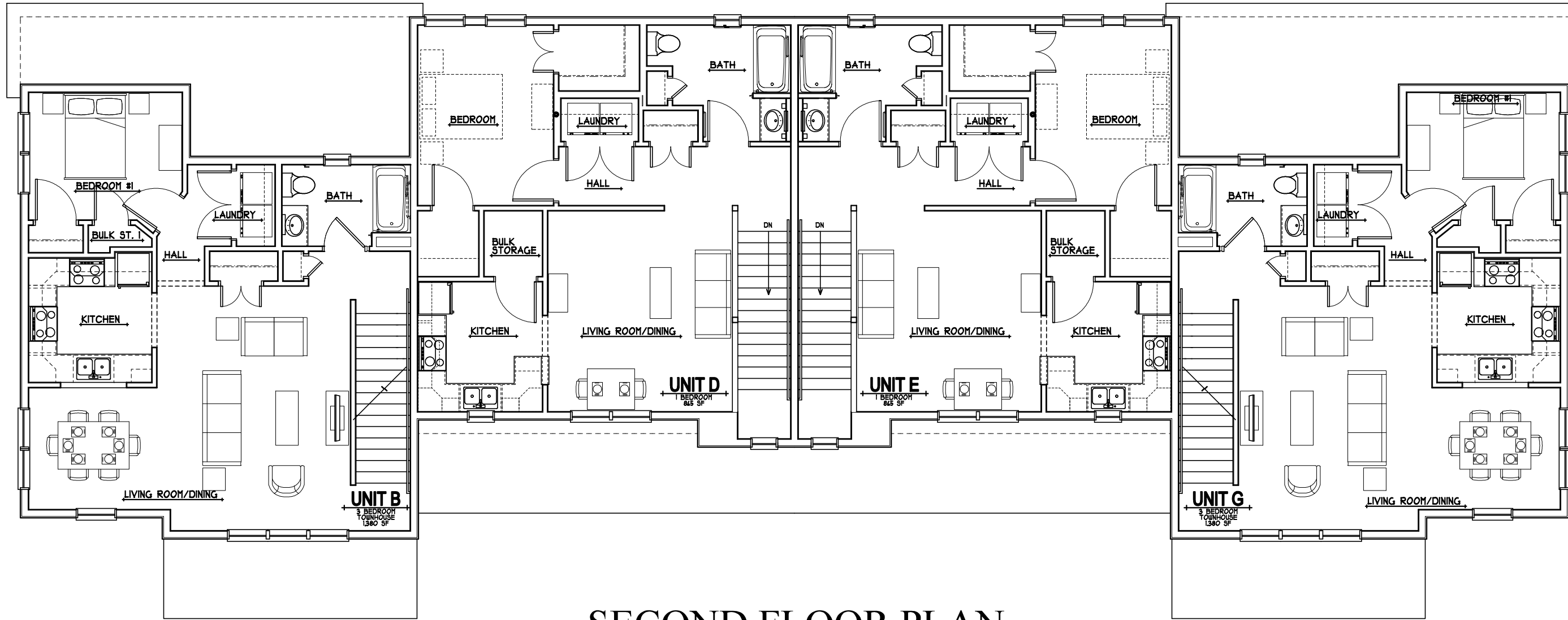
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SCHEMATIC DESIGN APARTMENT MATRIX FOR
LA LIGA WESTSIDE VILLAGE
MAY 5, 2023 SYRACUSE, NEW YORK



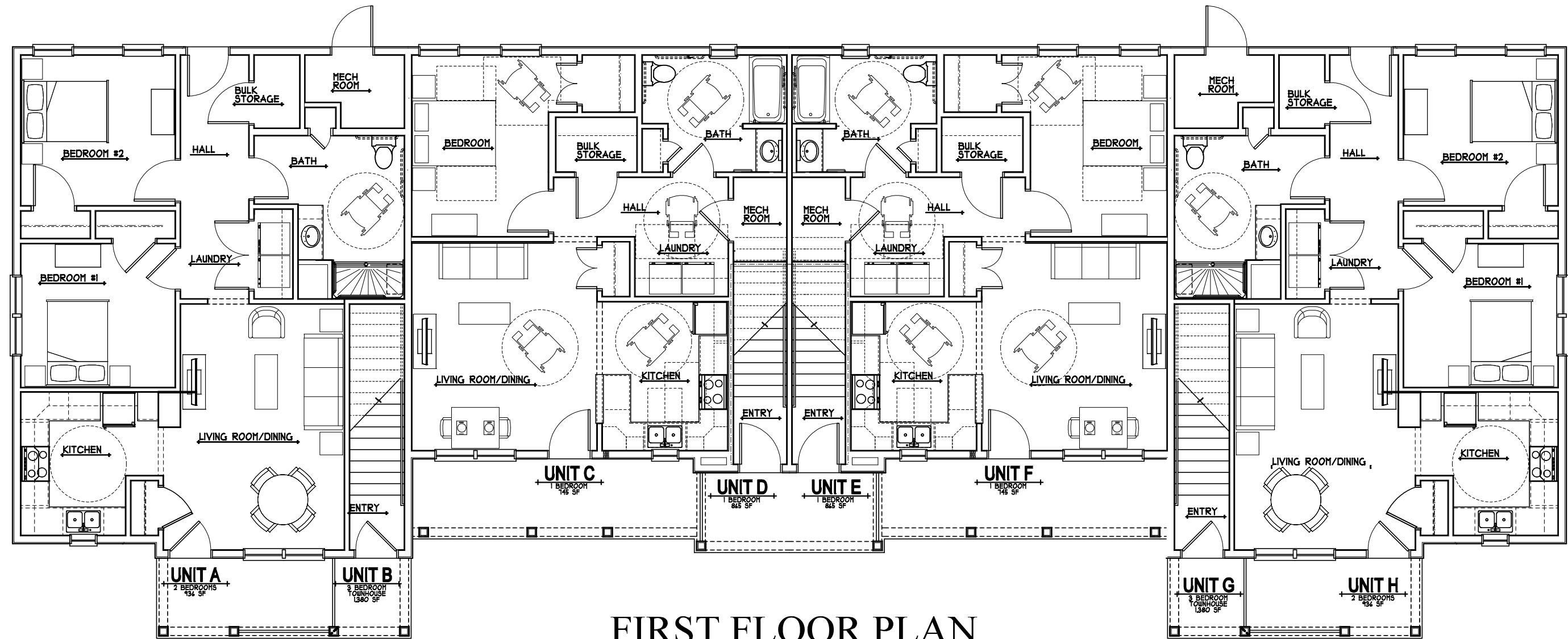
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



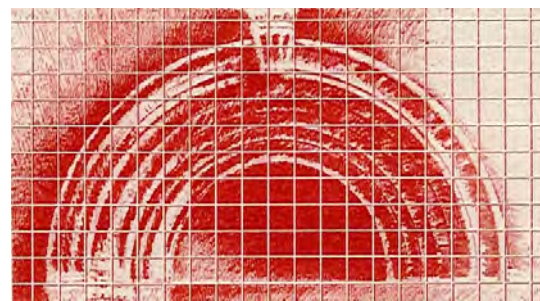
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLANS FOR:
112-128 DELAWARE STREET

112-128 DELAWARE UNIT BREAKDOWN

UNIT TYPE	UNIT INFORMATION		
	SQUARE FOOTAGE	BEDROOM COUNT	NUMBER OF UNITS
A/H	934 SF	TWO	2 UNITS
B/G	1,380 SF	THREE/TOWNHOUSE UNIT	2 UNITS
C/F	145 SF	ONE	2 UNITS
D/E	845 SF	ONE	2 UNITS
TOTALS	7,840 SF		8 UNITS



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SCHEMATIC DESIGN DRAWINGS FOR 112-128 DELAWARE STREET
LA LIGA WESTSIDE VILLAGE

MAY 5, 2023 SYRACUSE, NEW YORK



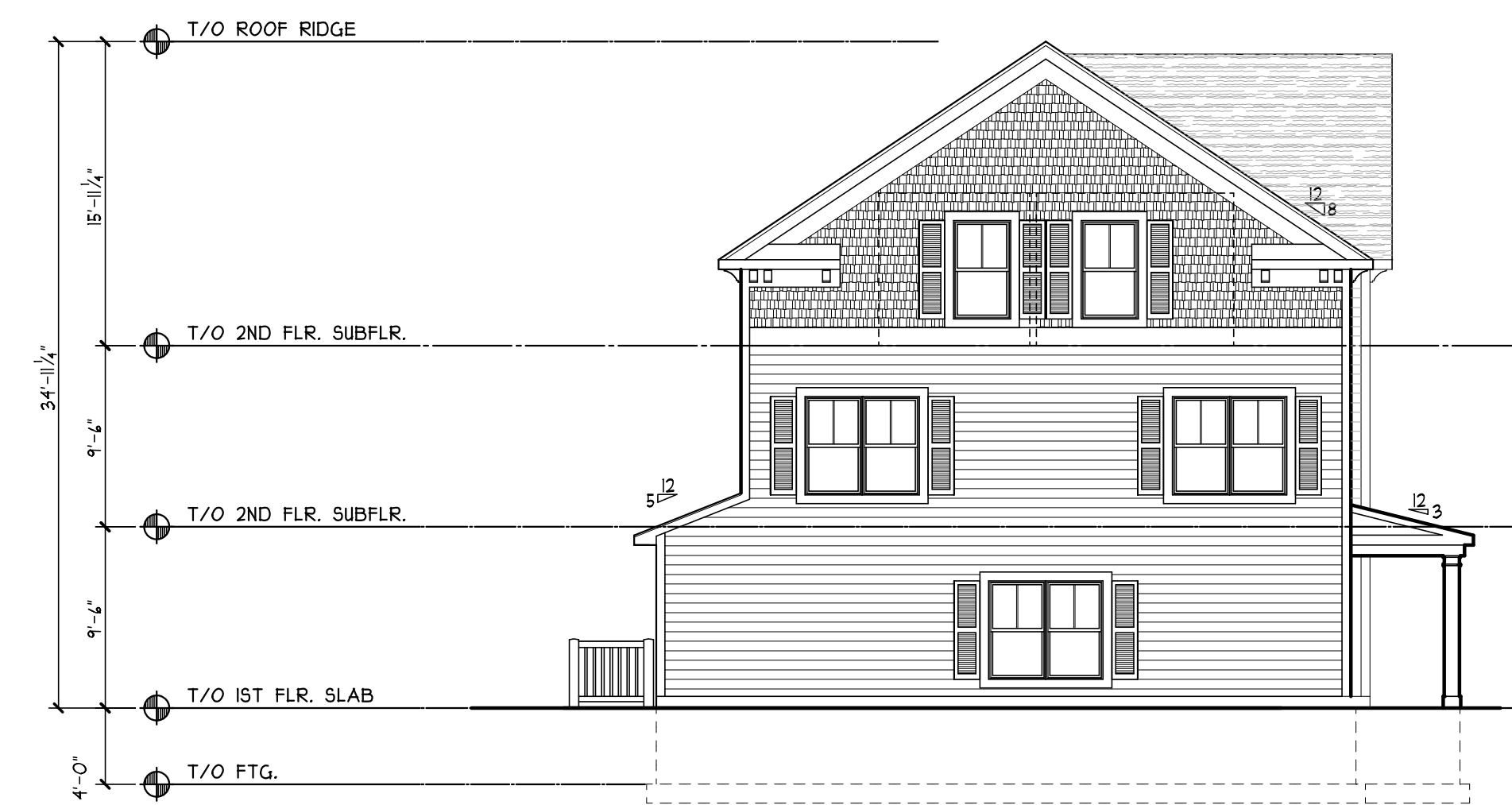
FRONT/DELAWARE STREET ELEVATION

SCALE: 1/8" = 1'-0"



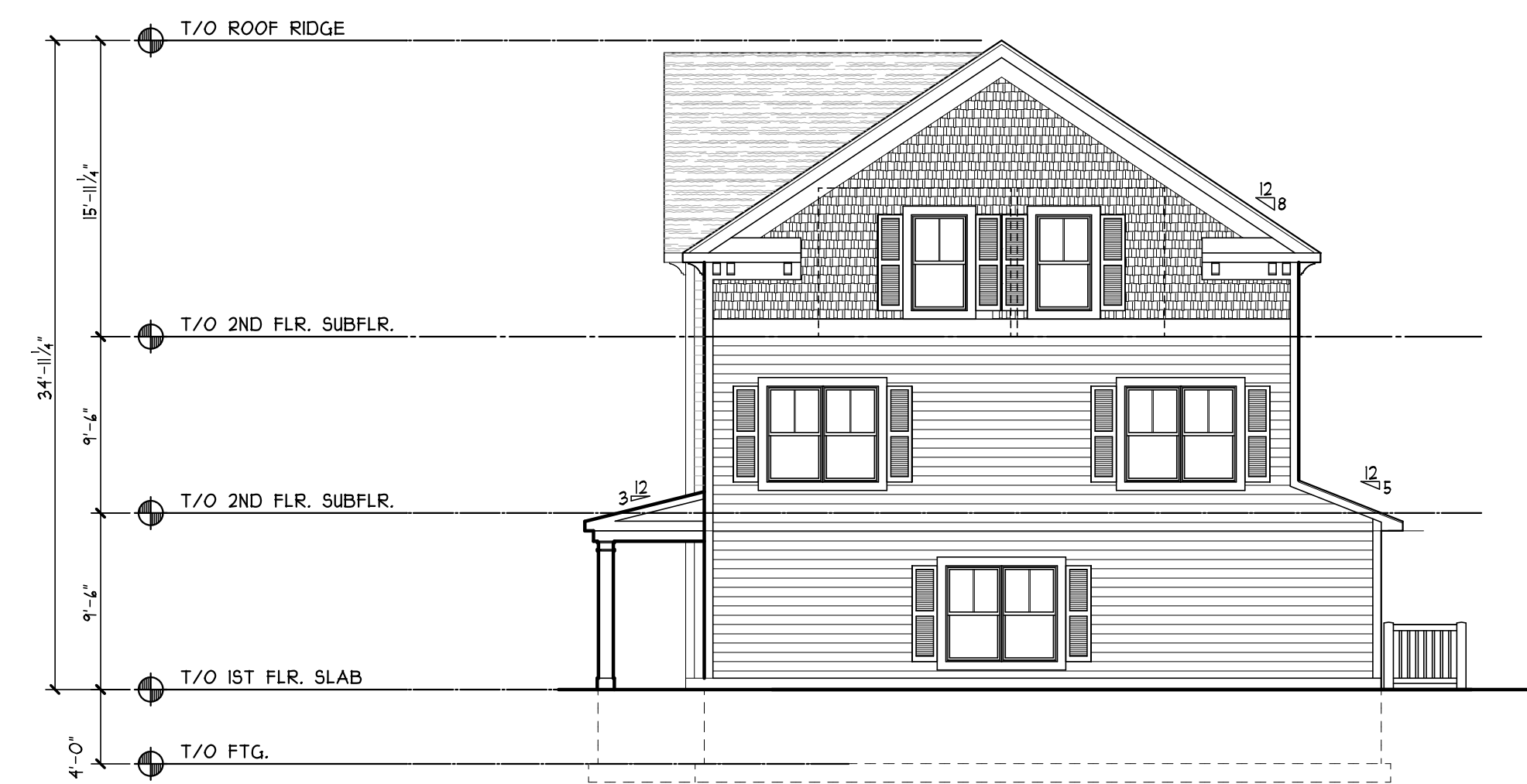
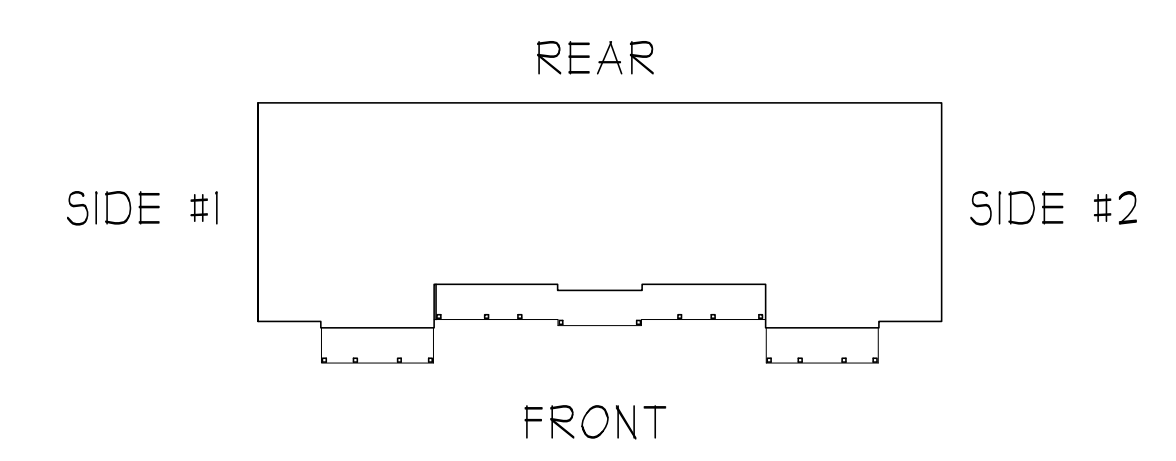
REAR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION #1

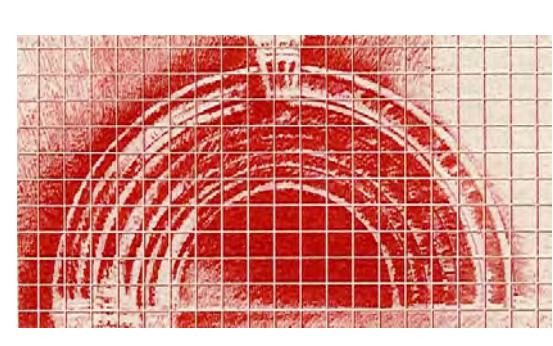
SCALE: 1/8" = 1'-0"



SIDE ELEVATION #2

SCALE: 1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS FOR: 112-128 DELAWARE STREET



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SCHEMATIC DESIGN DRAWINGS FOR 112-128 DELAWARE STREET LA LIGA WESTSIDE VILLAGE MAY 5, 2023 SYRACUSE, NEW YORK

5/4/2023 S:\JOB NUMBER\2022\22071 - La Liga Westside Village\Schem\112-128 Delaware\Plot\SK-2 Elevations.sec



ZONING CHART - 226 DELAWARE

226 DELAWARE
3,500 SF 3 STORY TOWNHOUSE - 6 UNITS

092-10-26.0 222 DELAWARE ST
092-10-27.0 226 DELAWARE ST

TOTAL COMBINED PARCEL AREA: 14,109 SF / 271 ACRES
ZONE: RESIDENTIAL BUSINESS CLASS B - PER MAP 12, ZONING ATLAS

YARD SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK	10'	10'
SIDE YARD SETBACK	4'	4'
CORNER SIDE YARD	SEE BELOW	14'
REAR YARD SETBACK	20' OR 15% LOT DEPTH	20'

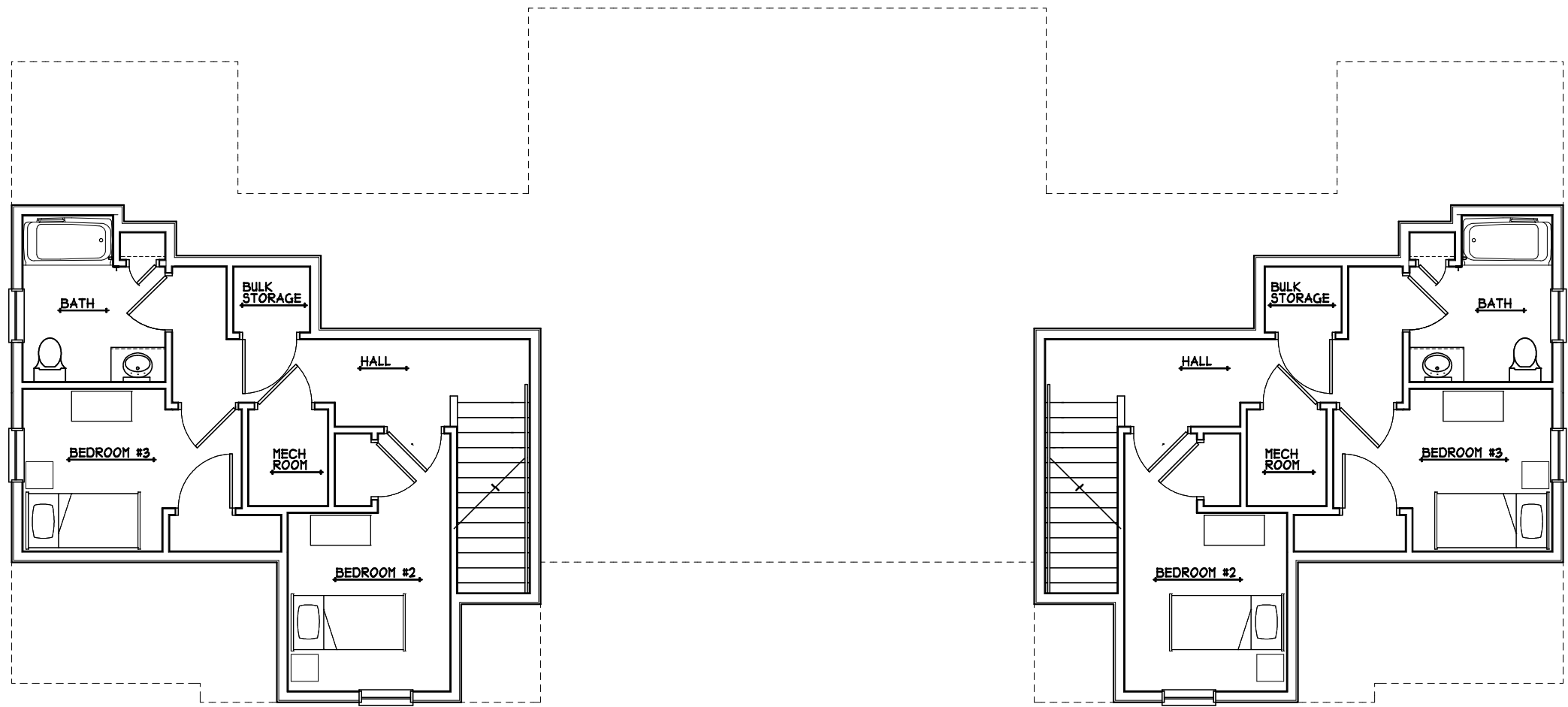
*CORNER LOT SIDEYARD IS 15% FRONT LOT WIDTH OR ESTABLISHED FRONT YARD OF SIDE STREET. ESTABLISHED FRONT YARD IS 14'

LOT REQUIREMENTS	REQUIRED	PROVIDED
MIN. WIDTH	40'	132'
MAX. STRUCTURAL	40%	29%
MAX. PARKING	40%	0%

PARKING	REQUIRED	PROVIDED
1 SPACE / DU	6	3**

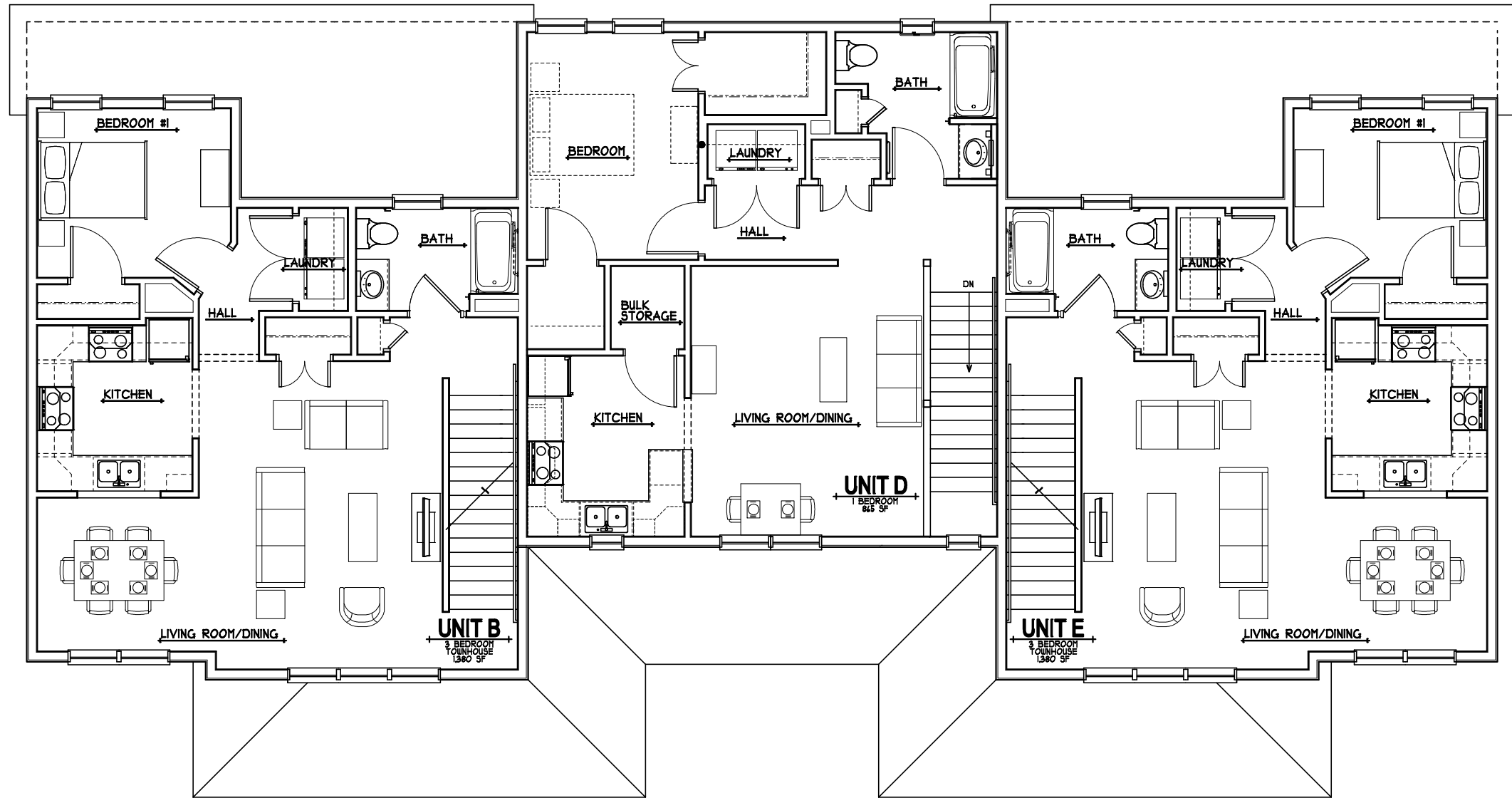
**PARKING DEFICIT (3 SPACES) AT THIS DEVELOPMENT IS OFFSET AT DUDLEY PARCEL

ACCESS
BUS STOPS ON KELLOGG STREET AND DELAWARE STREET ARE LOCATED DIRECTLY ADJACENT TO THE SITE, INCLUDE SY 921, SY 966, SY 912, SY 914, AND SY 926.



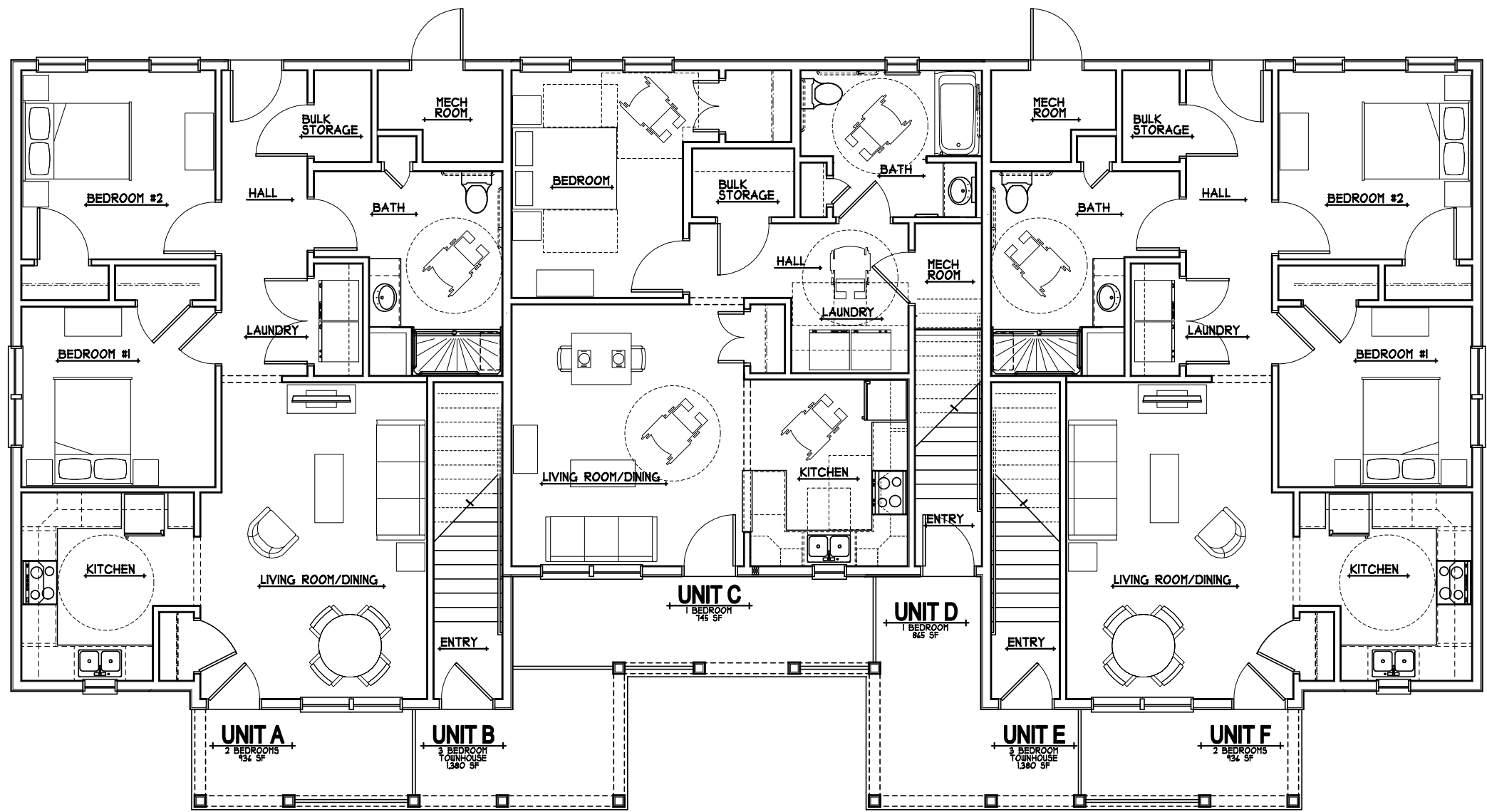
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

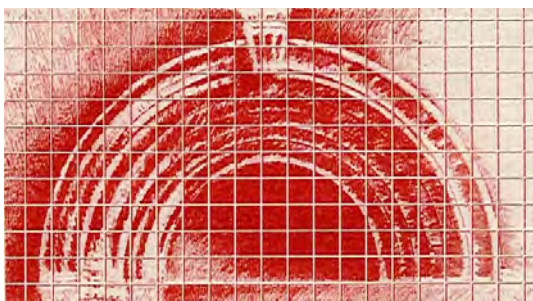


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

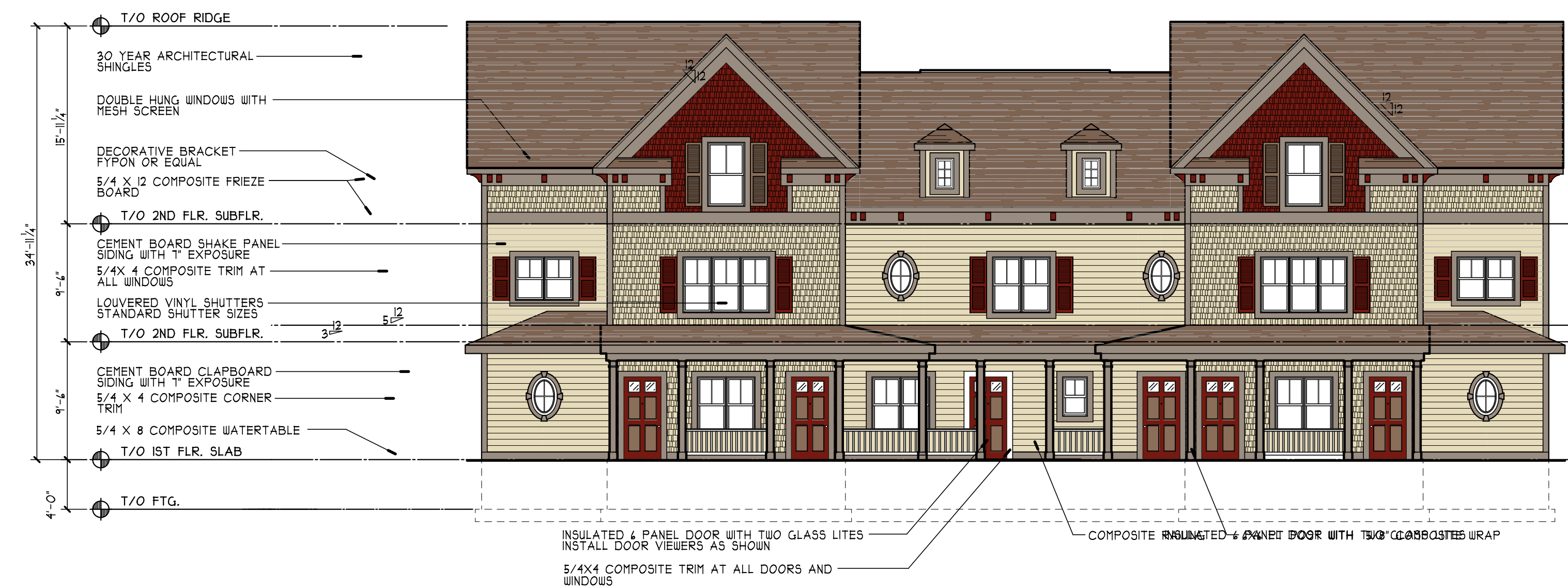
PROPOSED FLOOR PLANS FOR:
222-226 DELAWARE STREET

222-226 DELAWARE UNIT BREAKDOWN			
UNIT TYPE	UNIT INFORMATION		
	SQUARE FOOTAGE	BEDROOM COUNT	NUMBER OF UNITS
A/F	934 SF	TWO	2 UNITS
B/E	1380 SF	THREE/TOWNHOUSE UNIT	2 UNITS
C	745 SF	ONE	1 UNITS
D	845 SF	ONE	1 UNITS
TOTALS	7,852 SF		4 UNITS



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SCHEMATIC DESIGN DRAWINGS FOR 222-226 DELAWARE STREET
LA LIGA WESTSIDE VILLAGE
MAY 5, 2023
SYRACUSE, NEW YORK



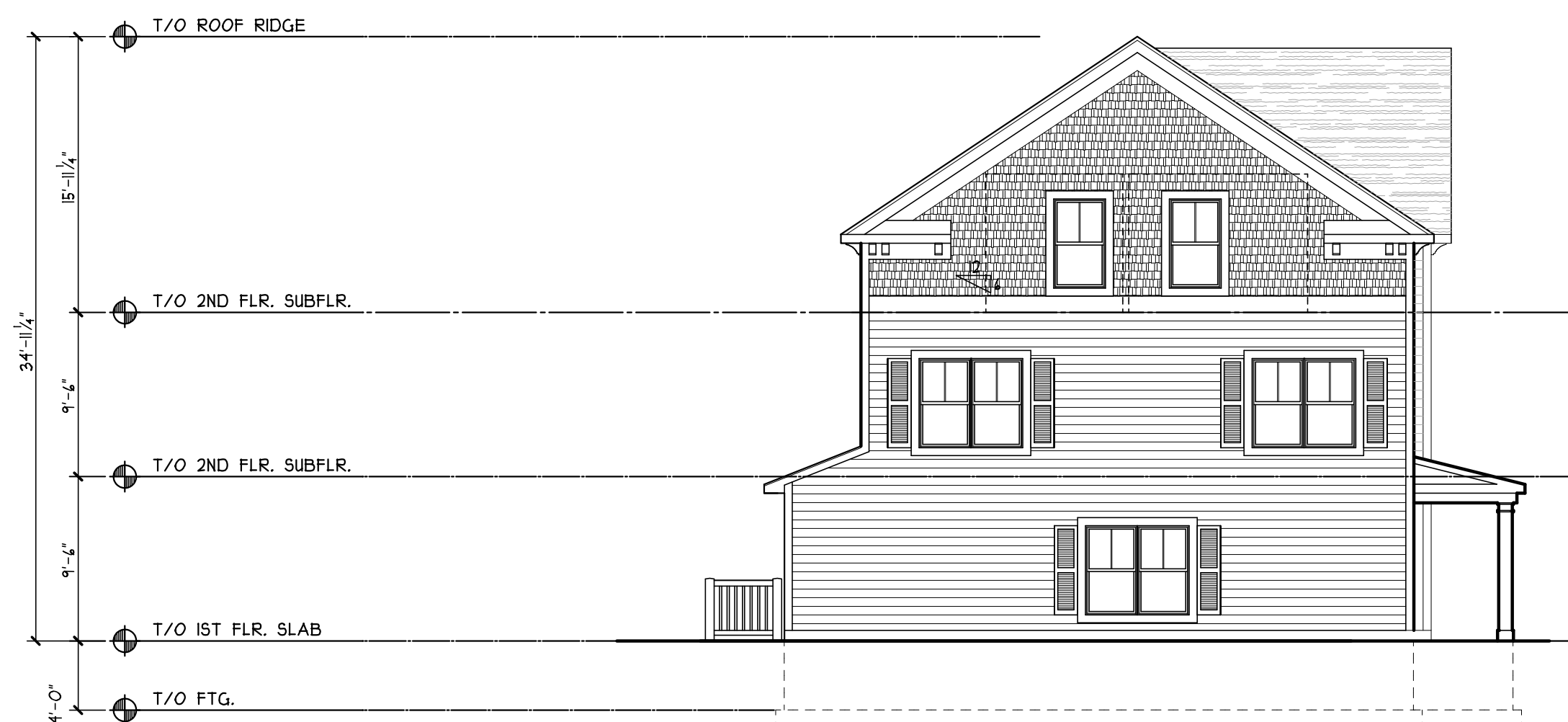
FRONT ELEVATION - DELAWARE STREET

SCALE: 1/8" = 1'-0"



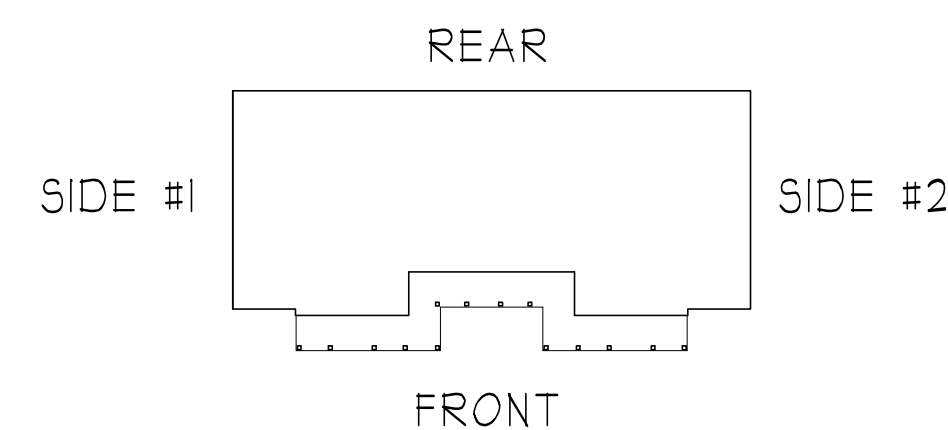
REAR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION #1

SCALE: 1/8" = 1'-0"

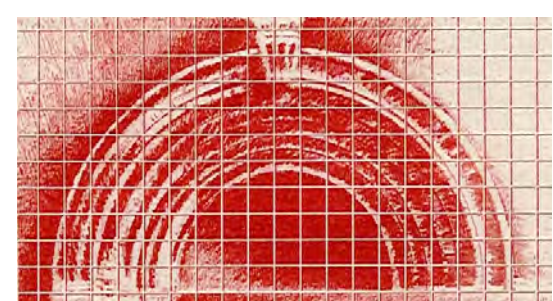


PROPOSED EXTERIOR ELEVATIONS FOR:
222-226 DELAWARE STREET



SIDE ELEVATION #2

SCALE: 1/8" = 1'-0"



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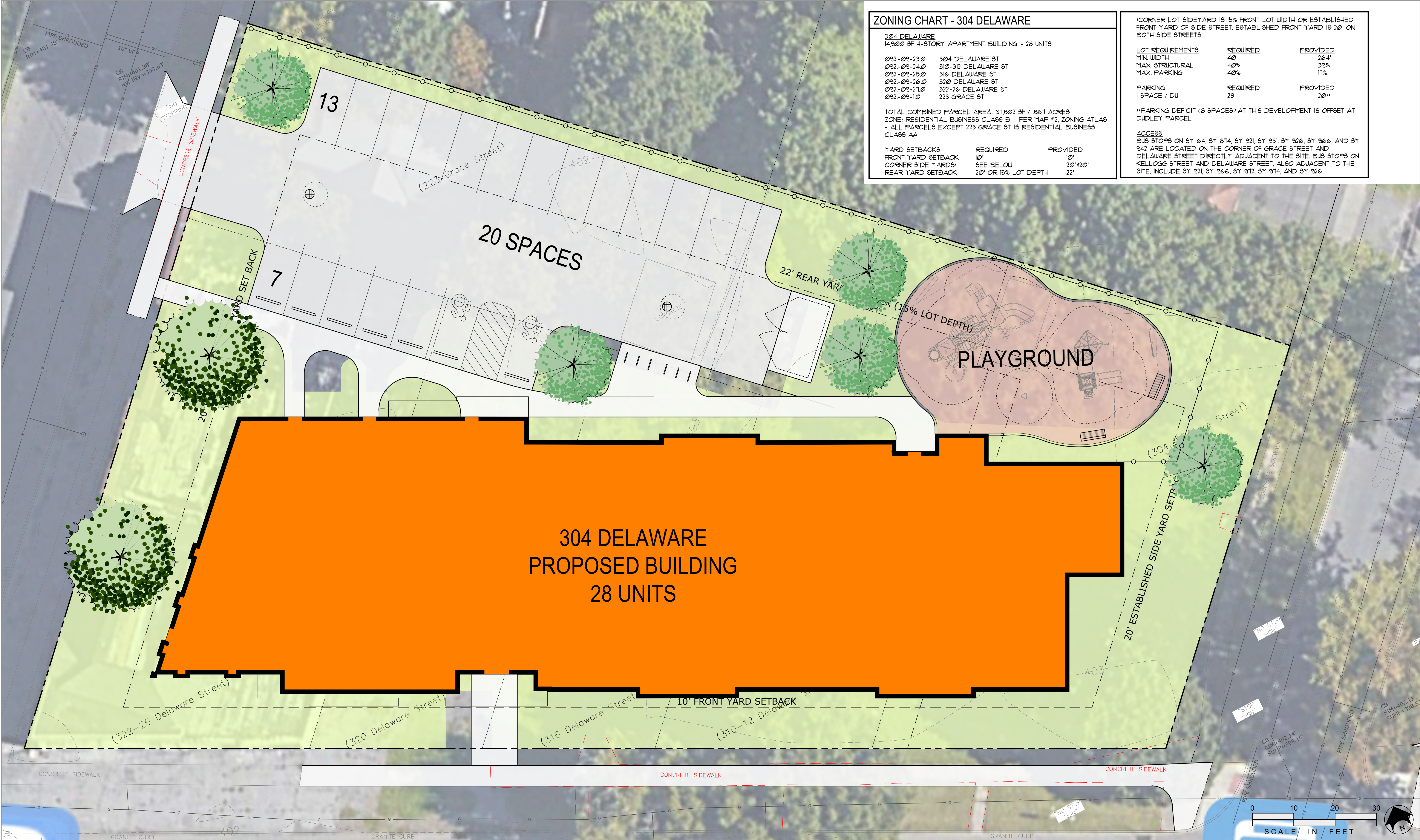
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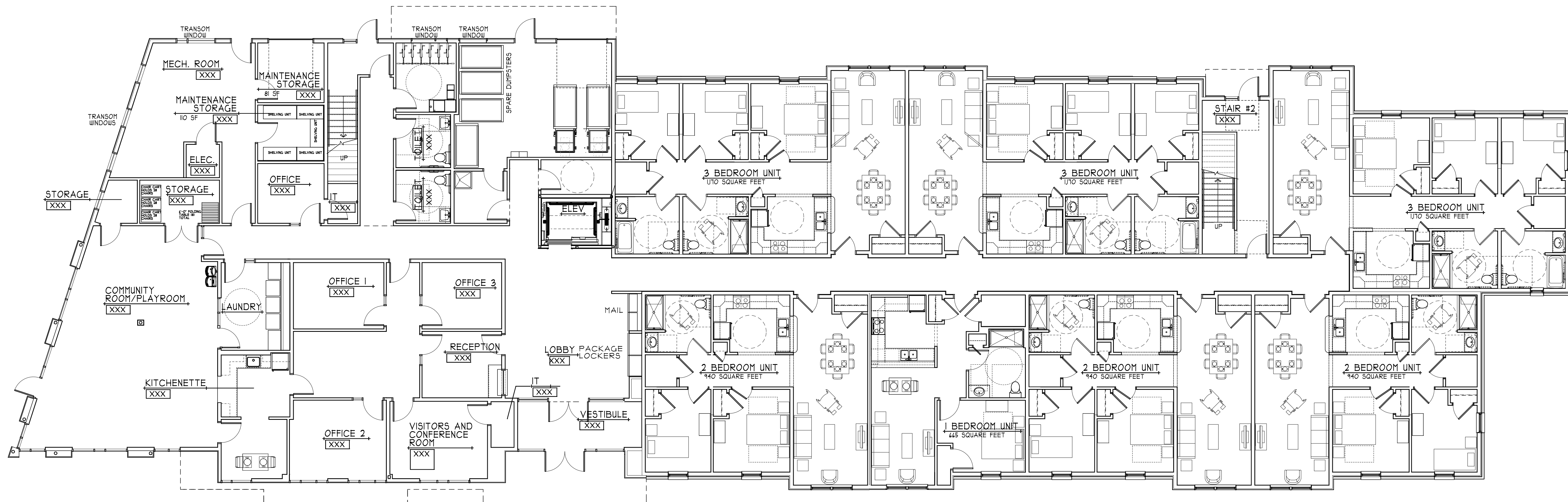
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SCHEMATIC DESIGN DRAWINGS FOR 222-226 DELAWARE STREET
LA LIGA WESTSIDE VILLAGE

MAY 5, 2023

SYRACUSE, NEW YORK





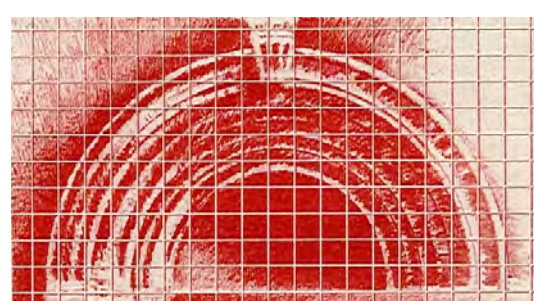
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLAN FOR:
304 DELAWARE STREET

304 DELAWARE UNIT BREAKDOWN

UNIT TYPE	UNIT INFORMATION		
	SQUARE FOOTAGE	BEDROOM COUNT	NUMBER OF UNITS
-	445-103 SF	ONE	8 UNITS
-	160 SF	ONE	2 UNITS
-	940 SF	TWO	4 UNITS
-	1,110 SF	THREE	3 UNITS
SHARED RESIDENTIAL COMMUNITY AND TECH SPACE			
TOTALS	34,333 SF		28 UNITS



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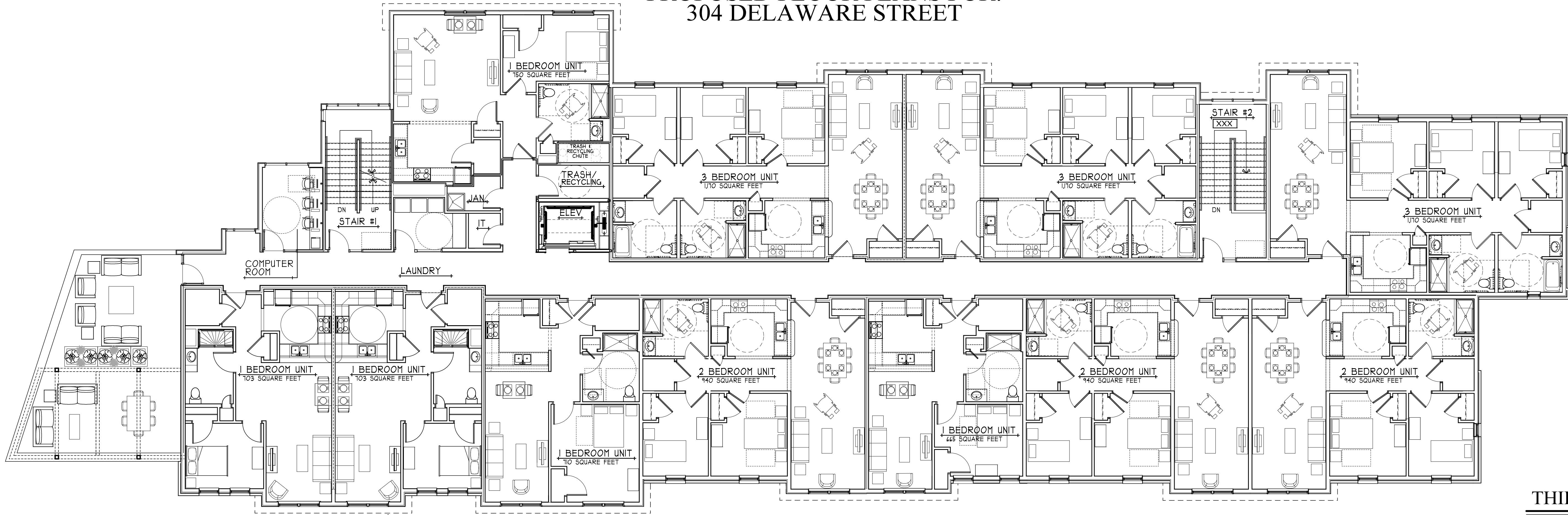
SCHEMATIC DESIGN DRAWINGS FOR 304 DELAWARE STREET

LA LIGA WESTSIDE VILLAGE

MAY 5, 2023

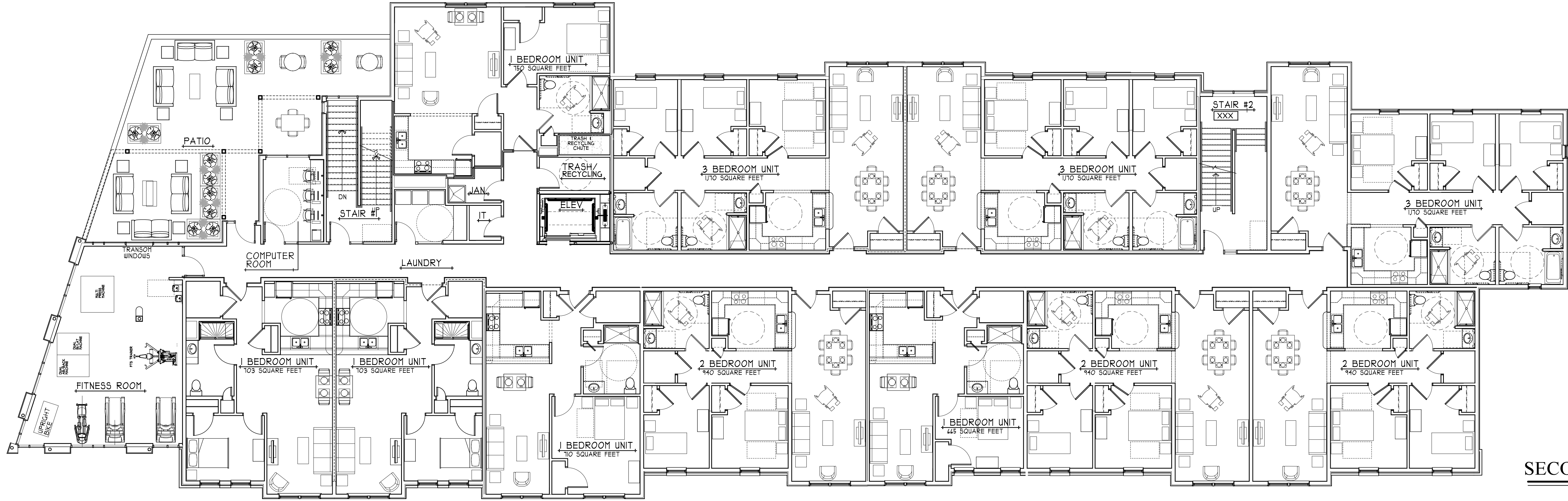
SYRACUSE, NEW YORK

PROPOSED FLOOR PLANS FOR:
304 DELAWARE STREET



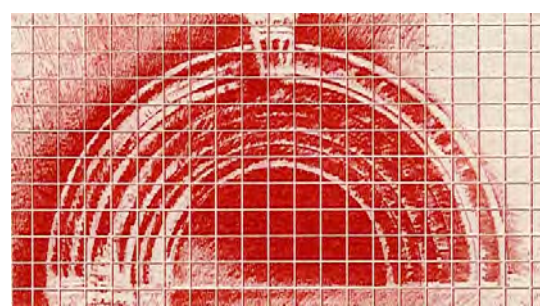
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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SCHEMATIC DESIGN DRAWINGS FOR 304 DELAWARE STREET
LA LIGA WESTSIDE VILLAGE

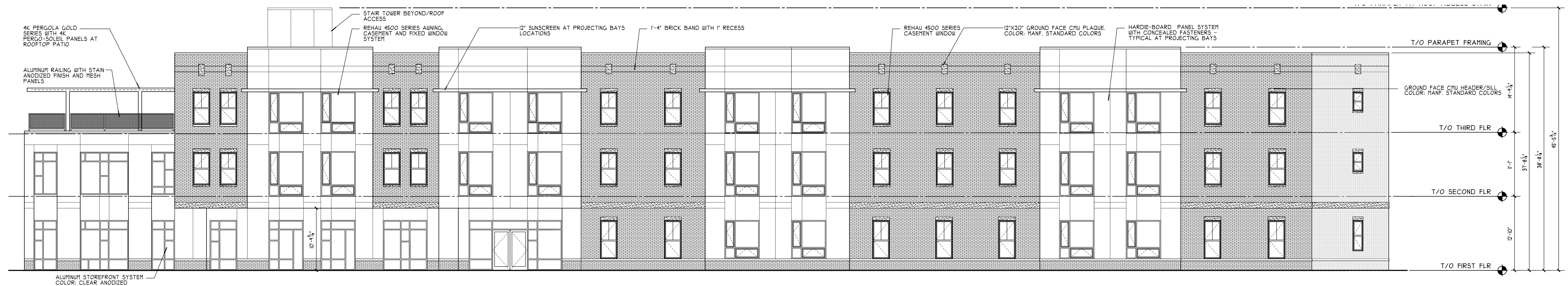
MAY 5, 2023

SYRACUSE, NEW YORK

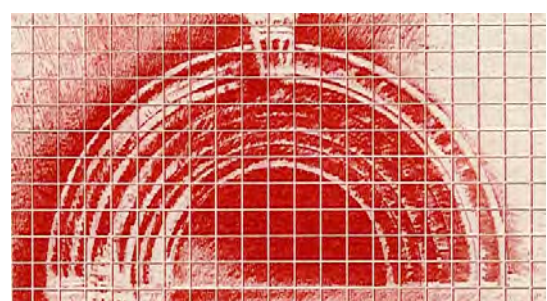
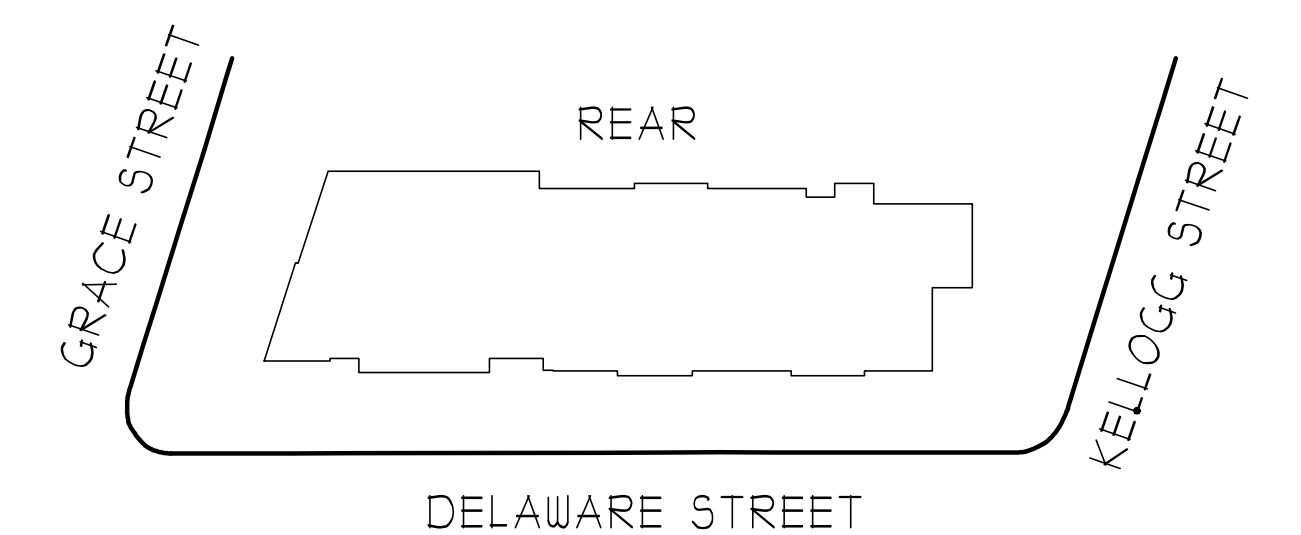


DELAWARE STREET ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED EXTERIOR ELEVATION FOR: 304 DELAWARE STREET



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SCHEMATIC DESIGN DRAWINGS FOR 304 DELAWARE STREET
LA LIGA WESTSIDE VILLAGE

MAY 5, 2023

SYRACUSE, NEW YORK



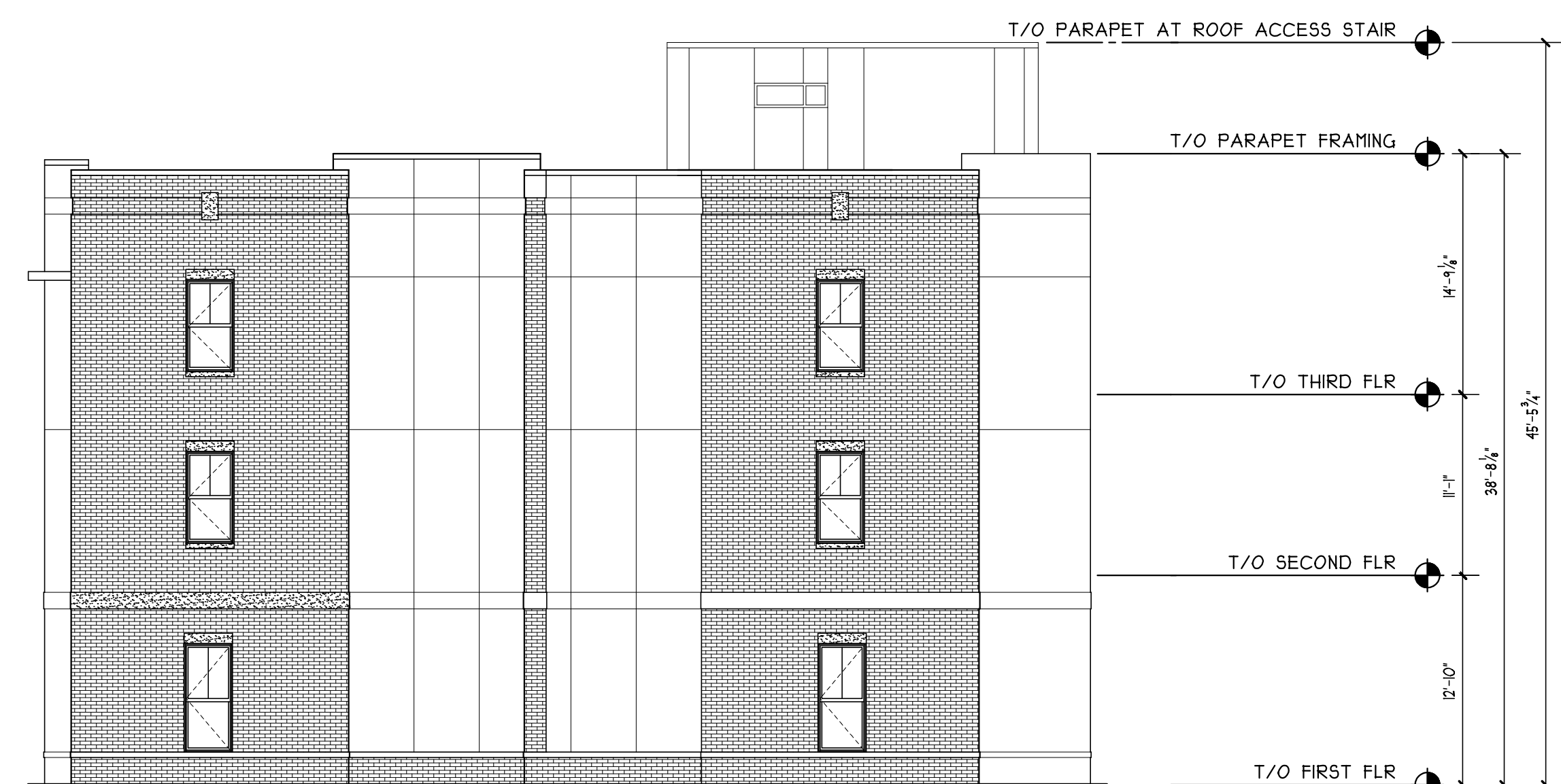
REAR ELEVATION

SCALE: 1/8" = 1'-0"



GRACE STREET ELEVATION

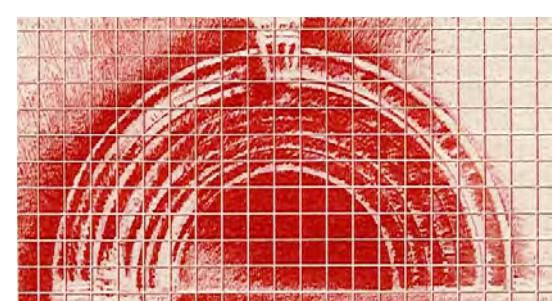
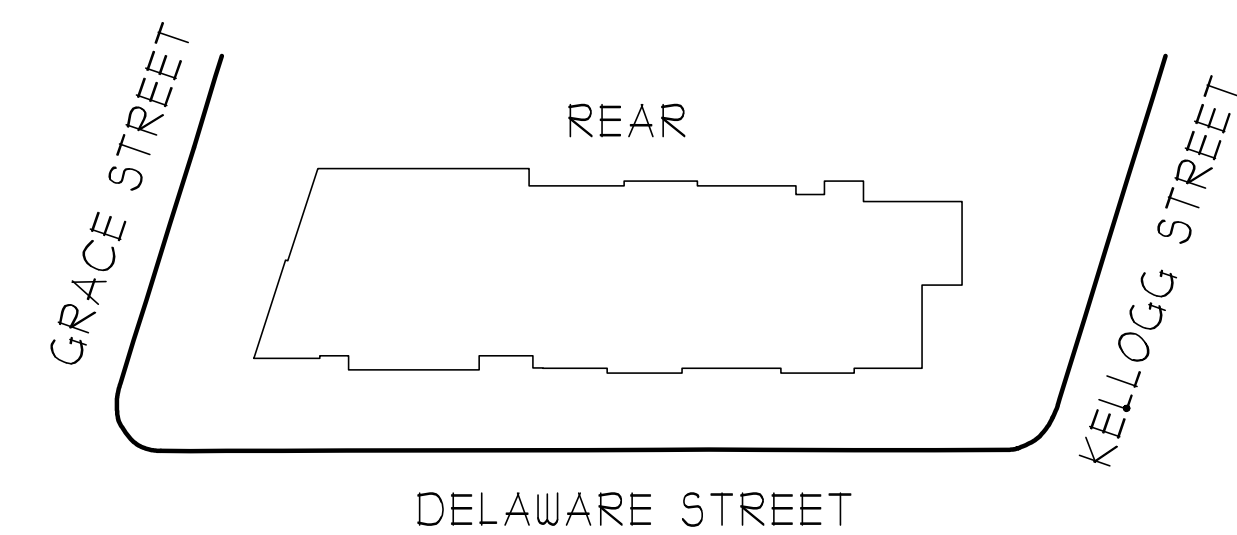
SCALE: 1/8" = 1'-0"



KELLOGG STREET ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS FOR: 304 DELAWARE STREET



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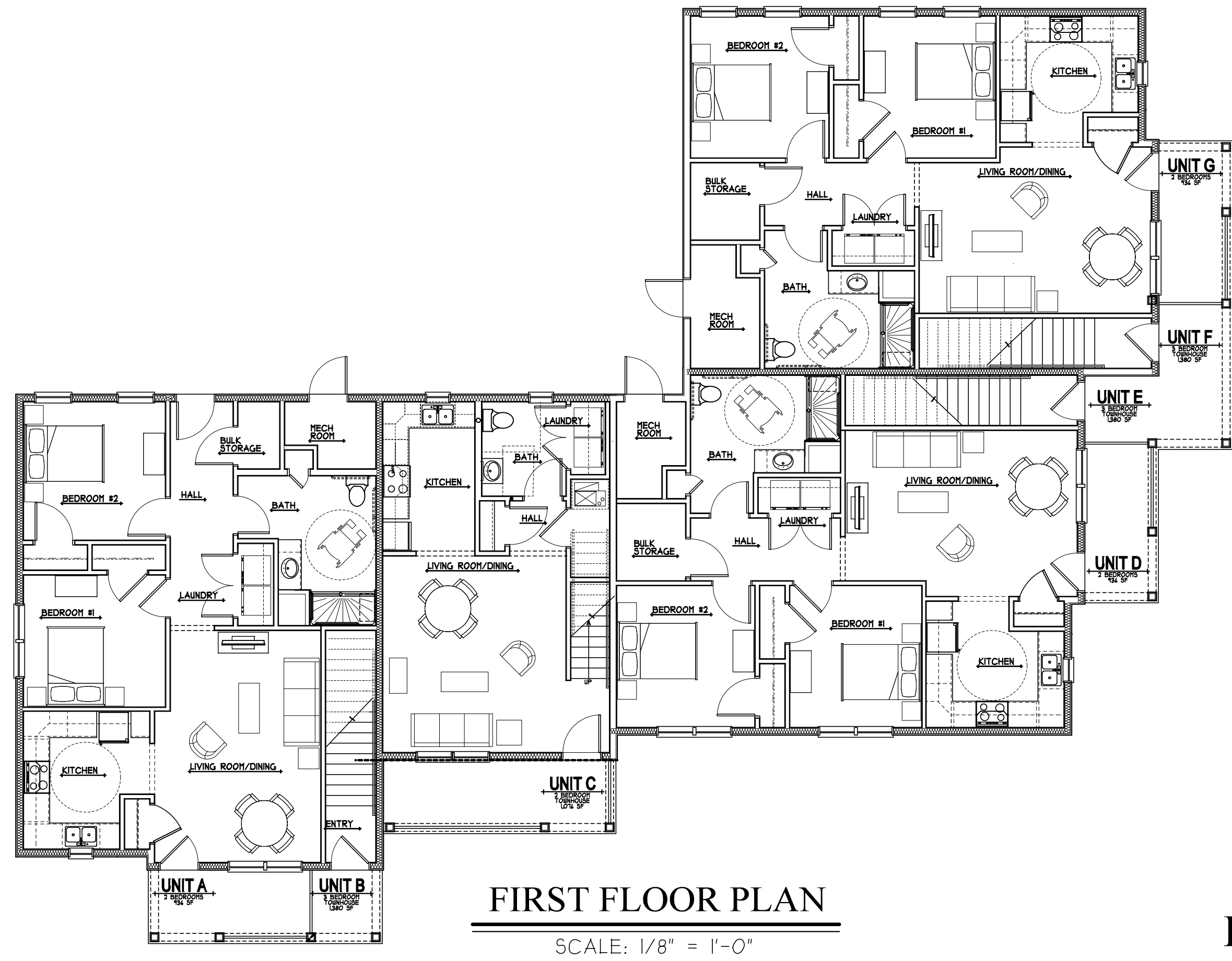
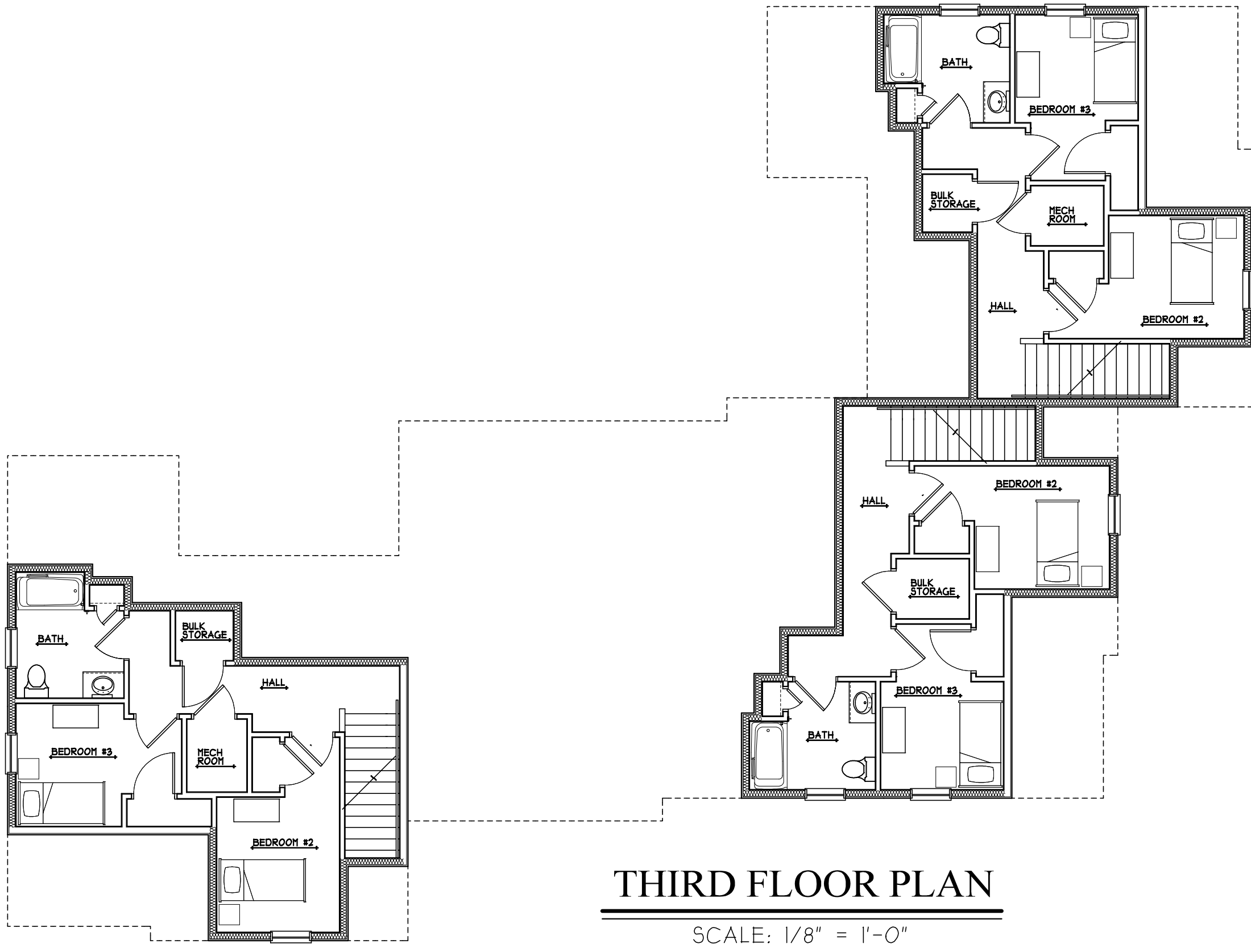
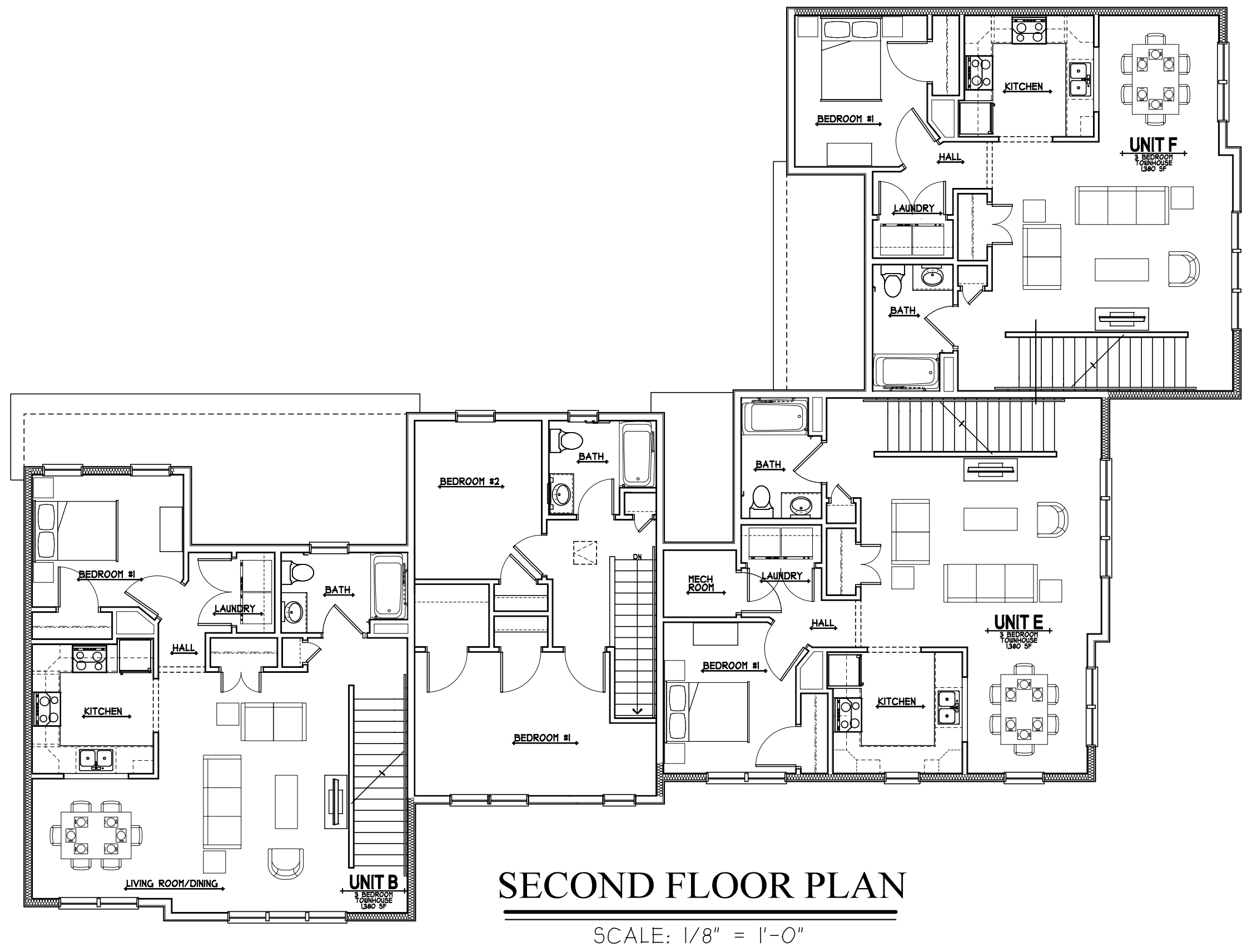
SCHEMATIC DESIGN DRAWINGS FOR 304 DELAWARE STREET

LA LIGA WESTSIDE VILLAGE

MAY 5, 2023

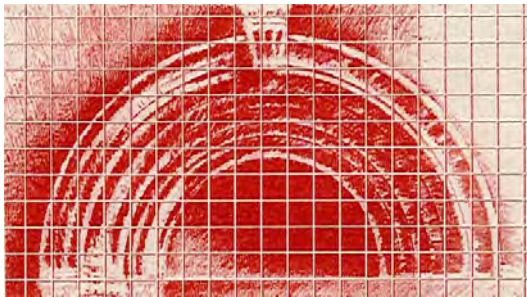
SYRACUSE, NEW YORK





PROPOSED FLOOR PLANS FOR:
406 DELAWARE STREET

406-412 DELAWARE UNIT BREAKDOWN			
UNIT TYPE	UNIT INFORMATION		
	SQUARE FOOTAGE	BEDROOM COUNT	NUMBER OF UNITS
A/D/G	934 SF	TWO	3 UNITS
B/E/F	1,380 SF	THREE/TOWNHOUSE UNIT	3 UNITS
C	1,014 SF	TWO/TOWNHOUSE UNIT	1 UNITS
TOTALS	7,088 SF		7 UNITS



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SCHEMATIC DESIGN DRAWINGS FOR 406 DELAWARE STREET
LA LIGA WESTSIDE VILLAGE
MAY 5, 2023
SYRACUSE, NEW YORK



FRONT ELEVATION - DELAWARE STREET

SCALE: 1/8" = 1'-0"



FRONT ELEVATION: GRACE STREET

SCALE: 1/8" = 1'-0"



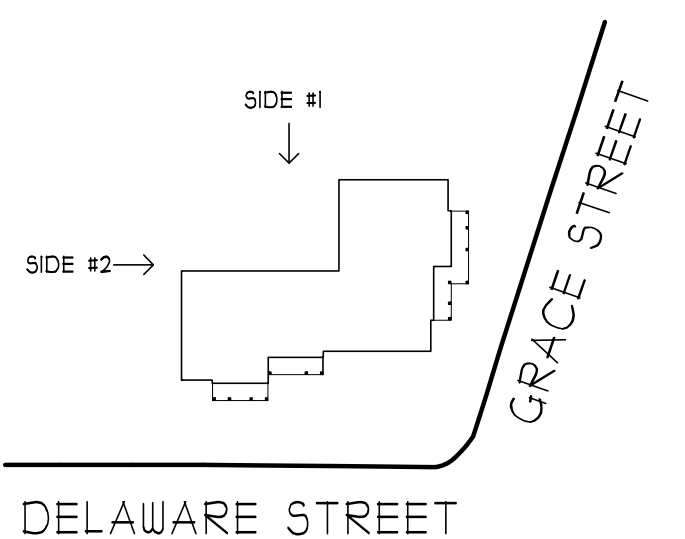
SIDE #1

SCALE: 1/8" = 1'-0"

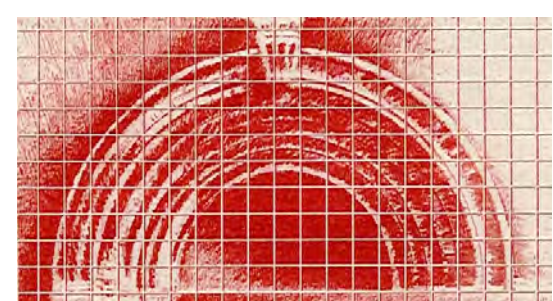


SIDE #2

SCALE: 1/8" = 1'-0"



**PROPOSED EXTERIOR ELEVATIONS FOR:
406 DELAWARE STREET**



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SCHEMATIC DESIGN DRAWINGS FOR 406 DELAWARE STREET

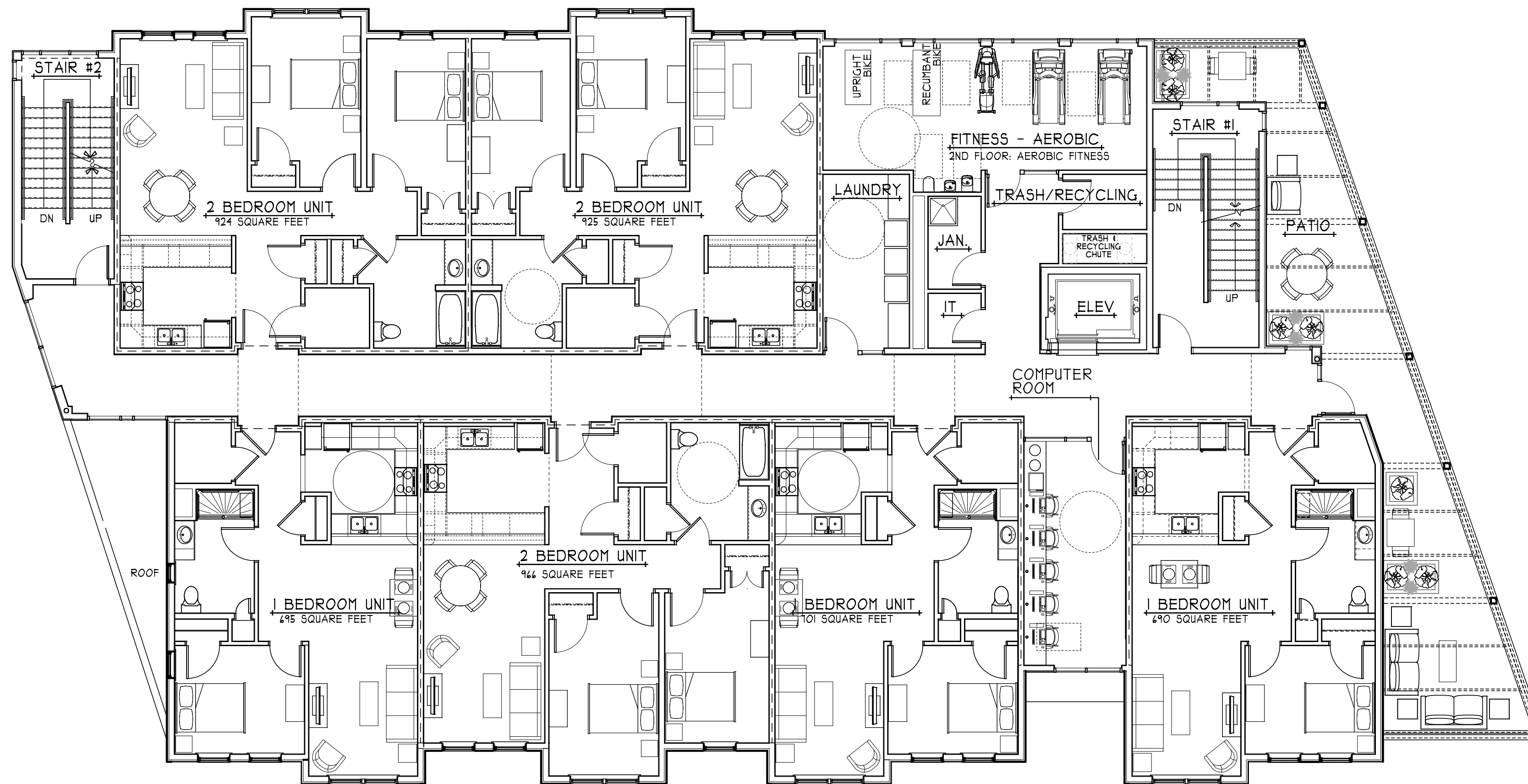
LA LIGA WESTSIDE VILLAGE

MAY 5, 2023

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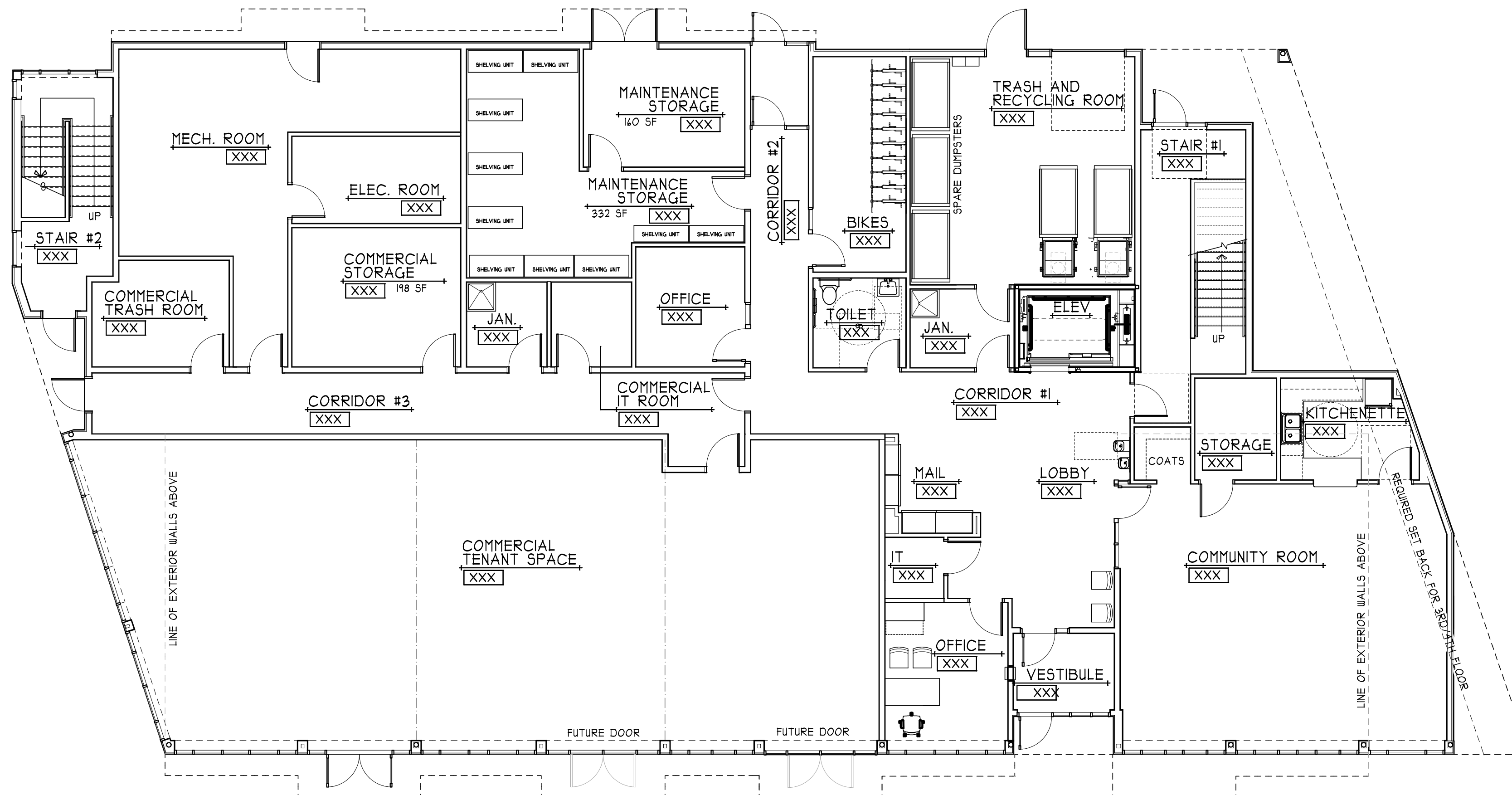






SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

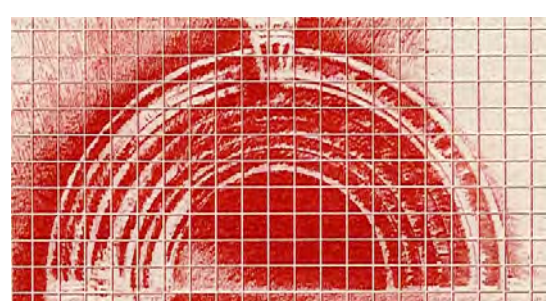


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLANS FOR: 601 GEDDES STREET

601 GEDDES UNIT BREAKDOWN			
UNIT TYPE	UNIT INFORMATION		
	SQUARE FOOTAGE	BEDROOM COUNT	NUMBER OF UNITS
	440-101 SF	ONE BEDROOM	3 UNITS PER FLOOR
	424-444 SF	THREE	3 UNITS PER FLOOR
TOTALS	29,838 SF SF		18 UNITS TOTAL



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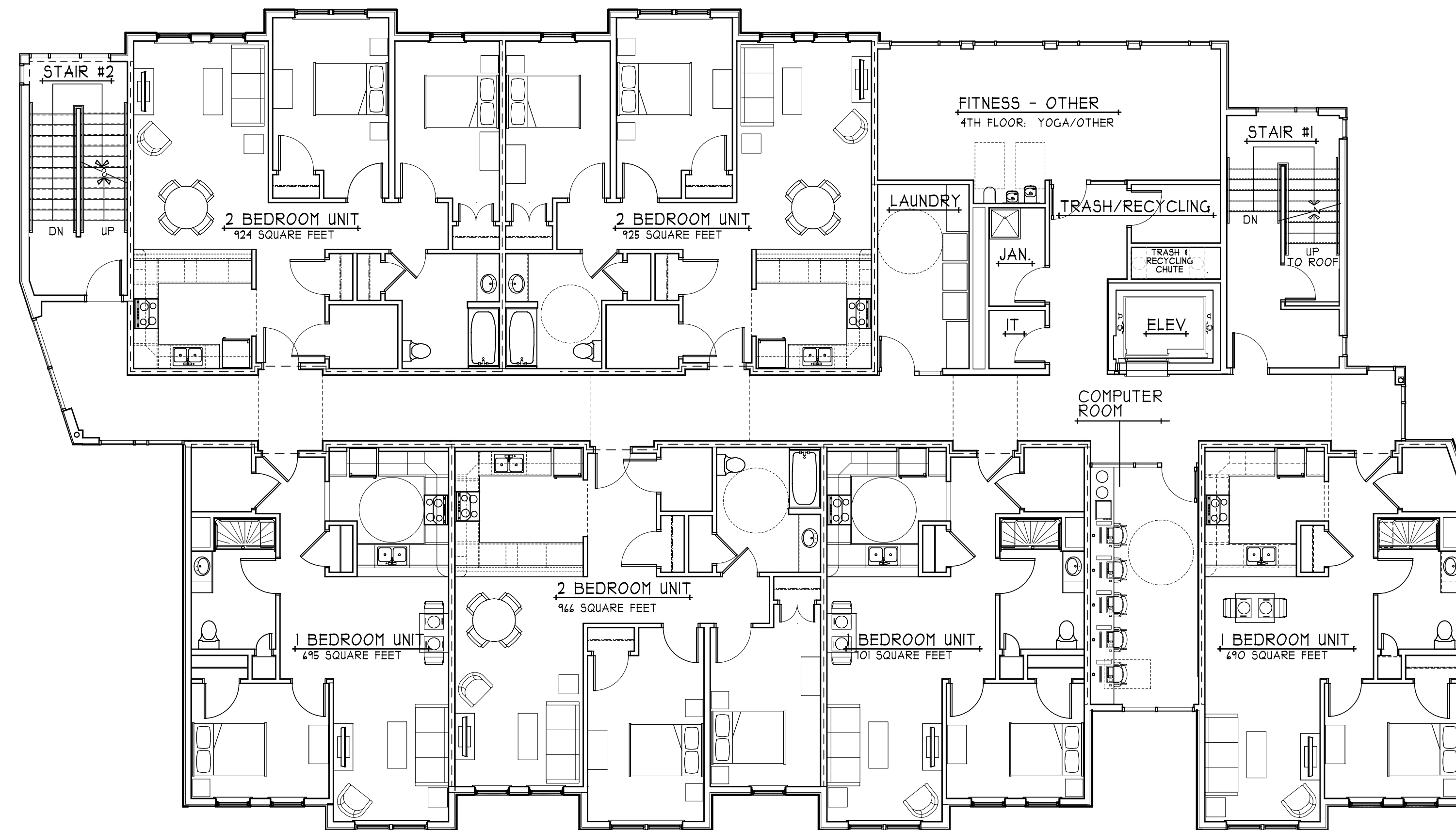
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SCHEMATIC DESIGN DRAWINGS FOR 601 GEDDES STREET

LA LIGA WESTSIDE VILLAGE

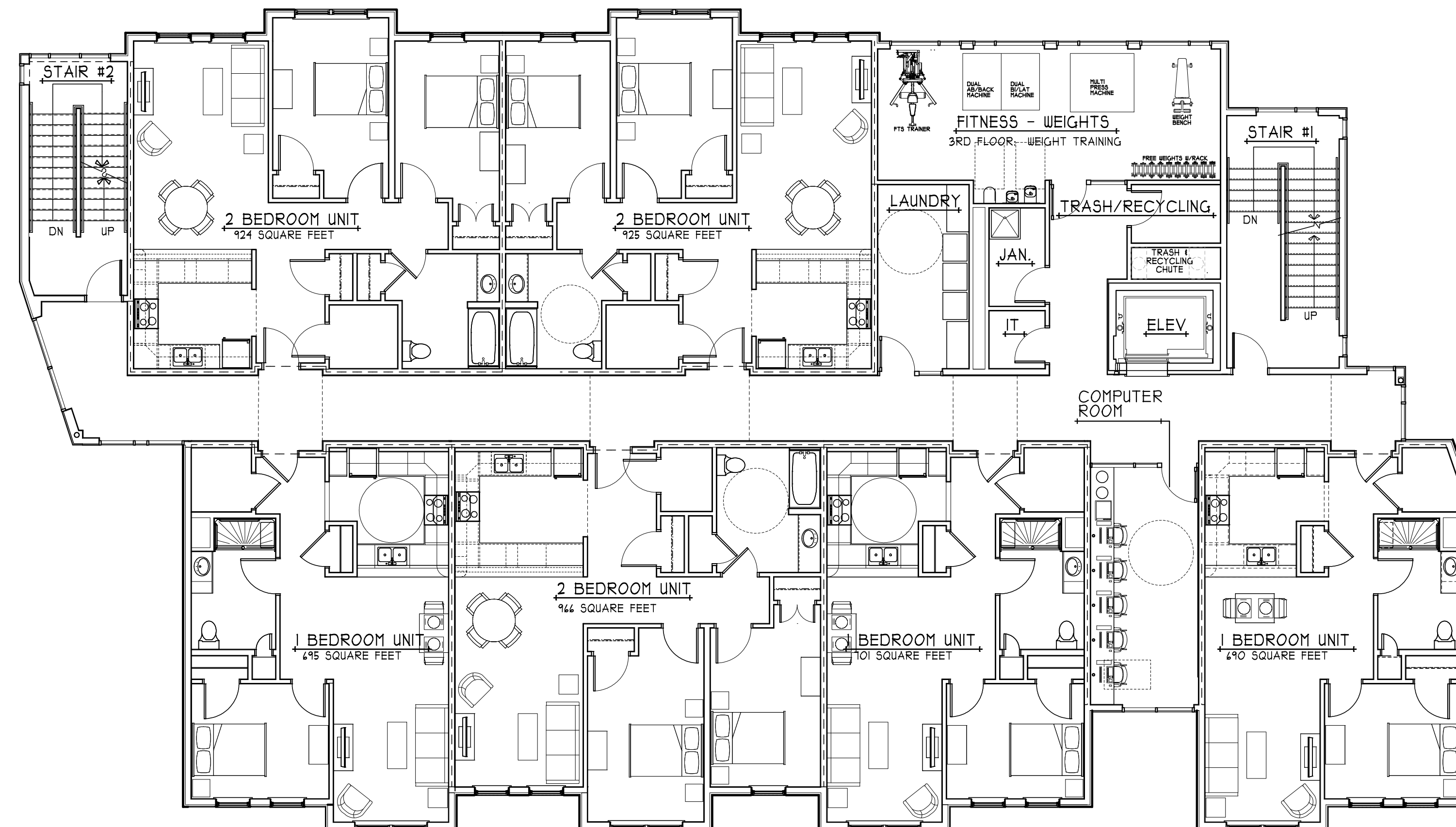
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FOURTH FLOOR PLAN

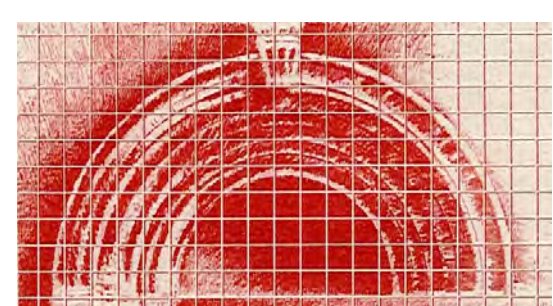
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

**PROPOSED FLOOR PLANS FOR:
601 GEDDES STREET**



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SCHEMATIC DESIGN DRAWINGS FOR 601 GEDDES STREET

LA LIGA WESTSIDE VILLAGE

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GEDDES STREET ELEVATION

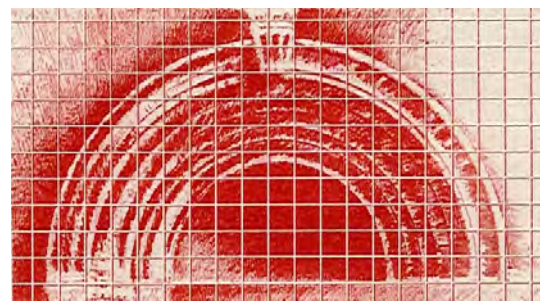
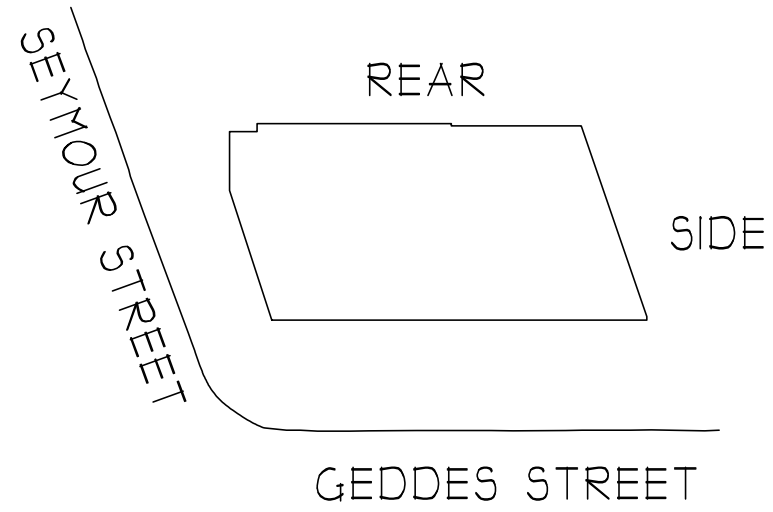
SCALE: 1/8" = 1'-0"



SEYMOUR STREET ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS FOR: 601 GEDDES STREET



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SCHEMATIC DESIGN DRAWINGS FOR 601 GEDDES STREET
LA LIGA WESTSIDE VILLAGE

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GEDDES STREET ELEVATION

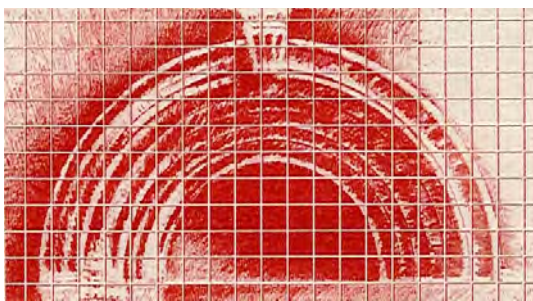
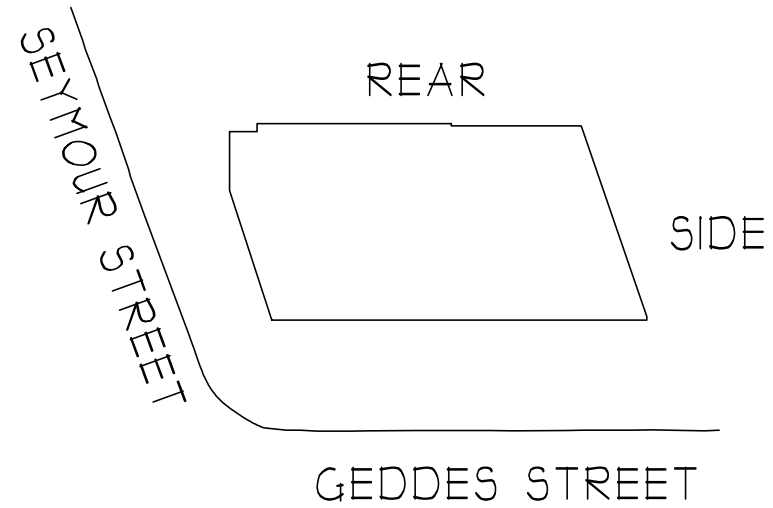
SCALE: 1/8" = 1'-0"



SEYMOUR STREET ELEVATION

SCALE: 1/8" = 1'-0"

**PROPOSED EXTERIOR ELEVATIONS FOR:
601 GEDDES STREET**



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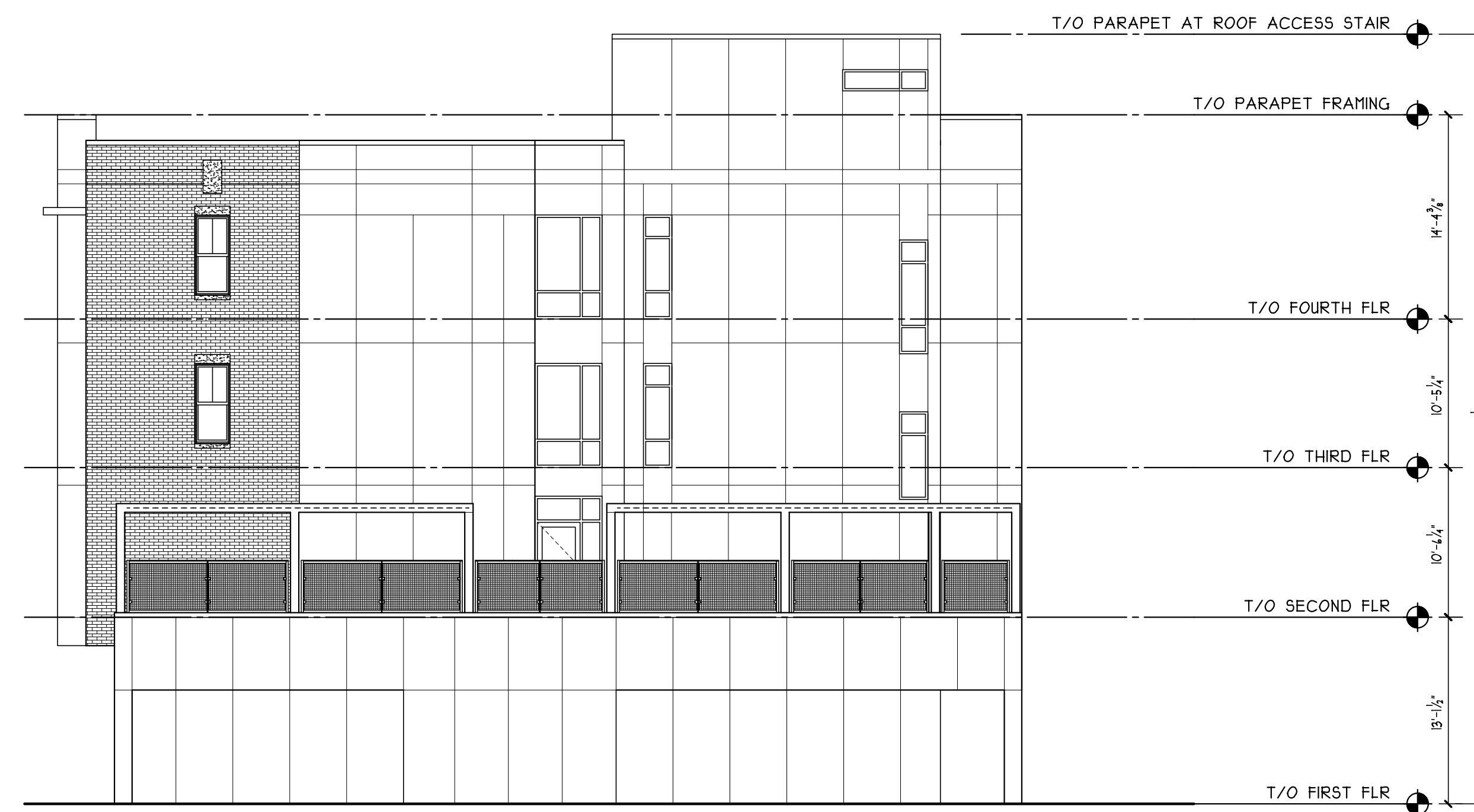
MAY 5, 2023

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REAR ELEVATION (PARKING LOT FACE OF BUILDING)

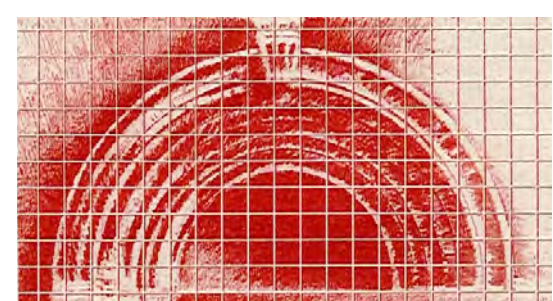
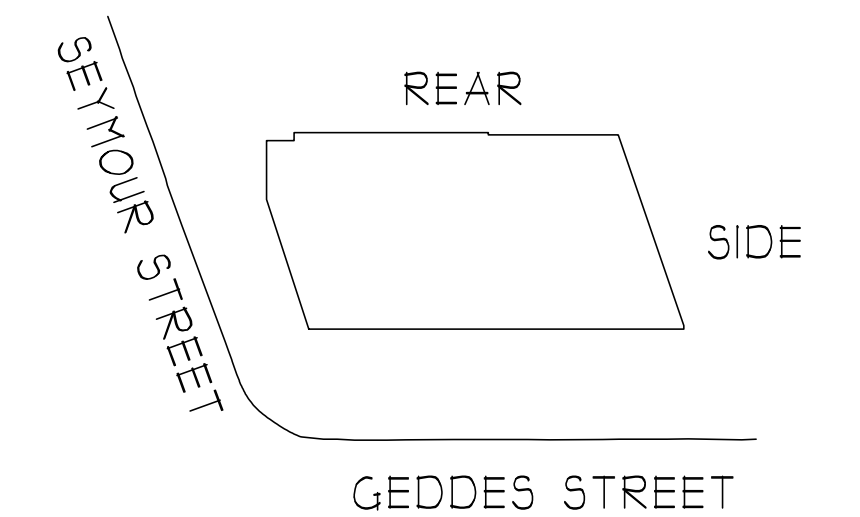
SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

**PROPOSED EXTERIOR ELEVATIONS FOR:
601 GEDDES STREET**



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SCHEMATIC DESIGN DRAWINGS FOR 601 GEDDES STREET

LA LIGA WESTSIDE VILLAGE

MAY 5, 2023

SYRACUSE, NEW YORK

Project Design and Scope of Work:

112 Delaware Street.
222 Delaware Street
406 Delaware Street

These buildings will be constructed of wood framing with cement board factory finish siding, wood frame floor system; insulated attic spaces with truss framed asphalt shingled gabled roofs and poured concrete slab-on-grade foundation. Each apartment will have its own private entry with covered porch.

304 Delaware Street
601 S. Geddes Street

These buildings will be constructed with a hybrid design with steel framing supporting a concrete slab at the second floor and wood framing to continue from the second floor to the roof. They will include aluminum storefront window systems and brick veneer. They will include low slope/flat roof systems and exterior decks on upper floors.

Individual Building Components:

Elevator: The elevator to be used at 304 Delaware Street and 601 S. Geddes Street is a machine-room-less elevator with a hoistway footprint that is smaller than a traditional traction elevator and does not require a separate machine room, which minimizes the footprint of the elevator system. Traction elevators are lifted by ropes that pass over a sheave (pulley) attached to an electric motor above the elevator shaft. The other ends of the ropes are attached to counterweights. They are used for mid and high-rise applications and have much higher travel speeds than hydraulic elevators. These make the elevators more efficient by offsetting some of the weight of the car and occupants, so the motor doesn't have to move as much weight. An electrically controlled brake between the motor and the reduction unit stops the elevator, holding the car at the desired floor level. The machine room is at the top of the hoistway and contains the machine and controller. The elevator selected for these buildings is designed to accommodate a 24" x 84" ambulance stretcher/gurney.

Gabled Roof: Architectural asphalt shingles in light colors. Ice and water shield will be installed at all roof edges and extend 6'-0" beyond the roof edge. Ice and water shield will be installed 3'-0" each side of roof valleys and extend 18" up the wall at roof/wall intersections at dormers, gables and lower roof areas at porches and bay window projections. All penetrations will be flashed. Gutters will be installed to direct water away from entry porches and sidewalks with the downspouts directed away from the building. Metal drip edge, soffit and fascia will be installed.

Low-Sloped Roofs: White 60mil reinforced single ply EPDM, or PVC membrane on ½" coverboard, rigid insulation to meet energy code, vapor barrier and ¾" roof sheathing.

Siding: Siding and trim will be fiber cement in a mixture of smooth board, clapboard, and shingle configurations, to provide an expected life cycle of 45 years. Siding will be installed over continuous insulation and drainage type building wrap.

Brick: Spec-Brik will be used in lieu of standard brick. Spec-Brik is a half high nominal face dimension concrete masonry unit with the aesthetic appearance of brick. The increased size increases speed of construction and more cost effective than modular brick units.

Double Hung Windows: Windows will be of vinyl construction, with low E argon filled clear insulating glass.

Exterior Apartment Entry Doors: All exterior entry doors will be insulated fiberglass paneled doors with two clear glass lites.

Weather Sealing and Insulation

Exterior Caulking and Sealants: All penetrations within walls or floor/ceiling framing are to be caulked to prevent air movement between units or the exterior.

Roof Insulation: Roof/Attic areas will be insulated with a minimum R-49 value.

Wall Insulation:

All exterior walls will receive new, minimum R-21 closed cell foam insulation.

Shared walls between units and common spaces will be air sealed to prevent air movement within the walls and receive minimum R-13 insulation or sound attenuating batt insulation. Resilient channels will be installed on shared walls to further reduce noise transmission.

All floor/ceiling construction will be air sealed to prevent air movement within the walls and receive minimum R-13 insulation or sound attenuating batt insulation.

All exterior foundation walls will receive min. R-15 foam board insulation. Sill plates to be set in bead of sealant with foam sill strip.

Drywall: Moisture resistant drywall to be used in wet areas – bathrooms, laundry rooms, walls directly adjacent to sinks at kitchens, mop sinks in janitor closets with FRP over the GWB. Fire Rated GWB where rated construction is required. All GWB to be 5/8".

Structure:

New foundations will be 8" poured concrete on concrete spread footings minimum 42" below finished grade. Foundation walls and footings are to be reinforced with rebar. Concrete slabs will be minimum 4" thick and include welded wire mesh or fiberglass reinforcement. Vapor barrier to be installed over minimum 6" compacted stone on undisturbed earth or structural fill. Thickened slabs will be employed under bearing walls and shear wall locations.

Roof trusses at gabled roof buildings to be used and designed by certified truss engineer. Trusses to be placed maximum 24" on center.

Construction will be 2x6 wood stud bearing walls supporting a pre-engineered wood truss at 16" on center at second floor locations. Exterior walls will receive insulated sheathing panels with integral water/vapor barrier minimum R-6 directly attached to wall framing.

Apartments:

Kitchens: ANSI/KCMA A161.1 certified cabinetry with natural wood doors/drawer panels/face frames with adjustable hinges (European type or similar). A pantry cabinet will be provided in all kitchens. Countertops and backsplash will be plastic laminate adhered to exterior grade plywood or equal. Accessible units will include open area at sink and work areas. New luxury vinyl/plank (LVP) flooring and rubber base will be installed. Energy Star rated ranges, refrigerators, and exhaust hoods will be installed. Range hoods will exhaust directly to the exterior of the building. Walls, trim, and ceiling will be painted (eggshell finish). Sinks with low-flow water efficient faucets will be installed. A 12" (minimum) smoke header will be installed to separate the other living spaces from the kitchen.

Bathrooms: ANSI/KCMA A161.1 certified cabinetry with natural wood doors/drawer panels/face frames with adjustable hinges (European type or similar) with drop-in sink/countertop. Vinyl sheet flooring and rubber base will be installed. Water closets will be installed. One-piece roll-in acrylic coated bathtubs/roll-in showers will be installed. Faucets, shower heads and water closets will be low-flow water efficient models. Anti-scald shower valves will be installed. Accessories will include (1) toilet paper holder, (2) towel bars, (1) robe hook, (1) toothbrush holder, (1) soap dish, (1) mirrored wall mounted medicine cabinet. (1) overhead light with exhaust fan and (1) scone over the vanity will be installed. The fan will exhaust directly to the exterior. All walls and ceilings will be painted (eggshell finish).

Bedrooms, Living Rooms, Entry Areas: New luxury vinyl/plank (LVP) flooring and rubber base will be installed in kitchens, living/dining rooms, and entries. Bedrooms will receive carpet tile with the same rubber base. All walls, trim and ceilings will be painted.

Closets: Closets to have vinyl coated wire shelving. Closets for clothing will include vinyl coated wire shelving with integral rod. Closets will receive the same flooring as the room where they are located.

Double Hung or other Windows: Vinyl windows to be installed (Cw-PG50 or C-PG50 in occupied stories above three stories in height. LC-PG50 for windows three stories or less. All windows will receive wood trim, jambs, and aprons. Gaps are to be filled with foam insulation. All joints will be caulked. New 1" vinyl slat mini blinds will be installed.

Storefront Windows/Doors: 2x4-1/2" Thermally broken aluminum storefront system w/ 1" insulated glazing. Doors: 2" thermally broken aluminum door with aluminum-framed storefront system with insulated glass.

Exterior Apartment Entry Doors: All apartment entry doors will be insulated, with viewer and grade 2 hardware, dead bolt, and self-closing hinges.

Interior Apartment Entry Doors: All interior apartment entry doors on a common corridor will be reinforced hollow metal or solid core fire rated doors with viewer and grade 2 hardware, dead bolt, and self-closing hinges.

Interior Doors: New interior doors will be hollow core wood or composite doors with grade 2 hardware.

Fire Service:

All buildings within the project will require sprinkler systems. A new water service main shall enter the basement. The fire protection contractor shall extend fire main from pipe terminated 5'-0" from building foundation wall by site contractor. The fire service shall be equipped with an OS&Y supervisory valve, double check detector sized per building size, tap for 4" pipe for fire department connection and wet system alarm valve. When final pressures are available at this time we will evaluate if a fire pump is required. The wet system alarm valve and flow switch shall serve the building, the sprinkler system shall be designed to Light Hazard with density of .10 over 1200 sq.ft.. mechanical rooms, storage rooms, and electrical rooms shall be designed to Ordinary Hazard Group 1 with density of .15 over 1500 sq.ft. The system will utilize quick response concealed pendant and sidewall sprinkler heads through building were applicable. Quick response up-right sprinkler heads with-in storage room, closets, mechanical rooms, and electrical rooms shall have cages provided on upright heads. Provide dry pendant sprinkler heads at outdoor locations associated with porches over entry doors. The fire department connections for these buildings shall be a wall mounted fire department connection. Threads shall be coordinated with the local fire department. The sprinkler piping above ground shall be schedule 10 and schedule 40 Victaulic pipe with grooved and threaded fittings. All tamper and flow switches shall be coordinated with the fire alarm system. The sprinkler contractor shall provide hydraulic calculations for the sprinkler system.

Plumbing (All Buildings):

Piping material shall include Type L Copper for domestic cold water, hot water, and hot water recirc mains. PEX piping for final fixture connections in adherence to HCR Guidelines. Cast iron and PVC will be used for waste, vents, and storm piping. Piping insulation will be installed as required by NYS Plumbing Code and NYS Energy Code. All units will receive a complete plumbing fixture package coordinated with architectural plans including all trim, valve stops, piping and supports. All fixtures to be labeled Water Sense or equal. ADA faucets will have paddle type handles.

Plumbing: 112 Delaware/226 Delaware/406 Delaware

All buildings listed above will receive a dedicated 1-1/2" domestic water service entrance from the existing main in the street. A new, 1-1/2" domestic water service will be fed into one of the building's mechanical rooms with a main shut-off valve, strainer, water meter, and RPZ(Reduced Pressure Zone Assembly). Indirect waste piping will be provided below the RPZ and discharge to the exterior of the building. A floor drain will be provided below the RPZ device. The 1-1/2" domestic water service will split inside the mechanical room to feed the different apartments. Each pipe will have a dedicated isolation valve for its respective apartment unit water supply shut-off. Each apartment will have a dedicated domestic hot water heat pump system which will serve that apartment's domestic hot water load. Each unit will have cold and hot water distribution mains with isolation valves accessible from the apartment's water heater closet. All buildings will have a complete sanitary and vent drainage system coordinated with site plan. 4" sanitary will exit building and be continued on site. All condensate drain lines from HVAC equipment to hub drains in mechanical closets will discharge to the exterior storm system. Service entrances are to be configured to accommodate local soil conditions with anchors, sleeves, and swing joints as applicable. There will be a minimum of two frost free wall hydrants for each apartment on the building. Floor drains will be installed in Mechanical Rooms and Water Service Room. All units will include a washing machine connection box with sanitary, mesh lint interceptor, vent, hot and cold-water supplies, shutoff valve and arresters for laundry equipment in laundry closet.

Plumbing: 304 Delaware Street

This building will receive a dedicated 3" domestic water service entrance from the existing main in Delaware Street. A new, 2-1/2" domestic water service will extend into the buildings mechanical room with a main shut-off valve and a 2-1/2-inch backflow prevention device (Reduced Pressure Zone Assembly), strainer and a main water meter. The 2-1/2" domestic water service will serve the residential, common, and house spaces for the project. Indirect waste piping will be provided below the RPZ and discharge to the exterior of the building. A floor drain will be provided below the RPZ device. The plumbing system will provide cold, hot, and hot water return vertical distribution riser mains to all floors with horizontal distribution at each floor level. Isolation valves will be installed above the ceilings in corridors prior to entering each apartment unit. The system will include a complete sanitary and vent drainage system coordinated with site plans. A 4" sanitary will exit the building and be continued on site. The system will also include a complete storm and overflow drainage system coordinated with site plan. Condensate drain lines from the HVAC equipment will be directed to hub drains in mechanical closets that will discharge to the exterior storm system. Service entrances are to be configured to

accommodate local soil conditions with anchors, sleeves, and swing joints as applicable. The system will include at least one frost free wall hydrant on each face of the building and at the main entrance. A central domestic hot water system will serve the residential tenants. The system will be a VRF Hydro Kit Application consisting of a VRF located at the building's exterior. The inside mechanical room will have hydro kits, external domestic water storage tanks, expansion tank, back up domestic electric water heater and recirculation pumps. A utility floor sink will be provided in Janitor/Mechanical rooms. Floor drains will be located in the mechanical rooms and water service room.

Plumbing: 601 S. Geddes Street

This building will receive a dedicated 2" domestic water service entrance from the existing main in S, Geddes Street. A new, 2" domestic water service will extend into the buildings mechanical room with a main shut-off valve and a 2" backflow prevention device (Reduced Pressure Zone Assembly), strainer and a main water meter. The 2" domestic water service will serve the residential, common, and house spaces for the project. Indirect waste piping will be provided below the RPZ and discharge to the exterior of the building. A floor drain will be provided below the RPZ device. Refer to 304 Delaware plumbing scope, listed above, for the remainder of 601 Geddes plumbing scope and systems. The 601 Geddes commercial tenant shall have one 10 kW electric resistance heater.

Mechanical: (All Buildings):

The ductwork utilized in this project shall be single wall galvanized steel with external insulation. All duct work shall be constructed in accordance with Code and current SMACNA standards. Air distribution devices (grilles, registers, and diffusers) shall be selected with appropriate performance to meet the requirements of each application. Grilles, registers, and diffusers shall be steel or extruded aluminum as application requires. Devices shall be selected and sized so that noise generation does not exceed 25 db room criteria (RC) level. The supply ductwork in concealed spaces shall be insulated with 1-1/2" blanket insulation. Exhaust ductwork 15 feet from exterior outlet shall be insulated with 1-1/2" blanket insulation. Exterior ductwork shall be insulated 3" with weatherproof application (with VentureClad or similar jacketing). There will not be a central control system (BMS) for the job. Split system units will be controlled locally though 7-day programmable thermostats. VRF systems serving the multifamily commercial space and first floor communal areas for the residential space will come with central controllers which will allow for programming of the VRF components from a central screen.

Mechanical: 112 Delaware/226 Delaware/406 Delaware

Heating and cooling will be provided by a vertical heat pump located in an external mechanical room for each townhouse. Exterior units will be hung on a wall mounted bracket. Supply will be fully ducted in the apartment. Return air will be ducted as necessary to bring all return air back to the mechanical room. Provide a hardwired 7-day programmable thermostat for each townhouse. Bathrooms will be exhausted by a ceiling mounted fan that provides a small continuous flow with a boost based on occupancy or humidity sensor – ducted to the back exterior wall of the building wherever possible. Range hoods will be provided in kitchens and ducted to the back exterior.

Mechanical: 304 Delaware Building

Primary heating and cooling for the residential units and communal areas throughout the building will be provided by a VRF system with an air source outdoor condensing unit and multiple indoor units serving separate zones. Indoor units will be concealed ducted units. A hardwired 7-day programmable thermostat will control each indoor unit. Outdoor condensing units will be heat recovery type capable of providing simultaneous heating and cooling to the indoor zones. Refrigerant piping will be routed from all indoor units through heat recovery boxes and back to the exterior unit. Redundant (back-up) electric heat will be provided for indoor units serving exterior zones. HVAC controls shall prevent simultaneous heating of back-up heat while VRF system is in operation. The VRF System will be provided with a central control unit to allow programming of all zones and the ERV. Residential bathrooms will be individually exhausted via ductwork to the roof by ceiling mounted bathroom exhaust fans which provide a small continuous flow with a boost based on occupancy or humidity sensor. Range hoods will be provided in kitchens and exhausted individually to the roof. A roof mounted ERV with DX cooling and electric heat will provide tempered ventilation air to residential corridors, first floor community room. Gym, and offices. Exhaust air from janitor's closets, mechanical rooms, and trash rooms will be routed to the rooftop ERV. The ERV shall have a duct mounted sensor controlling supply air temperature and relative humidity. Residential common laundry exhaust for dryers will be routed to the outside wall. Selected pieces of electric heat will be provided in building entries, stairwells, and utility spaces for both residential and non-residential areas.

Mechanical: 601 Geddes Building

Primary heating and cooling for the residential units and communal areas throughout the building will be provided by a VRF system with an air source outdoor condensing unit and multiple indoor units serving separate zones. Refer to

equipment cut sheets provided with this narrative. Indoor units will be concealed ducted. A hardwired 7-day programmable thermostat will control each indoor unit. Outdoor condensing units will be heat recovery type capable of providing simultaneous heating and cooling to the indoor zones. Refrigerant piping will be routed from all indoor units through heat recovery boxes and back to the exterior unit. Supplemental baseboard electric heat will be provided for indoor units serving exterior zones. The VRF System will be provided with a central control unit to allow programming of all zones and the ERV.

Primary heating and cooling for the commercial tenant space on the ground floor of the building will be provided by a dedicated VRF system with an air source outdoor condensing unit and multiple indoor units serving separate zones. Indoor units will be concealed ducted units. A hardwired 7-day programmable thermostat will control each indoor unit. Outdoor condensing units will be heat recovery types capable of providing simultaneous heating and cooling to the indoor zones. Refrigerant piping will be routed from all indoor units through heat recovery boxes and back to the exterior unit. Redundant (back-up) electric heat will be provided for indoor units serving exterior zones. HVAC controls shall prevent simultaneous heating of back-up heat while VRF system is in operation. The VRF System will be provided with a central control unit to allow programming of all zones and the ERV. Range hoods will be provided in kitchens and exhausted individually to the roof. Two roof-mounted ERVs with DX cooling and electric heat will provide tempered ventilation air to residential apartment units, corridors, community room, gym, and offices. Exhaust air from janitor's closets and apartment toilet rooms will be routed to the rooftop ERVs. The ERVs shall have a duct mounted sensor controlling supply air temperature and relative humidity. Each ERV will take half of the building to minimize duct sizes above ceiling. Residential common laundry exhaust for dryers will be routed to the outside wall. Selected pieces of electric heat will be provided in building entries, stairwells, and utility spaces for both residential and non-residential areas.

Electric: General

Power Distribution System

The electrical utilities provider is National Grid. The design will follow their guidelines and specifications. A utility transformer, sized by National Grid based on loads, shall be pad mounted on the site adjacent to the building. National Grid provides the primary conductors and pad mount transformer. The electrical contractor would provide primary conduits from the utility service pole as well as secondary conduits, secondary conductors, transformer pad and grounding. The secondary conductors will extend from the pad mounted transformer to the service entrance equipment.

Electric Service: 112 Delaware

The service entrance equipment will be an 800A 120/208V, 3-Phase, 4-Wire 65KAIC (pending Utility Company short circuit contribution) service entrance rated metering board consisting of:

- An 800Amp main circuit breaker

- One 125Amp-3 pole breaker and meter for house loads. This will feed a 125A 120/208V house panelboard to serve house loads.

- Eight 175A-2 pole breakers and meters, one for each apartment load center.

Electric Service: 226 Delaware

The service entrance equipment will be an 600A 120/208V, 3-Phase, 4-Wire 65KAIC (pending Utility Company short circuit contribution) service entrance rated metering board consisting of

- An 600Amp main circuit breaker

- One 125Amp-3 pole breaker and meter for house loads. This will feed a 125A 120/208V house panelboard to serve house loads.

- Six 175A-2 pole breakers and meters, one for each apartment load center.

Electric Service: 406 Delaware

The service entrance equipment will be an 800A 120/208V, 3-Phase, 4-Wire 65KAIC (pending Utility Company short circuit contribution) service entrance rated metering board consisting of

- An 800Amp main circuit breaker

- One 125Amp-3 pole breaker and meter for house loads. This will feed a 125A 120/208V house panelboard to serve house loads.

- Seven 175A-2 pole breakers and meters, one for each apartment load center.

Electric: 112, 226, 406 Delaware:

Residential Tenant Distribution System Description

Each apartment will have a 200 amp, 120/208V, single phase load center with a 175A main circuit breaker.

Each load center will have a dedicated feeder from the service entrance metering board.

Emergency Power Distribution System Description

There will be no Generator required or included as part of this project. All emergency power requirements shall come from battery back-up.

Wiring Methods

Wiring and wiring methods for House loads:

Feeders and branch circuits in interior spaces shall be THWN/THHN copper wiring in EMT. PVC conduit shall be used in underground locations. Rigid steel conduit shall be provided in exterior.

All feeder and branch circuit conductors shall be copper unless noted otherwise.

Provide GFI weatherproof receptacles at strategic exterior locations and at exterior mechanical equipment as required by code.

Provide branch circuitry from house panel to house loads including electric vehicle charging station and exterior lighting

Wiring and wiring methods for Dwelling units:

Feeders to apartment load centers shall be MC cable.

Branch circuits in interior spaces shall be NMC cable.

All feeder and branch circuit conductors shall be copper unless noted otherwise.

Provide branch circuitry from dwelling unit load center to apartment loads for HVAC and plumbing equipment.

Provide 20-amp residential grade, tamper resistant receptacles and associated circuitry from apartment load center.

Provide arc fault circuit breakers in apartment load center for all living area general lighting and receptacle branch circuits except for bathrooms.

Provide GFCI receptacles as required for bathrooms, kitchens, and as required by code.

Provide branch circuitry from dwelling unit load center to all appliances.

EV Charging Stations

There shall be (1) electric vehicle charging station located at the parking lot. Final location TBD during design development. The charging station shall circuit back to the house panel.

Normal Power Lighting System Description

House Lighting

Wall packs will be provided along the exterior of the building. Wall packs at building entrances shall have battery backup.

Drive and parking lot will have site pole fixtures.

All exterior fixtures will be fed from the house panel and be controlled via programmable lighting time clock controller

Apartment lighting

New light fixtures, switching, controls and circuitry will be provided throughout all dwelling units via a dedicated dwelling unit load center. All dwelling unit lighting to be controlled by wall mounted switching.

All lighting shall be LED type at 120V.

Lighting levels in all areas will comply with IES recommendations.

Fire Alarm System Description

Provide a new analog addressable main fire alarm control panel at a location TBD during design. If located on the exterior of the building, the fire alarm panel will need to be in a weatherproof housing with a heater.

Provide sprinkler system tamper and flow switch monitoring. Provide communication from building fire alarm system to remote monitoring station either through wireless DACT or DACT that is wired into incoming phone lines.

Dwelling unit detection shall provide sounder bases for alarm signal within unit. Visual notification appliances shall be installed in bedrooms, bathrooms, and living areas in units that are designated for hearing impaired residents.

Dwelling units shall smoke have detectors inside of each bedroom and outside each bedroom in hallways.

System shall have provisions for future addition of visual units throughout all rooms of each apartment. System shall have capacity for future expansion. Wiring for future visual units shall be provided into each apartment and left in a junction box for future extension.

Telecommunications

Data/Telecom/CATV System Description

Service entrance conduit from utility service pole shall be provided to the building main telecom board at a location to be determined during design. A conduit shall be provided from the main telecom board to each apartment. It is anticipated that each apartment will have a CATV connection point in each living room and bedroom. This shall tie back into the apartment designated media panel that will be in each apartment coat closet.

Security System Description

Provide junction boxes and raceway system for security camera locations.
Owner's security system vendor shall provide security devices and cabling.
Provide 120V power from the house panel to security camera locations.

Electric Service: 304 Delaware

The service entrance equipment will be an 2000A 120/208V, 3-Phase, 4-Wire 65KAIC (pending Utility Company short circuit contribution) service entrance rated switchboard consisting of:

An 2000A main circuit breaker

One 1200A-3 pole breaker and CT compartment for house loads. This will feed a 1200A 120/208V house distribution panelboard to serve house loads. The house distribution panelboard will feed house branch panels on each floor; one 400Amp on the first floor, one 100Amp on each floor 2-3

One 800A-3 pole breaker for an apartment metering board to feed all apartments. The metering board will be 800A, 120/208V 3PH 4W and shall be located either on the first or second floor location. The metering board will have 28 125A-2P breakers and associated meter, one for each of the 28 apartments.

Residential Tenant Distribution System Description

Each apartment will have a 125A, 120/208V, single phase load center with a 125A main circuit breaker. Each load center will have a dedicated feeder from the metering board.

Emergency Power Distribution System Description

There will be no Generator required or included as part of this project. All emergency power requirements shall come from battery back-up.

Wiring Methods

Wiring and wiring methods for House loads, including office:

Feeders and branch circuits in interior spaces shall be THWN/THHN copper wiring in EMT.

PVC conduit shall be used in underground locations.

Rigid steel conduit shall be provided in exterior exposed locations.

All feeder and branch circuit conductors shall be copper unless noted otherwise.

Provide GFI weatherproof receptacles at strategic exterior locations and at exterior mechanical equipment as required by code.

Provide branch circuitry from House panel to House loads including electric vehicle charging station, exterior lighting, lighting, receptacles, HVAC equipment and plumbing equipment.

Wiring and wiring methods for Dwelling units:

Feeders to apartment load centers shall be MC cable.

Branch circuits in interior spaces shall be NMC cable.

All feeder and branch circuit conductors shall be copper unless noted otherwise.

Provide branch circuitry from dwelling unit load center to apartment loads for HVAC and plumbing equipment.

Provide 20-amp residential grade, tamper resistant receptacles and associated circuitry from apartment load center. Provide arc fault circuit breakers in apartment load center for all living area general lighting and receptacle branch circuits except for bathrooms. Provide GFCI receptacles as required for bathrooms, kitchens, and as required by code.

Provide branch circuitry from dwelling unit load center to all appliances.

EV Charging Station:

There shall be (1) electric vehicle charging station, located in the parking lot. Final location TBD during design. The charging station shall circuit back to the House distribution panel.

House Lighting

Wall packs will be provided along the exterior of the building. Wall packs at building entrances shall have battery backup.
 Drive and parking lot will have site pole fixtures.
 All exterior fixtures will be fed from the house panel and be controlled via programmable lighting time clock controller
 New light fixtures, switching, controls and circuitry will be provided throughout House and communal areas via dedicated house panels. Fixtures will be controlled by local occupancy/vacancy sensors.
 New light fixtures, switching, controls and circuitry will be provided throughout the office area.
 Emergency lighting will be via emergency wall packs throughout all communal areas, utility rooms and discharge points.
 Exit signage with integral battery pack will be provided to mark paths of egress.

Fire Alarm

System Description

Provide a new analog addressable main fire alarm control panel, addressable detection devices, and notification appliances in all spaces throughout the building. Coverage will meet the building classification and requirements from the AHJ for mixed use housing.
 Fire alarm annunciator panels shall be provided at the main building entry points and any other points as dictated by the AHJ.
 Provide pull stations at all exits and at stairwell landings on each level.
 Provide sprinkler system tamper and flow switch monitoring.
 Provide communication from building fire alarm system to remote monitoring station either through wireless DACT or DACT that is wired into incoming phone lines.
 Dwelling unit detection shall provide sounder bases for alarm signal within unit. Visual notification appliances shall be installed in bedrooms, bathrooms, and living areas in units that are designated for hearing impaired residents.
 Dwelling units shall smoke have detectors inside of each bedroom and outside each bedroom in hallways.
 System shall have provisions for future addition of visual units throughout all rooms of each apartment. System shall have capacity for future expansion. Wiring for future visual units shall be provided into each apartment and left in a junction box for future extension.

Telecommunications

Data/Telecom/CATV System Description

Service entrance conduit from utility service pole shall be provided to the building main telecom board at a location to be determined during design.
 A raceway system consisting of 4" shall extend from the building main telecom board to each floors telecom board
 A conduit shall be provided from each floor telecom board to each apartment on its respective floor.
 It is anticipated that each apartment will have a CATV connection point in each living room and bedroom. This shall tie back into the apartment designated media panel that will be in each apartment coat closet.
 Push to talk guest entry access and intercom system at main entrance vestibule connected to each apartment and office/reception area.

Security System

System Description

Provide junction boxes and raceway system for security camera and card access locations.
 Owner's security system vendor shall provide security devices and cabling.
 Provide 120V power from the house panel to security camera and access control panel locations.

601 Geddes Street Mixed Use Building

Power

The service entrance equipment will be an 1600A 120/208V, 3-Phase, 4-Wire 65KAIC (pending Utility Company short circuit contribution) service entrance rated switchboard consisting of
 An 1600Amp main circuit breaker

One 1200A-3 pole breaker and CT compartment for house loads. This will feed a 1200A 120/208V house distribution panelboard to serve house loads. The house distribution panelboard will feed house branch panels on each floor; one 400Amp on the first floor, one 100Amp on each floor 2-4

One 600A 3 pole breaker, for an apartment metering board. The apartment metering board will have 18 125A-2P circuit breakers and associated meter to serve the 18 apartments. The metering board will be located on floor 2 or 3. Location TBD during design.

One 600A-3 pole breaker, for commercial metering board. The commercial metering board will be 600A 120/208V with 3 200A-3P circuit breakers and associated meter to serve the 3 potential commercial tenants. The metering board will be located on floor 1, location TBD during design. Each commercial tenant shall have a 200A-3P panelboard, each with a dedicated feeder to the commercial metering board. Quantity of commercial tenants to be finalized during design.

Residential Tenant Distribution System Description

Each apartment will have a 125 amp, 120/208V, single phase load center with a 125A main circuit breaker. Each load center will have a dedicated feeder from the apartment metering board.

Emergency Power Distribution System Description

There will be no Generator required or included as part of this project. All emergency power requirements shall come from battery back-up.

Wiring Methods

Wiring and wiring methods for House and commercial loads:

Feeders and branch circuits in interior spaces shall be THWN/THHN copper wiring in EMT. PVC conduit shall be used in underground locations. Rigid steel conduit shall be provided in exterior exposed locations.

All feeder and branch circuit conductors shall be copper unless noted otherwise.

Provide GFI weatherproof receptacles at strategic exterior locations and at exterior mechanical equipment as required by code.

Provide branch circuitry from house panels to house loads including electric vehicle charging station, exterior lighting, receptacles, HVAC equipment and plumbing equipment.

Provide branch circuitry from each commercial panelboard to that space's loads including lighting, receptacles, HVAC equipment and plumbing equipment.

Wiring and wiring methods for Dwelling units:

Feeders to apartment load centers shall be MC cable.

Branch circuits in interior spaces shall be NMC cable.

All feeder and branch circuit conductors shall be copper unless noted otherwise.

Provide branch circuitry from dwelling unit load center to apartment loads for HVAC and plumbing equipment.

Provide 20-amp residential grade, tamper resistant receptacles and associated circuitry from apartment load center. Provide arc fault circuit breakers in apartment load center for all living area general lighting and receptacle branch circuits except for bathrooms. Provide GFCI receptacles as required for bathrooms, kitchens, and as required by code.

Provide branch circuitry from dwelling unit load center to all appliances.

EV Charging Station:

There shall be (1) electric vehicle charging station, located in the parking lot. Final location TBD during design. The charging station shall circuit back to the House distribution panel.

Norm Power Lighting System Description

House Lighting

Wall packs will be provided along the exterior of the building. Wall packs at building entrances shall have battery backup

Drive and parking lot will have site pole fixtures.

All exterior fixtures will be fed from the house panel and be controlled via programmable lighting time clock controller.

New light fixtures, switching, controls and circuitry will be provided throughout house areas via dedicated house panels. Fixtures will be controlled by local occupancy/vacancy sensors.

New light fixtures, switching, controls and circuitry will be provided throughout commercial tenant areas via dedicated commercial tenant panels. These fixtures, switching and controls will be fit out to meet minimal shell space requirements.

Emergency lighting will be via emergency wall packs throughout all house areas, utility rooms and discharge points.

Exit signage with integral battery pack will be provided to mark paths of egress.

Apartment lighting

New light fixtures, switching, controls and circuitry will be provided throughout all dwelling units via a dedicated dwelling unit load center.

All dwelling unit lighting to be controlled by wall mounted switching.

All lighting shall be LED type at 120V.

Lighting levels in all areas will comply with IES recommendations.

Fire Alarm

System Description

Provide a new analog addressable main fire alarm control panel, addressable detection devices, and notification appliances in all spaces throughout the building. Coverage will meet the building classification and requirements from the AHJ for mixed use housing.

Fire alarm annunciator panels shall be provided at the main building entry points and any other points as dictated by the Authority Having Jurisdiction (AHJ).

Provide pull stations at all exits and at stairwell landings on each level.

Provide sprinkler system tamper and flow switch monitoring.

Provide communication from building fire alarm system to remote monitoring station either through wireless DACT or DACT that is wired into incoming phone lines.

Dwelling unit detection shall provide sounder bases for alarm signal within unit. Visual notification appliances shall be installed in bedrooms, bathrooms, and living areas in units that are designated for hearing impaired residents.

Dwelling units shall smoke have detectors inside of each bedroom and outside each bedroom in hallways.

System shall have provisions for future addition of visual units throughout all rooms of each apartment. System shall have capacity for future expansion. Wiring for future visual units shall be provided into each apartment and left in a junction box for future extension.

Telecommunications

Data/Telecom/CATV System Description

Service entrance conduit from utility service pole shall be provided to the building main telecom board at a location to be determined during design.

A raceway system consisting of 4" shall extend from the building's main telecom board to each floor's telecom board.

A conduit shall be provided from each floor telecom board to each apartment on its respective floor.

It is anticipated that each apartment will have a CATV connection point in each living room and bedroom.

This shall tie back into the apartment designated media panel that will be in each apartment coat closet.

Push to talk guest entry access and intercom system at main entrance vestibule connected to each apartment and office/reception area.

Security System

System Description

Provide junction boxes and raceway system for security camera and card access locations.

Owner's security system vendor shall provide security devices and cabling.

Provide 120V power from the house panel to security camera and access control panel locations.

Life Cycle Cost Considerations

Roofing Materials:

Asphalt shingles will be used on the smaller buildings (6-8 units) as they are more appropriate to the residential atmosphere of the neighborhood. Lighter colors will be used to decrease heat gain and reduce heating and

cooling costs. White membrane roofing will be used on the larger buildings (18-28 units) to decrease heat gain and reduce heating and cooling costs.

Exterior Finishes:

Fiber cement board clapboards, shake panels and flat panels will be used as it is a fire-resistant material that also includes some heat insulation properties. It is weather resistance and is dimensionally stable and relatively unaffected by heat, humidity, and UV exposure. Once installed, it requires minimal maintenance as it does not require painting and will not suffer from UV degradation that is typically in vinyl siding or painted wood. Fiber cement board is produced from recycled materials and provides environmental advantages over vinyl or wood materials. The average lifespan of fiber cement products can reach 40 years before requiring replacement.

Quality and durability of floor finishes:

Carpet Tile: Carpet tile reduces installation waste as individual tiles are cut as needed, unlike broadloom. Damaged or stained tiles can be replaced as needed rather than replacing the entire floor area. They provide a more residential feel to an apartment when used in bedrooms and can be used in conjunction with a sound attenuating pad or have an integral pad that reduces sound transfer between stacked apartment spaces.

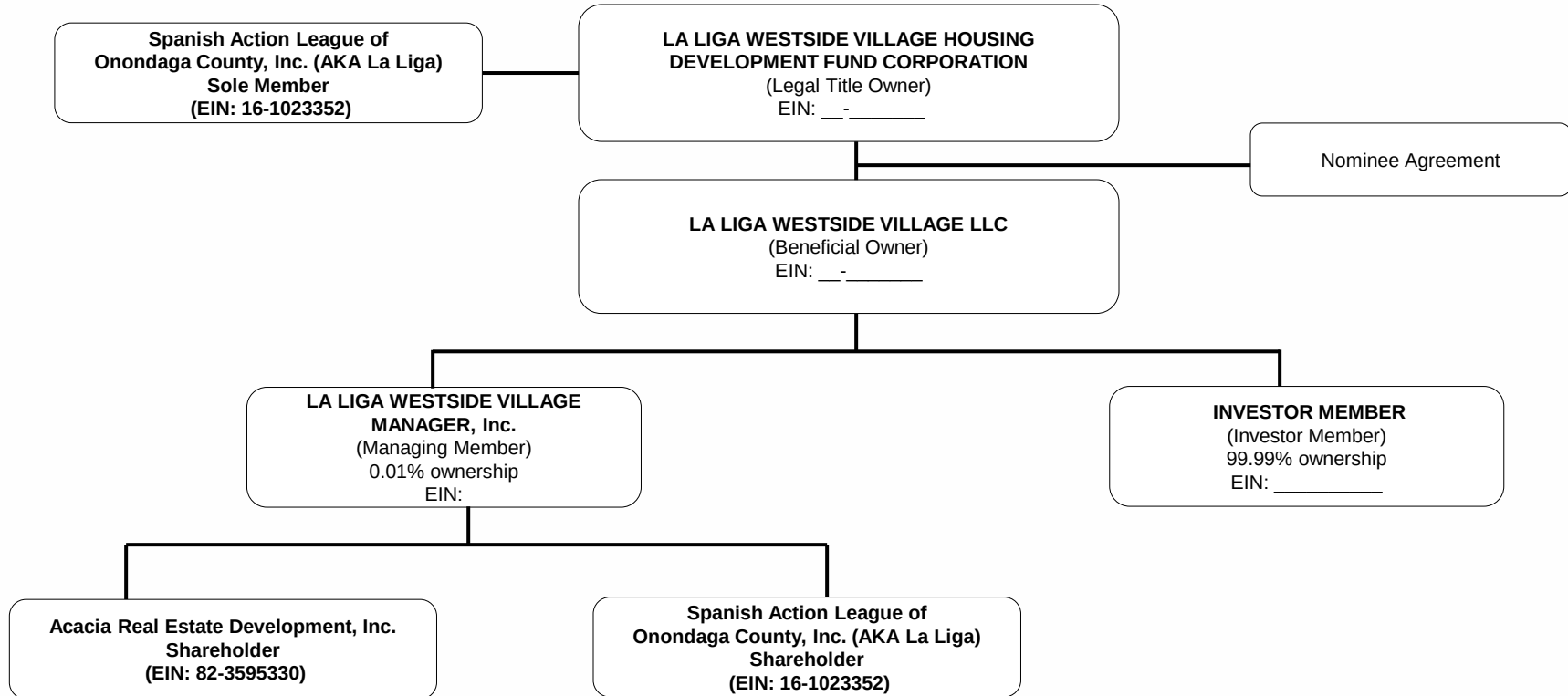
LVT: LVT provides a durable solution for high foot traffic locations and is resistant to abrasions and spills, unlike wood flooring. LVT can also be installed with a sound attenuating pad or has an integral pad to reduce noise transfer between stacked units. It is a low maintenance material that does not require regular sealing or waxing required of VCT or wood.

Bathtubs:

The bathtubs will be one piece fiberglass with an acrylic coating. The acrylic coating is exceptionally durable and unlikely to chip or crack. The acrylic coating can be easily cleaned and less likely to stain or support mold and mildew growth. A single piece unit eliminates joints that can promote mold and mildew and develop leaks over time. Acrylic tubs should expect a life span of 10-15 years before requiring replacement.



La Liga Westside Village Ownership Structure Chart



CERTIFICATE OF INCORPORATION
OF
SPANISH ACTION LEAGUE OF ONONDAGA COUNTY, INC.

Pursuant to the Membership Corporation Law

WE, THE UNDERSIGNED, for the purpose of forming a membership corporation pursuant to the Membership Corporations Law of the State of New York, do hereby certify:

FIRST: The name of the proposed corporation shall be SPANISH ACTION LEAGUE OF ONONDAGA COUNTY, INC.

SECOND: The purposes for which the corporation is to be formed are as follows:

To promote, foster, and encourage a spirit of community among the people of Latin extraction in the County of Onondaga, State of New York and the surrounding counties contiguous thereto; to create and maintain a compact, representative and centralized organization for concerted action upon all matters affecting the well-being of such Latin people; to promote, motivate and conduct activities to aid the economic and social progress of the Latin community; to assist, encourage, and coordinate efforts of individuals, organizations and agencies, both public and private, governmental and non-governmental, working with and lending technical assistance to the people of Latin extraction; and to raise the necessary funds to achieve these purposes.

To conduct these activities and achieve these objectives without pecuniary profit.

To do everything and anything reasonable necessary, suitable, proper, convenient, or incidental to the aforesaid purposes or which properly may be done by a membership corporation organized for such purposes under the laws of the State of New York, and to possess all proper powers, rights, and privileges permitted to such a membership corporation by such laws.

No part of the net earnings of the corporation shall inure to the benefit of any member, or any individual; and none of such earnings nor any of the property of the corporation nor any other assets of the corporation shall be used otherwise than for any of the purposes of the corporation. No part of the activities of the corporation shall consist of carrying on propaganda or otherwise attempting to influence litigation.

Notwithstanding any other provisions of this Certificate, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt under Section 501(c)(3) of the Internal Revenue Code of 1954 and its regulations thereunder as they now exist or as they may hereafter be amended.

Upon the dissolution of the corporation or the winding up of its affairs, the assets of the corporation shall be distributed exclusively to charitable organizations which then qualify as organizations exempt under Section 501(c)(3) of the Internal Revenue Code of 1954 and its regulations thereunder as they now exist or may hereafter be amended, or by an organization contributions to which are deductible under

Section 170(c)(2) of such Code and regulations as they now exist or as they may hereafter be amended.

Nothing herein contained shall authorize the doing of any act which would require the approval of any department of the State of New York, or the doing of any of the acts mentioned in Section 11 of the Membership Corporations Law of the State of New York, or in Section 35 of the Social Welfare Law of the State of New York.

THIRD: The territory in which its operations are principally to be conducted is the County of Onondaga, State of New York, and counties contiguous thereto.

FOURTH: The principal office is to be located in the City of Syracuse, County of Onondaga, State of New York.

FIFTH: The number of its directors shall be not less than five nor more than nineteen.

SIXTH: The names and residences of the directors until the first annual meeting of the Corporation are as follows:

Carlos Mendoza
1903 E. Fayette Street
Syracuse, N.Y. 13210

Rafael Gonzalez
326 Gertrude Street
Syracuse, N.Y. 13203

Evelyn Pagan
916 E. Genesee Street
Syracuse, N.Y. 13210

Juan Fonseca-Gonzalez
106 Beard Place
Syracuse, N.Y. 13205

John R. Varney
108 Rockwood Road
Syracuse, N.Y. 13215

SEVENTH: All of the subscribers to this certificate are of full age; at least two-thirds of them are citizens of the United States; at least one of them is a resident of the State of New York; and of the persons named as directors, at least one is a citizen of the United States and a resident of the State of New York.

IN WITNESS WHEREOF, we have made, subscribed, and acknowledged this Certificate this 13 day of November, 1969.

Carla S. Mendoza
Rafael Gonzalez
Juan Torres Houghs
Evelyn Pagan
Joe R. Vazquez

STATE OF NEW YORK }
COUNTY OF ONONDAGA } SS.
CITY OF SYRACUSE }

On this 13 day of November, 1969, before me, the subscriber, personally came CHARLES MENDOZA to me known and known to me to be the person described in and who executed the foregoing Certificate of Incorporation, and he thereupon severally duly acknowledged to me that he executed the same.

Donald R. Knapp
Notary Public #34-27332600
MY COMMISSION EXPIRES MAR 31 1970

STATE OF NEW YORK }
COUNTY OF ONONDAGA } SS.
CITY OF SYRACUSE }

On this 13 day of November, 1969, before me, the subscriber, personally came RAFAEL GONZALEZ to me known and known to me to be the person described in and who executed the foregoing Certificate of Incorporation, and he thereupon severally duly acknowledged to me that he executed the same.

Donald R. Knapp
Notary Public #34-27332600
MY COMMISSION EXPIRES MAR 31 1970

STATE OF NEW YORK }
COUNTY OF ONONDAGA } ss.:

JOHN E. DORBERTIN, being duly sworn, deposes and says:

That he is an associate in the law firm of HANCOCK, RYAN, SHOVE & MUST, One Montgomery Plaza, Syracuse, New York, attorney for the incorporators of SPANISH ACTION LEAGUE OF ONONDAGA COUNTY, INC., that he is personally acquainted with the incorporators of the said corporation, and that no prior application for incorporation has been made.

Subscribed and sworn to before
me this 11 day of November, 1969.

Notary Public

JAMES T. SPALDING
Notary Public in the State of New York
Qualified in Onondaga County
My Comm. Expires 12/31/71

I, RICHARD ARONSON
Court of the State of New York in the Fifth Judicial District,
do hereby approve the foregoing Certificate of Incorporation of
SPANISH ACTION LEAGUE OF ONONDAGA COUNTY, INC., and consent to
the same be filed.

Dated: November 11, 1969, New York

November 11, 1969.

Justice of the Supreme Court
of the State of New York,
Fifth Judicial District

STATE OF NEW YORK)
COUNTY OF ONONDAGA) SS.:
CITY OF SYRACUSE)

On this 13 day of November, 1969, before me, the subscriber, personally came JUAN FENSIKA - GONZALEZ to me known and known to me to be the person described in and who executed the foregoing Certificate of Incorporation, and he thereupon severally duly acknowledged to me that he executed the same.

Ronald R. Kempf
Notary Public #34-7332600
MY COMMISSION EXPIRES MAR 30 1970

STATE OF NEW YORK)
COUNTY OF ONONDAGA) SS.:
CITY OF SYRACUSE)

On this 13 day of November, 1969, before me, the subscriber, personally came EVELYN PACAN to me known and known to me to be the person described in and who executed the foregoing Certificate of Incorporation, and he thereupon severally duly acknowledged to me that he execute the same.

Ronald R. Kempf
Notary Public #34-7332600
MY COMMISSION EXPIRES MAR 30 1970

STATE OF NEW YORK)
COUNTY OF ONONDAGA) SS.:
CITY OF SYRACUSE)

On this 13 day of November, 1969, before me, the subscriber, personally came JOHN R. VERNEY to me known and known to me to be the person described in and who executed the foregoing Certificate of Incorporation, and he thereupon severally duly acknowledged to me that he executed the same.

John E. Robertson
Notary Public

JOHN E. ROBERTSON
Notary Public
#34-7332600
MY COMMISSION EXPIRES MAR 30 1970

LA LIGA (SPANISH ACTION LEAGUE)
Board of Directors Roster

<u>Name</u>	<u>Board Status</u>	<u>Business Address</u>
Juanita Perez Williams, Esq.	Chair	NYS Workers Compensation Board 935 James Street Syracuse, NY 13205 T: 315-720-8797 jpwillia@live.com Home: 201 Wellesley Road Syracuse, NY 13207
Luis (Lou) A. Santiago	Vice Chair	Home: 147 Eighth Avenue North Tonawanda, NY 14120 C: 716-536-9248 Lousantiago1@gmail.com
Judith Cowden	Treasurer	Sr. Director Marketing & Advertising Kinney Drugs PO Box 115 4547 Jordan Road Skaneateles Falls, NY 13153 C: 315-945-9458 judithrcowden@gmail.com judycowden@kinneydrugs.com
Patricia Deferio	Secretary	Home: 106 Birch Street Liverpool, NY 13088 C: 315-601-4872 phdeferio@gmail.com
Gilbert Hernandez	Member	Home: 128 Carmel Road Buffalo, NY 14214 C: 716-548-4077 Ghhernandez1@yahoo.com
Laura Cueva	Member	President/CEO Interior Innovations 1641 East Genesee Street Syracuse, NY 13210 W: 315-724-1985 C: 315-790-2599 laura.cueva@iicontractfurniture.com Lauracj57@yahoo.com Home: 405 S. Lowell Avenue Syracuse, NY 13204

Carmen J. Villa-Lugo, Esq. Member

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 Bronx, NY 10455
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La Plaza de Virginia (Buffalo)

- Developed by Acacia Network in partnership with our affiliate, Hispanos Unidos de Buffalo (HUB), La Plaza de Virginia is a 46-unit mixed-use affordable housing development serving low-income seniors ages 55 and above, at 60% AMI or below.
- Includes 14 units set aside for formerly homeless seniors at or below 30%AMI, who will receive supportive services.
- Onsite supportive services include care management and coordination, counseling, social day care, transportation, medication self-management, advocacy, recreation, referrals, among others.
- Combines elements of green building design that promote sustainability, while providing access to supportive services and community resources.
- In addition, it features a 4,000 sq. ft. communal courtyard, lounge, and laundry rooms on each floor, a 5,500 sq. ft. community Senior Service Center, and commercial space for a restaurant / café.



Acacia Gardens (East Harlem)

- Acacia Gardens is a 12-story, 179-unit mixed-use affordable housing development, serving households with incomes between 30-90% of AMI as well as formerly homeless individuals.
- Located at the northeast corner of East 120th Street and 1st Avenue in East Harlem, it is the flagship development of Acacia Network.
- In addition to studio, one-, two-, and three-bedroom units, it features a recreational courtyard with children's play area and a large outdoor deck.
- The project was one of the first developed under the Extremely Low and Low-Income Affordability (ELLA) Program and the City's Our Space Initiative, and partially funded with Low Income Housing Tax Credit (LIHTC) equity.
- In keeping with Acacia Network's commitment to sustainability, Acacia Gardens is LEED-certified and features one of New York City's largest solar roofs.



Santaella Gardens (The Bronx)

- Features 249 apartments (from studios to three bedrooms) serving low- and moderate-income households earning between 30% and 110% of Area Median Income, including formerly homeless.
- Amenities include dishwashers and air conditioning in all units, roof deck, children's playroom, laundry facilities, landscaped courtyard and community room.
- The building is constructed as a "Passive House," the highest environmental sustainability certification, which is conducive to better indoor air quality and highly energy efficient heating and cooling.
- This building was constructed through the Mix and Match Program of the New York City Housing Development Corporation (HDC) and the New York City Department of Housing Preservation and Development (HPD) and the Mandatory Inclusionary Housing (MIH) program of HPD.



Palacio Dorado (Puerto Rico)

- A 103-unit affordable housing development for low-income seniors.
- The project features amenities such as a recreational courtyard with a children's play area, laundry room, and large outdoor deck on the second floor that is accessible to all residents.
- Palacio Dorado's main goal is to provide high quality affordable and innovative housing where the residents can feel safe, protected and proud of their living environment.
- The development offers an array of supportive services geared to meet the needs of a special population 62 years of age and older, with an onsite management agent that provides administrative, operational and supportive services needed by the community.
- Developed and managed using Advancing Energy Efficiency and Green-Design practices and protocols, and achieved ENERGY STAR rating.

Acacia Network as a Developer/Development Experience

Development Entity: Acacia Real Estate Development Inc. (ARED)

ARED is the nonprofit affordable housing development arm of the Acacia Network, Inc. (“Acacia Network”). ARED’s goal is to stabilize and empower communities through increasing the supply of affordable housing. ARED and Acacia Network affiliates have a rich track record of successfully developing affordable housing of various scales (6 to 361 units) in urban areas, including multiple scattered site projects like our proposed vision for West Syracuse. Prior affordable housing developments include projects in and about New York City and Buffalo, New York. They include both new construction and substantial rehabilitation of existing buildings. Some projects involve a singular building and others involve multiple.

Acacia’s significant affordable housing development experience demonstrates its knowledge of the affordable housing market and industry. As more fully detailed on Exhibit 4 of the proposal, Acacia Network affiliates and development staff have successfully secured financing for several affordable housing projects over the past 10 years, with a combined total project cost of over a billion dollars. The overwhelming majority of the projects are financed in part with low-income housing tax credit (“LIHTC”) equity. Public and private resources are leveraged to enable ARED to develop new and rehabilitated housing with rents that are affordable to low and moderate-income households. Acacia has worked with LIHTC financing for over a decade and is extremely knowledgeable about the affordable housing industry, financing mechanics, public/private financing leveraging, and the compliance requirements. In addition to LIHTC, Acacia has considerable experience with affordable housing funding sources such as HOME funds, ESD (for projects involving mixed-use), OMH, HCR and HPD subsidy, and DASNY, as well as various construction lenders and equity investors.

As an experienced developer of affordable housing, Acacia is knowledgeable about federal, state, and local regulations that govern affordable housing development, financing structures and resident and fair housing protections. ARED engages competent property management, accountant, and legal service providers for each project to ensure compliance with applicable laws during construction and operation. In addition to affordable housing projects that are already funded, ARED currently has a pipeline of affordable housing projects in the planning stage.

Acacia Network Development Experience/Projects

La Plaza de Virginia, Buffalo, NY

In this project, the Hispanos Unidos de Buffalo (HUB) (an Acacia Network affiliate) is the Owner, Co-Developer along with ARED, and is the ESSHI Social Service Provider. Construction commenced January 2021 and is expected to be completed November 2022.

La Plaza de Virginia is located across four parcels on Virginia Street in the City of Buffalo, involves the demolition of an existing dilapidated mixed-use (residential/commercial) structure and the new construction of a mixed-use building containing 46 units of affordable rental housing for very low- and low-income seniors ages 55 and over. Of the 46 total units, 14 units are affordable for households with incomes at or below 30% of the area median income (“AMI”), 29 units will

be for households at or below 50% of AMI, and 3 will be affordable for households with incomes at or below 60% of AMI. 14 of the 46 units will be set aside for seniors who are homeless and frail elderly and rent subsidies and service support has been awarded from Empire State Supportive Housing Initiative (ESSHI) for these units.

HUB's Senior Service Center will occupy approximately 3,000 sq. ft. of community service facility space - including a Senior Recreational Adult Day Care Program with an exam room, laundry, and shower rooms. The remainder of the space is office space for supportive housing and health home staff, and a restaurant / café for service to the residents and the community at large.

The project's permanent financing involves a public/private partnership including a combination of equity from the syndication of 9% federal low-income housing tax credits and 9% state low-income housing tax credits (\$10.6 million), HOME funds from the City of Buffalo (\$950,000), NYS Supportive Housing Opportunity Program funds (\$1,732,424), Federal HTF funds (\$1.4 million), NYSERDA grant funds (\$46,000), ESD Better Buffalo Fund funds (\$1.9 million) and DASNY funds (\$300,000). The balance was funded with developer's equity.

Total project cost: \$17,079,973

Equity source: NEF, Reference: Emily Chen 212-455-1612

Debt source during construction: Citizens Bank

Community engagement consisted of community and public meetings during the planning stage to ensure that the project met the neighborhood's needs. Most of the development team is local.

2. Sendero Verde A and B, Manhattan, NY

In this project, ARED is the JV Developer, 15% Owner, and supportive housing provider under its affiliate Promesa Inc. For Buildings B, Construction commenced 2019, was completed July 2022, and is in active lease-up. For Building A, Construction commenced 2021 and is expected to be completed in 2024.

For Sendero Verde, Jonathan Rose Companies, L+M Development Partners and Acacia Network collaborated to transform a city block in New York City's East Harlem into a vibrant, green mix of affordable housing, community services, a large plaza and community gardens. The project, currently in construction, will serve 700+ families with incomes ranging from formerly homeless to 120 % of the area median. Sendero Verde's rich mix of social, health and educational programs are designed to increase its residents' and neighbors' health and wellbeing and will provide over 90,000 GSF of community facility space to the neighborhood. In addition to a wide variety of community facility users, each residential building has a full suite of amenities including health and social service rooms, a fitness center, computer and study lounge, community room, and outdoor terraces. Taken together, these elements create a Community of Opportunity.

The heart of the project is the publicly accessible courtyard, sheltered between the three buildings and raised one level above the street. The courtyard was designed as a series of pods that include intimate spaces for conversation and reflection, active spaces for exercise and play, and a large open space for community social events. The courtyard is further activated by a variety of

community facility spaces that open directly onto the courtyard – creating synergy between the indoor and outdoor activities.

Sendero Verde will be the largest Passive House development in the United States certified by both Passive House Institute and Enterprise Green Communities, ensuring superior levels of energy efficiency, indoor air quality, occupant comfort, and resiliency.

The project's permanent funding involves a public/private partnership including a combination of equity from the syndication of 9% federal low-income housing tax credits (\$91.2 million equity for A and \$104.2 million equity for B) and \$131 million and \$119 million, respectively, in loans from HPD and HDC.

Total project cost Sendero Verde A: \$222,579,796

Total project cost Sendero Verde B: \$223,482,633

Debt source during construction: HPD/HDC, private financial institutions.

Community engagement consisted of community and public meetings during the planning stage to ensure that the project met the neighborhood's needs. Most of the development team is local.

3. Santaella Gardens

Acacia / ARED are the Joint Venture Owner and Developer in Santaella Gardens. Construction began in 2019 and was completed in 2021. ARED partnered with Phipps Housing in a 50/50 Joint Venture to develop the property. Dattner Architecture, Monadnock Construction, and AECOM were integral to the design and development. The property is culturally sensitive to the community and its neighbors and provides a healthy oasis in Soundview.

Santaella Gardens offered an exciting opportunity to revitalize this portion of Westchester Avenue and provided urgently needed workforce and affordable housing. Adjacent to an elevated railway, the 255,887 SF, 12-story building includes 249 units of mixed-used affordable housing with ground floor retail and community facilities. The building features a landscaped roof terrace, children's playroom and outdoor playground, computer room, and community room as tenant amenity spaces.

The project was designed to meet Passive House standards and will seek Passive House certification with PHIUS (Passive House Institute US). The project will also participate in Enterprise Green Communities Initiative (EGC) and the NYSERDA Commercial New Construction Program (NCP). The roofs above the 13th floor supports a photovoltaic solar array and resiliency systems.

Project Details:

Location: 1675 Westchester Ave (Block 3780, Lot 01)

Units: 249 affordable and moderate-income units + 1 live-in superintendent

Target Population: 149 low-income Units (60%-70% AMI)

100 moderate income Units (80% - 90% AMI)

Total SF: 255,887

Retail SF: 11,916

Community Facility: 4,274
Total Cost: Approximately \$122,055,549

4. Acacia Gardens, Manhattan, NY

In this project, Acacia is the Developer, Owners, and Operator. Construction commenced 2016 and completed 2019.

Acacia Gardens is a 179-unit, mixed-use affordable housing development designed by Magnusson Architecture + Planning in the East Harlem section of Manhattan. The project was constructed on a parking lot formerly owned by New York City's Human Resources Administration and is immediately adjacent to NYCHA's Wagner Houses and serves households with incomes between 30 and 90% AMI. The completed project includes both commercial and community facility spaces. The building includes significant environmentally-sound amenities, including a 135kW rooftop solar PV array. In addition, Acacia manages the adjacent city-owned East Harlem Multi-Service Center, providing healthcare and community-based services to the immediate neighborhood.

The project's permanent financing involves a public/private partnership including a combination of HDC-issued tax exempt bonds, an HDC subsidy loan, subsidies through HPD's ELLA and Our Space program, and syndication of a 4% LIHTC allocation (\$30.8 million equity).

Total project cost: \$73,072,335.

Equity source: Hudson Housing Capital, Reference: Sam Ganeshan 212-218-4469.

Debt source during construction: HPD, HDC, Reso A funds.

Local community leaders and East Harlem Acacia Network leaders advocated for years to develop this much needed resource for the neighborhood residents. Community engagement consisted of community and public meetings during the planning stage to ensure that the project met the neighborhood's needs. Much of the development team was local.

5. Palacio Dorado

Palacio Dorado, an affordable housing development for seniors (62 years and older), is in the Urban Center of Toa Alta, Puerto Rico. Our development includes six (6) low-rise buildings with 103 rental apartments, 26 of which are ADA compliant. One-bedroom units are arranged around a central courtyard, designed with active living and green standard. On site is a senior center/community facility, social service support and property management operation. There is onsite parking, community rooms, a computer room, fitness center, emergency generator and options for recreation and gardening in the central courtyard. Palacio Dorado allows for community interaction, active living and a better quality of life for its senior residents. Construction commenced in 2016 and completed in 2018.

Debt source during construction: Banco Popular, Puerto Rico.

5. Maria Isabel, Bronx, NY

In this project, the applicant is the Developer, owner, and operator. Construction commenced in 2014 and completed in 2016.

Maria Isabel involved the tenant-in-place rehabilitation of a 99-unit senior affordable housing building. The building was built under the HUD Section 202 senior housing program, and the project involved the successful refinancing and renegotiation of the original loan and regulatory agreement. The refinancing was achieved through tax- exempt bonds from the New York State Housing Finance Authority, and as-of-right 4% low-income housing tax credits. During the rehabilitation, tenants were provided with on-site hospitality including meals and programming, and access to Acacia's full menu of healthcare and social services. As each unit was renovated, that unit's occupant was temporarily relocated to a newly renovated unit within the building. Storage and moving services were all coordinated by Acacia. Upon completion, all vacancies were filled through a standard lottery process.

The project's permanent financing involves a public/private partnership including a combination of tax- exempt bonds from the New York State Housing Finance Authority, and as-of-right 4% low-income housing tax credits (\$10.8 million equity).

Total project cost: \$25,356,793

Community engagement consisted of community and public meetings during the planning stage to ensure that the project met the neighborhood's needs. Most of the development team is local.

7. West Tremont Project

In this project, the applicant is the Developer, Owners, and Operator.

West Tremont is a new construction 61-unit property (including one unit for a superintendent) that Promesa HDFC opened in 2013 for low- and very low-income people (30%-60% AMI) over the age of 55. 10 units are for Frail Elderly persons and the property provides visitable, accessible, and adapted one-bedroom units especially designed to allow persons with disabilities and/or special needs to age in place. 6 fully accessible, adapted (including roll-in showers) to households with at least one member who has a mobility impairment and two fully accessible, adapted are for individuals with hearing or vision impairment.

9. Mosholu Gardens

In this project, the applicant is the Developer, Owners, and Operator. Construction completed in 2013.

Mosholu Gardens is a 62 Unit Affordable Housing Residence (studio units) with 39 Supportive Housing Units (as referred by DOHMH and DSS) for individuals who have experience chronic homelessness and have a mental health disorder. The remaining units are low-income affordable units' set-aside for community residents and with a veterans' preference. 100% of project units are affordable to residents earning 50 – 60% of Area Median Income, or below. 39 units are supported by a Section 8 HAP contract funded by NYC HPD. Residence Amenities are on site social services

and property management services, 24 Hour security services, Indoor/ Outdoor community space and activity rooms and a Resident Computer Facility. The property is LEED certified, smoke free and features energy efficient design elements.

Acquisition Funding: N.Y. Acquisition Fund loan and Corporation for Supportive Housing loan
Capital Funding: HPD Supportive Housing Program loan
9% Low-Income Housing Tax Credits
Program Service Funding: NY/NY III Funding (NYC DOHMH)

Substantial Rehabilitation Projects

1. NYCHA RAD – Bundle III: Hope Gardens I LLC/Bushwick Gardens LLC

In this project, the ARED is the Joint Venture Developer, 15% Owner and Tenant Services Provider through Acacia affiliate agency, Promesa Inc. Construction commenced August 2019 and was completed August 2022.

As a joint venture member of the NYCHA RAD – Bundle III, the Acacia Network is intimately involved in the comprehensive rehab, modernization and upgrading of 1,321 units in Palmetto Gardens, Bushwick II and Hope Gardens. The Acacia-Pennrose team was tasked with improving and modernizing buildings, upgrading entrances, and renovating apartment interiors and building exteriors. The team's goal is to strengthen safety & security through improved surveillance equipment and security personnel through Acacia's security affiliate Sera Security. As the Social Service provider for this project, Acacia's role is to work with existing service providers to continue the level of service provided and augment services through referrals to local partners and affiliates. Acacia has led the tenant in place rehab coordination with SAV Enterprises to minimize displacement and inconvenience to the building's residents. This coordination has helped make the rehab process less disruptive by providing residents with a place to rest, eat and gather throughout the day. Our priority here is creating a secure sense of home and community for the tenants we serve.

The project's permanent funding involves a public/private partnership including a combination of equity from the syndication of 9% federal low-income housing tax credits (\$128.4 million), and \$262 million from HFA/NYCHA.

Total project cost: \$390,697,376

Equity source: LIHTC, Deferred Developer Fees, Operating funds.

Debt source during construction: HFA, NYCHA.

Community engagement consisted of community and public meetings during the planning stage to ensure that the project met the neighborhood's needs. Tenant input and local elected provided significant input in the initial model and continue to actively participate and provide guidance on the development. Most of the development team is local.

2. Fox and Beck Street (Home Ownership Project)

In this project, the applicant is the Developer, Sponsor and Property Manager.

The Fox / Beck Street project involves the substantial rehabilitation of 2 distressed buildings located in the Longwood Section of the Bronx through HPD's Affordable Neighborhood Cooperative Program (ANCP).

Through the ANCP program, the NYC Department of Housing Preservation and Development can develop affordable homeownership opportunities in underserved areas of the city. The buildings were owned by Neighborhood Restore, a non-profit affiliate of the City, who retained ownership of the properties throughout the pre-development and construction completion. Upon completion, the ownership of both properties transitioned to two new homeowner-controlled cooperatives (Housing Development Fund Corporations) formed to oversee permanent operations.

Promesa HDFC is an affiliate of Acacia. Promesa HDFC's role was to function as a third-party developer, managing all aspects of the development on behalf of the City of New York (and Neighborhood Restore). Promesa's development activities include oversight of the pre-development process, structuring of the project financial budget (within ANCP underwriting parameters), overseeing contractor selection, managing the project construction, managing property management operations, and ensuring resident engagement and satisfaction. Acacia utilized a third-party broker for the marketing of the vacant units.

Upon completion of construction, Promesa continues to function as a third-party property manager on behalf of the newly-formed tenant cooperatives. Construction commenced in 2015 and was completed in 2019. The project's permanent financing involves a public/private partnership with HPD.

Total project cost: \$5.7 million.

Equity source: unit sales.

Debt source during construction: HPD.

Community engagement consisted of community and public meetings during the planning stage to ensure that the project met the neighborhood's needs. Most of the development team is local.

3. Crotona Park Residences, Bronx, NY

In this project, the applicant is the Developer, Owners, and Operator. The Crotona Park Residences involved the gut rehabilitation of four buildings around the Crotona Park section of the Bronx, containing 66 affordable units. The previously New York City-owned buildings were acquired by Acacia through HPD's Third Party Transfer program, which aims to leverage private financing to rehabilitate and preserve deteriorating affordable housing in the City's care. Financing was achieved through a 9% LIHTC award through HPD. In preparation for construction, existing tenants were temporarily relocated to available units within the immediate neighborhood, including Acacia-owned units and buildings controlled by HPD or NYCHA. Following rehabilitation, the buildings' rent rolls were restructured in coordination with HPD, and Acacia worked with tenants to apply for Section 8 Housing Choice Vouchers. All tenants were successfully returned to their original units.

Construction commenced in 2013 and completed in 2016.

The project's permanent funding involves a public/private partnership including a combination of 9% federal low-income housing tax credits (\$8.3 million equity), and \$7.4 million in debt.

Total project cost: \$25,356,793

Community engagement consisted of community and public meetings during the planning stage to ensure that the project met the neighborhood's needs. Most of the development team is local.

4. Promesa Court

In this project, the applicant is the Developer, Owners, and Operator.

Acacia was able to preserve Promesa Court properties, through the HPD Neighborhood Redevelopment Program (NRP) conveys clusters of occupied and vacant city-owned buildings to selected community-based not-for-profit organizations for rehabilitation and operation as affordable rental housing. Promesa Court consists of four properties in the Bronx and incorporated a mix of funding from the New York City Housing Development Corporation, the New York City Department of Housing Preservation and Development, in addition to Low Income Housing Tax Credits. The rehabilitation was financed by HPD through a combination of City Capital, Federal HOME funds, and equity generated through Low Income Housing Tax Credits (LIHTCs). Upon completion of the gut rehabilitation in ----, returning tenants were provided with an apartment of appropriate size for their family composition, and the vacant units were marketed, following fair housing guidelines, for a mix of low-income and market rate rentals. Construction commenced in 2012 and conversion finalized in 2020.

Acacia's Experience as Property Manager

Acacia Network is an affiliate network of 501(c)(3) provider agencies and does not directly perform any services or hold any contracts or agreements. As such, each individual provider under the Acacia Network umbrella is the direct provider contributing expertise to the network and has experience in the vast continuum of services we provide, and the area proposed. Under the Acacia Network, four affiliate agencies provide direct property management services to a portion of the Affordable Housing portfolio. We provide direct property management to Property Portfolios through Promesa HDFC (PHDFC), South Bronx Community management Company, Inc. (SBCMC), East Harlem Operation Fightback, Inc. (EBOF), and Buffalo Hispanic Management Company Inc. (BHMC) in New York City. In Buffalo, we provide property management services through Buffalo Hispanic Management Company (BHMC) Inc.

As of 2023, our housing portfolio consists of approximately 3,972 units of housing across 244 properties. Acacia Network directly manages its properties or utilizes third-party property managers depending on location(s) and Joint Venture agreements. Our Affordable Housing properties are in New York City (Bronx, Brooklyn, and Manhattan), Buffalo, Puerto Rico, and Syracuse.

MGMT Co.	Buildings	Residential Units	Seniors	Supportive Housing
PHDFC	36	948	y	y
SBCMC	24	857	y	
EBOF	34	420		
BHMC	4	45		

Acacia affiliate Properties Portfolios are built and maintained by Low Income Housing Tax Credits, HOME, Mitchell Lama programs and Government Subsidy programs. This leads to complex property portfolios that require strict adherence to the Regulatory Agreements, Approved / Certified Rent Rolls, and state, city, and federal laws.

Acacia engages Third Party Property Management companies for Joint Venture Properties or properties that are remote and require a local, experienced company. Acacia has strong asset management, compliance, and finance departments who ensure that third party property management companies are adhering to all the regulatory agreements, local/state/federal laws, and Acacia Network property management standards and best practices.

REPRESENTATIVE LIST OF SIMILAR PROJECTS DEVELOPED BY ACACIA NETWORK OR IN ITS DEVELOPMENT PIPELINE

	A	B	C	D	E	F	H	I	J	K	L	M	N	O	P	Q	R	S	
1	NYC SUPPORTIVE HOUSING RFQ																		FORM C-1
2	RESIDENTIAL DEVELOPMENT EXPERIENCE																		
3	Name of Applicant: <u>Acacia Real Estate Development Inc. (ARED) and affiliates</u>																		
4																			
5																			
6	Total Completed Units (Link to cells included in total sum): <u>2156</u>																		
7																			
8	List below all residential properties developed within the seven (7) year period preceding the deadline for submission of proposals in response to this RFQ.																		
9	*Please enable macros to fill out this chart. Please select from dropdown menus to fill in answers for columns E, F, G, H, I, J, O, P, and Q. Use additional pages as needed.																		
10																			
11	Project Name	Address	Council Distict	Community Board	% Ownership	Applicant or Principal Experience?	Type of Construction	If rehab, was tenant relocation required?	Current Status	Total # of Units	Supportive Housing Population(s)	Total Development Cost	Year Completed (or Expected Year of Completion)	Were you the service provider?	Were you the property manager?	Was ULURP Required?	Major Capital Funding Sources	Major Service Funding Sources	
12	Sendero Verde Building A	60 E 112th Street, NY NY	8	M 11	50% and Below	Applicant	New Construction	No	Under Construction	348	NY 15/15	\$ 219,935,390	2024	Yes	No	Yes	HPD, HDC, Bank of America, LIHTC	NYC DOHMH	
13	Sendero Verde Building B	68 - 70 E 112th Street	8	M 11	50% and Below	Applicant	New Construction	No	Complete	361	NY 15/15	\$ 223,482,633	2022	Yes	No	Yes		NYC DOHMH	
14	La Plaza de Virgini	254 Virginia Street, Buffalo NY			1	Applicant	New Construction		Complete	46	ESSHI Elderly / Frail	\$ 17,024,493	2022	Yes	No	No	DASNY, HOME, HCR, NYSERDA, Citizens Bank	NYS DOH, ESSHI	
15	Virginia House	128 E 112th St	8	M 11	1	Applicant	Gut Rehab	No	Under Construction	57	HRA SARA	\$ 32,000,000	2023	Yes	Yes	No	HPD SARA, HCR, Hudson Capital, Sterling (now Webster) Bank	NYC HRA	
16	Santaella Gardens	1675 Westchester Ave, Bronx NY 10472	18	BX 8	50% and Below	Applicant	New Construction	No	Complete	249	N/A	\$ 120,204,955	2021	No	No	Yes	HDC, HPD, Bank of America, LIHTC	n/a	
17	Hope Gardens Bushwick Gardens PACT Project	Multiple Addresses, Bushwick Brooklyn NY	37 & 34	BK 5	50% and Below	Applicant	Moderate Rehab	No	Complete	1321	Tenant Services for NYCHA low income and seniors, non-disabled	\$ 383,000,000	2021	Yes	No	No		Ownership	
18	Acacia Gardens	401-411 E 120th St, NY NY 10035	8	M 11	50% and Below	Applicant	New Construction	No	Complete	179	N/A. Homeless Set Aside	\$ 73,072,335	2018	Yes	Yes	No	HDC, HPD, Hudson Capital, Capital One, LIHTC	n/a	
19	Greenhope SRO	414-418 E 119th Street, NY NY	8	M 11	1	Applicant	Gut Rehab	Yes	Pre-developme nt	34	NY 15/15	\$ 11,778,140	2026	Yes	Yes	No	HPD, Historic Tax Credits	NYC DOHMH	
20	Rogers Place Residence	929A Rogers Place, Bronx NY	17	BX 2	1	Applicant	New Construction	No	Pre-developme nt	78	ESSHI SMI	\$ 58,000,000	2027	Yes	Yes	No	HCR, HPD, OTDA HHAP, R20% LIHTC	NYS OMH	
21	La Liga Westside Village	Multiple lots on S. Deddes and Deleware St., Syrause NY			1	Applicant	New Construction	No	Pre-developme nt	68	ESSHI DV	\$ 28,896,473	2027	No	Yes		HCR, OTDA HHAP, Syracuse HOME	NYS ODVS	
22	Fulton Residence	1356 Fulton St, Bronx NY 10456	16	BX 3	1	Applicant	New Construction	No	Pre-developme nt	152	ESSHI Elderly / Frail	\$ 88,038,841	2028	Yes	Yes	No	HPD, HDC- (4% LIHTC/ Tax Exempt Bond), Private Debt	NYC DOHMH	
23	Anthony / Tremont Residence	Lots on Anthony Ave and E Tremont, Bronx NY 10456	15	BX 5	1	Applicant	New Construction	No	Pre-developme nt	104	NY 15/15, ESSHI Elderly/Frail	TBD	2028	Yes	Yes		HPD, HCR, OTDA HHAP	NYC DOHMH; NYS DOH	
24	Pacific Street	1140-42 Pacific Street, Btbrooklung NY	35	BK 8	1	Applicant	New Construction	No	Pre-developme nt	152	TBD - Homeless Deed restriction to be covered by SH	\$ 69,797,451	2029	Yes	Yes	Yes	HPD, HDC Mix and Match - (4% LIHTC/ Tax Exempt Bond), Private Debt		
25																			
26																			
27																			
28																			
29																			
30	Sum of Units									3149									
31																			
32																			
33																			
34																			
35																			
36																			
37																			
38																			

EXHIBIT A-3: DEVELOPMENT TEAM EXPERIENCE AND SPONSOR'S CURRENT WORKLOAD

List below all **similar** residential properties developed within the past seven (7) years. Insert additional rows as necessary.
For applicants that do not have any previous DHCR/HTFC experience, a letter from the tax credit allocating agency must be provided which includes the project name(s); project address(es); AMI's/populations served; the type, category and current status of the project(s) per Exhibit A-3; number of buildings; number of housing units; Total Development Cost; anticipated completion date(s); current status; and government funding programs. The letter from the tax credit allocating agency must state whether the project(s) was delivered on time and on budget.

(a) TYPE (list all that apply): MF=Multifamily Rental Housing; CO=Co-op/Condo Housing; SF=Single Family Housing; O=Office; CF=Community Facility; C=Commercial
(b) CATEGORY: NC=New Construction; SR=Substantial Rehab; MR=Moderate Rehab
(c) CURRENT STATUS: Pre=Pre-development; UC=Under Construction; Com=Completed

Developer/Sponsor	Include all projects currently under development by the sponsor.										
Project Name	Project Address	AMIs/Populations served	Type (a)	Category (b)	# of Buildings	# of Housing Units	Total Development Cost	(Anticipated) Completion Date	Current Status (c)	Government Funding Programs	SHARS ID#(s), if applicable
PLEASE SEE SEPARATE ATTACHMENT INCLUDING A DESCRIPTION OF ACACIA'S RECENT HOUSING DEVELOPMENT EXPERIENCE											

Architect **0 Holmes King Kallquist & Associates, LLP**

Project Name	Project Address	AMIs/Populations served	Type (a)	Category (b)	# of Buildings	# of Housing Units	Total Development Cost	(Anticipated) Completion Date	Current Status (c)	Government Funding Programs	SHARS ID#(s), if applicable
Community View Apartments	Morrisville, NY	Senior	MF	NC	1	61		Apr-23		HCR	20220075
Grace Brown House	Cortland, NY	Low-Income	MF	NC	1	25		22-Apr		HCR	20190338
Camillus Heights	Camillus, NY	Low-Income	MF	NC	17	61		22-Feb		HCR	20190316
Riverview Apartments	Cortland, NY	Low-Income	MF	NC	1	39		17-Feb		HCR	201603863
Harborbrook Apartments	Syracuse, NY	Senior	MF	NC	1	60		18-Jun		HCR	20166010
Academy Square Apartments	Utica, NY	Low-Income	MF	SR	1	44		20-Jan		HCR	20166082
Winston Gaskin Homes	Syracuse, NY	Low-Income	MF	SR	19	66		21-Dec		HCR/HHAP	20176056
Butternut Crossing	Syracuse, NY	Low-Income	MF	SR/NC	7	53		21-Jan		HCR	20156054
Ethel T Chamberlain	Syracuse, NY	Low-Income	MF	SR	1	30		18-Jan		HCR/HHAP	20156029
Housing Services Center	Syracuse, NY	Low-Income	MF	NC	1	8		1-Jul		HHAP	NA

General Contractor/Builder 0 Rich & Gardner Construction Company, Inc.

Project Name	Project Address	AMIs/Populations served	Type (a)	Category (b)	# of Buildings	# of Housing Units	Total Development Cost	(Anticipated) Completion Date	Current Status (c)	Government Funding Programs	SHARS ID#(s), if applicable
Community View Apartments	Morrisville, NY	Senior	MF	NC	1	61		Apr-23		HCR	20220075
Grace Brown House	Cortland, NY	Low-Income	MF	NC	1	25		22-Apr		HCR	20190338
Camillus Heights	Camillus, NY	Low-Income	MF	NC	17	61		22-Feb		HCR	20190316
Riverview Apartments	Cortland, NY	Low-Income	MF	NC	1	39		17-Feb		HCR	201603863
Harborbrook Apartments	Syracuse, NY	Senior	MF	NC	1	60		18-Jun		HCR	20166010
Academy Square Apartments	Utica, NY	Low-Income	MF	SR	1	44		20-Jan		HCR	20166082
Harbor St Lofts	Syracuse, NY	Low-Income	MF	NC	1	41		18-Oct		HCR	20146017
Joslyn Court III & IV	Syracuse, NY	Low-Income	MF	NC	2	36		16-Dec		HCR	20126033
Seaway Lofts	Oswego, NY	Low-Income	MF	NC	1	26		14-Sep		HCR	20116020
Salina School Apartments	Syracuse, NY	Low-Income	MF	SR	2	36		13-Jul		HCR	20086109

Management Agent 0 Housing Visions

Property Owner	Property Address	AMIs/Populations served	Total # of Units	Dates of Management		Section 8? (Y/N)	LIHTC? (Y/N)	SHARS ID#(s), if applicable
				From	To			
Northwoods	159 Plaza Blvd, Plattsburgh, NY	30-60%/Homeless Families	80	July 2022	Present	N	Y	20200245
Endicott Square	23 Jackson Ave & 26 Kentucky Ave, Endicott, NY	30-90%/Homeless Families	61	July 2021	Present	N	Y	20186038
Link at Sunset	2513 Sunset Ave, Utica, NY	50-80%/Developmental Disabilities	60	July 2021	Present	N	Y	20186016
Winston Gaskin Homes	Various Addresses, Syracuse, NY	30-70%/Domestic Violence	66	Apr 2021	Present	N	Y	20176056
Harbor View Square	68 W First St, Oswego, NY	30-90%/Traumatic Brain Injury	75	Sep 2020	Present	N	Y	20176040
Butternut Crossing	Various Addresses, Syracuse, NY	30-85%/Traumatic Brain Injury	53	Sept 2020	Present	Y	Y	20156054
Chemung Crossing	Various Addresses, Elmira, NY	40-60%/Traumatic Brain Injury	45	Oct 2019	Present	Y	Y	20156046
Ethel T. Chamberlain	664 W Onondaga St, Syracuse, NY	30%/Chonically Homeless Women	31	Dec 2018	Present	Y	N	20156029
Oneonta Heights	Various Addresses, Oneonta, NY	30-60%/Seniors	60	Dec 2017	Present	Y	Y	20146049
Walnut Avenue Homes	Various Addresses, Niagara Falls, NY	50-60%/Homeless Women	41	May 2017	Present	Y	Y	20136050
Salina Crossing	Various Addresses, Syracuse, NY	30-50%/Traumatic Brain Injury	49	Nov 2016	Present	N	Y	20136051
Sheridan Hollow Village	Various Addresses, Albany, NY	40-70%/Developmental Disabilities	57	Jan 2016	Present	N	Y	20136009

Development Consultant 0 Oxford Consulting Inc.

Project Name	Project Address	AMIs/Populations served	Type (a)	Category (b)	# of Buildings	# of Housing Units	Total Development Cost	(Anticipated) Completion Date	Current Status (c)	Government Funding Programs	SHARS ID#(s), if applicable
Dana Lyon	208 Liberty Street, Bath, NY	50, homeless SUD	MF, C	SR	1	49	\$ 20,618,612	2025	Pre	lihc, slihc, htf, cif	20220488
St. Leo	171 Lake Avenue, Hilton, NY	30, 50, 60, homeless frail elderly	MF, C	NC, SR	1	59	\$ 17,241,382	2024	Pre	lihc, slihc, htf, fhftf, cif, county HOME, nyserda	20220487
Manhattan Village	389 Manhattan, Buffalo, NY	50, homeless SUD/SMI	MF	NC	1	66	\$ 26,305,891	2025	Pre	lihc, slihc, shop, city HOME, brownfield tax credits	20220486
Mt Olive Senior Manor	703 (701) E. Delavan Ave., Buffalo, NY	30, 50, 60/senior incl frail elderly	MF	NC	1	65	\$ 26,447,936	2024	Pre	lihc, shop, fhftf, hhap, bura home, brownfield tax credits	20220048

Vestal Chateau	2040 NYS Route 26, Vestal, NY	50, 60/senior incl frail elderly and family	MF	NC	2	30	\$ 11,669,570	2024	UC	lihc, slihc, htf, nyserda	20210467
Folwell Apartments	219 Bryant St, Buffalo, NY	30, 50, 60/senior incl homeless frail elderly	MF	SR	1	44	\$ 14,209,675	2023	Com	lihc, state and fed historic tax credits, snr, City home, nyserda, fhfb	20200209
Ellicott Station	40-70 Ellicott St., Batavia, NY	50, 60	MF	NC	1	55	\$ 19,200,000	2023	UC	lihc, brownfield tax credits, htf, esd grants, nyserda	20190374
Angela's House	600 Doat St., Cheektowaga, NY	30, 50, 60/senior incl homeless frail elderly	MF	SR	1	67	\$ 22,400,000	2022	Com	lihc, state and fed historic tax credits, shop, cheektowaga home, nyserda, hhan	20190373
La Plaza de Virginia	257 Virginia St., Buffalo, NY	30, 50, 60/senior incl homeless frail elderly	MF, CF, C	NC	1	46	\$ 17,300,000	2022	Com	lihc, slihc, shop, fhftf, cif, better buffalo fund, nyserda, City HOME, assemblymember/dasny	20190361
Mt. Aaron Village	695 Genesee St., Buffalo, NY	35, 50, 60/family incl homeless SUD	MF, CF	NC	1	59	\$ 19,800,000	2022	Com	lihc, shop, htf, city home, n	20186041
Happiness House Apts. II	2506/2507 Happiness House Blvd., Canandaigua, NY	30, 50, 60/family, senior, incl homeless sud	MF	NC	2	30	\$ 9,441,238	2020	Com	shop, hhap, flucp	20186068
Westminster Commons	401-449 Monroe/232-242 Adams St., Buffalo, NY	30, 50, 60/family, senior, incl homeless smi	MF, CF, C	NC, SR	2	84	\$ 21,700,000	2021	Com	lihc, shop, city home, nyserda, hhap, cif, dasny	20176074
Oakwood Senior	15 Oakwood Ave., Blasdell, NY	30, 50, 60/senior incl homeless frail	MF	SR	1	33	\$ 10,518,650	2021	Com	lihc, slihc, htf, nyserda, town of hamburg	20186070
Grant Street School	25 Grant St., North Tonawanda, NY	30, 50, 60, 80/famiy incl dd	MF	SR	1	52	\$ 16,612,252	2020	Com	lihc, slihc, htf, nyserda, opwdd	20176079
Linwood Lafayette	637 Linwood Ave., Buffalo, NY	30, 50, 60, 80, 90/senior incl dd	MF	NC	1	37	\$ 11,583,542	2019	Com	lihc, slihc, htf, nyserda, opwdd	20166062
Highland School	105 Highland Ave., Tonawanda, NY	30, 50, 60, 80/family incl dd and homeless	MF	SR	1	38	\$ 10,190,622	2017	Com	lihc, slihc, htf, nyserda, mrt, hhac, nys home, opwdd	20146061
Hope House	243 Sears St., Buffalo, NY	50/homeless	MF	SR	1	27	\$ 10,800,000	2020	Com	htf, city home, hhap, htc, cif, nyserda	20166065
Durand	4225, 4250 Culver Rd, Irondequoit, NY	50, 60, 90/senior incl frail eldery	MF, C	NX	2	70	\$ 16,516,084	2019	Com	lihc, slihc, htf, cif	20166061
West End Heights	N Meadow and W Court St, Ithaca, NY	30, 50, 60/smi, homeless smi, sud, hiv/aids	MF, C	NC	1	60	\$ 21,800,000	2021	Com	lihc, shop, hhap, tomkins county, omh	20186081
Tremont Street	49 Tremont St., North Tonawanda, NY	30, 50/indiv incl homeless dv	MF, C	SR	1	12	\$ 3,466,804	2022	Com	hhap, htf, cif, ny main st	20176072
Woodland Commons	1950 State Rte 31, Macedon, NY	50, 60/ family, mentally ill	MF, C	NC	1	60	\$ 14,600,000	2016	Com	htf, nyserda, omh	20146064
Stratford Arms	25 W. Utica, Buffalo, NY	50/homeless /veterans	MF	SR	1	41	\$ 4,000,000	2020	Com	cif, pip, hhap	20166083
MAP Farmhouse	387 Massachusetts Ave., Buffalo, NY	80	MF, C	NC	1	2	\$ 2,400,000	2019	Com	cif/esd better buffalo, assembly, city cdbg	20156001

Attachment C

SOURCES AND USES

Project Name: LaLiga Westside Village

Applicant: La Liga

Project County: Onondaga County

Units: 67

			Proposed	Net
Annual LIHTC Request	\$1,430,000	LIHC Pay-in	\$0.9000	\$0.8981

Annual SLIHC Request	\$500,000	SLIHC Pay-in	\$0.7300	\$0.7245
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Construction Sources	Amount	Assistance Type	Financing Term (Months)	Interest Rate	Lien Position		Per Unit	% of total
TBD Bank	\$15,275,602	Loan	34	8.000%	1		\$227,994	52.22%
LIHTC Equity	\$3,210,303	Equity	n/a	n/a	n/a		\$47,915	10.97%
SLIHC Equity	\$905,534	Equity	n/a	n/a	n/a		\$13,515	3.10%
HHAP	\$6,205,500	Loan	34	0.000%	2		\$92,619	21.21%
Local HOME + HOME ARP	\$1,170,000	Loan	34.000%	0.000%	3		\$17,463	4.00%
Deferred Developer Fee	\$2,338,861	Other	n/a	n/a	n/a		\$34,908	8.00%
Deferred Capitalized Reserves	\$145,362	Other	n/a	n/a	n/a		\$2,170	0.50%
							\$0	0.00%
							\$0	0.00%
							\$0	0.00%
							\$0	0.00%
							\$0	0.00%
							\$0	0.00%
							\$0	0.00%
							\$0	0.00%
							\$0	0.00%
Total Construction Sources	\$29,251,162						\$436,585	100.00%

Permanent Sources	Amount	Assistance Type	Financing Term (Years)	Interest Rate	Lien Position	Regulatory Term (Years)	Per Unit	% of total
	\$0	Loan		0.000%			\$0	0.00%
LIHTC Equity	\$12,841,213	Equity	n/a	n/a	n/a	50	\$191,660	43.90%
SLIHC Equity	\$3,622,135	Equity	n/a	n/a	n/a	50	\$54,062	12.38%
SHOP	\$4,500,000	Loan	30	0.500%	1	30	\$67,164	15.38%
CIF	\$332,766	Loan	30	0.500%	1	30	\$4,967	1.14%
HHAP	\$6,300,000	Loan	30	0.000%	1	30	\$94,030	21.54%
Local HOME + HOME ARP	\$1,300,000	Loan	30	1.000%	2	30	\$19,403	4.44%
Deferred Developer Fee (Excess cash flow)	\$83,860	Other	n/a	n/a	n/a	n/a	\$1,252	0.29%
FHTF	\$104,805	Loan	30.000%	0.000%	1	30	\$1,564	0.36%
Developer Equity (Commercial)	\$166,383	Other	n/a	n/a	n/a	n/a	\$2,483	0.57%
							\$0	0.00%

Attachment C

							\$0	0.00%
							\$0	0.00%
							\$0	0.00%
							\$0	0.00%
Total Permanent Sources	\$29,251,162						\$436,585	100.00%
Uses	Amount							
Acquisition Costs	\$220,684						\$3,294	0.75%
Hard Construction Costs	\$21,333,900						\$318,416	72.93%
Soft Costs	\$4,432,735						\$66,160	15.15%
Reserves	\$145,362						\$2,170	0.50%
Developer Fee	\$3,118,481						\$46,544	10.66%
Total Uses	\$29,251,162						\$436,585	100.00%



OFFICE OF THE MAYOR

MAYOR BEN WALSH

August 30, 2022

Bureau of Housing and Support Services
NYS Office of Temporary and Disability Assistance (OTDA)
40 North Pearl Street, 10-C
Albany, New York 12243

RE: La Liga / Acacia Network Letter of Support

Dear Ms. Greenberg,

The City of Syracuse is pleased to offer this letter of support to NYS OTDA on behalf of The Spanish Action League of Onondaga County (La Liga) and the Acacia Network on their application to the Homeless Housing and Assistance Corporation (HHAC) and the NYS Office of Temporary and Disability Assistance (OTDA) for Homeless Housing and Assistance Program (HHAP) funding.

La Liga has been a proponent of positive change in the Syracuse community since 1969. La Liga was created to offer comprehensive services to the Hispanic community and to address the specific needs arising from cultural and language barriers. La Liga offers services in different areas: language services; youth leadership and development; health and wellness; and housing and careers. La Liga's domestic violence program offers short-term and long-term crisis intervention. Through their affiliation with the Acacia Network, and in partnership with the Syracuse LGU, La Liga was able to rehab its property in 2020 utilizing HOME funding and now operates and maintains 6 units of affordable housing. In its capacity as an affordable housing developer and manager, Acacia Network and its affiliates directly manage a housing portfolio consisting of over 1,860 units of affordable and supportive housing. Acacia partners its extensive supportive housing experience and development experience to support La Liga in the development of the La Liga Residence.

The La Liga Residence up to 65 multifamily affordable housing rental units across scattered sites in West Syracuse. As highlighted by the City of Syracuse and the Syracuse Landbank, La Liga is identifying sites that fall under priority neighborhood revitalization areas, and is focused on infill new construction and the proposed Residence is targeted to be a mixed use, supportive housing and affordable housing development for singles and families with 50% Supportive Housing, based on La Liga's excellent experience, for homeless individuals and families that fall under the ESSHI Victims/Survivors of Domestic Violence criteria. Acacia has had success providing comprehensive, trauma informed, supportive housing programs where there is no wrong door to access housing.

As such, the City of Syracuse is proud to support La Liga, and the Acacia Network's, Application for Homeless Housing and Assistance Program (HHAP) Capital Development funding. Should you have any questions, feel free to contact me at [insert].

Sincerely,

Ben Walsh
Mayor

Office of the Mayor
233 E. Washington St.
201 City Hall
Syracuse, N.Y. 13202

Office 315 448 8005
Fax 315 448 8067

www.syr.gov.net

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

December 27, 2022

Lorraine Coleman
SVP, Development, Policy & Planning
SPANISH ACTION LEAGUE OF ONONDAGA COUNTY INC
700 OSWEGO ST
SYRACUSE, New York 13204
lcoleman@basicsinc.org

RE: Empire State Supportive Housing Initiative (ESSHI) Application # OMH01-ESSHI7-2022-00114

Dear Lorraine Coleman:

On behalf of Governor Hochul and the Empire State Supportive Housing Initiative (ESSHI) Interagency Workgroup, I am pleased to inform you that your agency's application to the 2022 ESSHI Request for Proposals (RFP) has achieved a passing score and therefore qualifies for a conditional award. The conditional ESSHI award is intended to provide services and operating funding in support of 25 permanent supportive housing units within the proposed housing project described in your agency's ESSHI application, for one or more eligible homeless populations. Please note that this conditional award notification serves as a directive to secure and/or evidence the securing of capital funding necessary to develop the proposed housing project.

The Office of Temporary and Disability Assistance (OTDA) has been initially identified as the State Contracting Agency that will administer the ESSHI contract, should the conditional award move to committed status (following the securing of capital funding). This assigned State Contracting Agency may change based on a closer review of the populations to be served. For those projects that need capital resources, the separate funding mechanisms include, but are not limited to: capital funding through the Homeless and Housing Assistance Program (HHAP), New York State Homes and Community Renewal (HCR), or other available private, federal, and/or local sources of funding. Alternatively, ESSHI awardees may partner with a project developer that has secured or is in the process of securing capital funding. It is critical that your agency maintain contact with the State Contracting Agency to ensure that the Interagency Workgroup is apprised of the status of your project's development and, if warranted, to coordinate your efforts.

It is expected that applicants secure capital funding for the housing project for which they are requesting service and operating funding through this RFP within two years from the date of this conditional award letter. If after two years from the date of this award, the applicant has not successfully secured commitments for the capital financing necessary for the project, the Interagency Workgroup may rescind the ESSHI award.

Any applicant that fails to obtain capital financing within the two-year time frame and has its ESSHI award rescinded will be eligible to re-apply for service and operating funding during subsequent RFP opportunities. If the ESSHI award is rescinded, the applicant will be notified in writing of this decision and informed of the ability to reapply during the next RFP opportunity.

As you are aware, there are a limited number of units available through the ESSHI RFP. A successful and selected applicant is reminded that the service and operating grant award funding is not final or approved for expenditure until such time as the NYS Division of Budget (DOB), the NYS Office of State Comptroller (OSC), the Attorney General's (AG) Office, and the State Control Agencies have approved the specific project and its associated contract. Neither the State Contracting Agency, any other State agency or entity, nor the State of New York is or shall be liable for any expenditure made or costs incurred by you, the applicant, unless and until a valid contract setting forth all such sanctioned expenditures is approved by the State Control Agencies, and then lawfully executed by the State Contracting Agency, the State Control Agencies, and you. These conditionally awarded units will be developed on an ongoing basis until the number of units made available under this round of the ESSHI RFP are fully committed. All applicants will be notified at the time that the available units are fully committed.

The Interagency Workgroup looks forward to working with you and your agency on this permanent supportive housing initiative and we wish you luck in developing a successful project.

Sincerely,



Moira Tashjian, MPA
Executive Deputy Commissioner
Office of Mental Health

Chair
Interagency Workgroup

**FUNDING AGREEMENT BETWEEN THE
CITY OF SYRACUSE
AND THE
GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION**

THIS AGREEMENT, entered this _____ day of _____, 2023 by and between the City of Syracuse (herein called the "City") and the Greater Syracuse Property Development Corporation, a not-for-profit corporation with offices at 431 East Fayette Street, Suite 375, Syracuse, New York (herein called the "GSPDC").

WHEREAS, the City desires to assist in the funding of the operations of GSPDC pursuant to Not-For Profit Corporation Law § 1610 (a) for City fiscal year 2023-24 and the Charter of the City of Syracuse 1960, as amended; and

WHEREAS, the GSPDC wishes to accept and utilize the funds from the City pursuant to the terms of this Agreement; and

WHEREAS, this Agreement has been authorized by, and is subject to the requirements of Ordinance No. ____ of 2023, which was adopted by the City of Syracuse Common Council on _____, 2023 and approved by Mayor Ben Walsh on _____, 2023; and

WHEREAS, this Agreement has been authorized by GSPDC Resolution ____ of 2023, adopted by the Board of GSPDC on _____, 2023;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

ARTICLE I. FUNDING

The City agrees to provide up to seven hundred and fifty thousand dollars (\$750,000.00) (hereinafter the "Funding") to GSPDC.

- A. Disbursements – the City will provide the Funding to GSPDC in two disbursements. Disbursements shall be made upon receipt of the required quarterly reports described in Article II, Section 5 as follows:

1. Three hundred seventy-five thousand and 00/100 dollars (\$375,000.00) on August 1, 2023; and

2. Three hundred seventy-five thousand and 00/100 dollars (\$375,000.00) on February 1, 2024.

ARTICLE II. PERFORMANCE BY GSPDC

As consideration for this Agreement and the Funding to be provided thereto, the GSPDC agrees to perform as follows:

Acceptance of Property – GSPDC acknowledges that the City will offer to sell numerous parcels of real property to GSPDC **for an amount equal to one dollar (\$1.00) per property** during the 2023-24 City fiscal year. GSPDC will reimburse the City for title fee expenses and legal expenses incurred for each property and other closing costs. The GSPDC shall be responsible for the payment of all recording fees to the Onondaga County Clerk.

1. GSPDC agrees to accept as many of said parcels not otherwise excluded under the provisions of Article II (3) as the Board of GSPDC determines as being fiscally prudent for GSPDC to accept. In addition, GSPDC agrees to accept no fewer than 250 properties throughout the 2023-24 City fiscal year as long as the City authorizes the sale of at least that number of properties to the GSPDC during said fiscal year and subject to the GSPDC's rights hereunder and under Article II (3).
2. GSPDC will accept a mix of properties, including vacant land, vacant structures, and occupied structures, subject to what is made available by the City of Syracuse.
3. GSPDC may reject any Property, upon a provision of sufficient documentation evidencing the basis for rejection to the City of Syracuse, for one or more of the following reasons:
 - a. The property has uncured defects in title; or
 - b. The property constitutes an immediate danger or public hazard; or
 - c. The property contains environmental hazards which would require the GSPDC to perform environmental remediation prior to re-sale (this subsection shall not be read as to apply to lead based paint or to soil that may be contaminated as a result of lead based paint, or to asbestos located in one or two family residential structures); or
 - d. Other parcels that the GSPDC deems inappropriate for acquisition for documented reasons agreed upon by the City and the GSPDC.

In the event GSPDC rejects a property for one or more of the foregoing reasons, GSPDC shall transmit a notice to the Department of Neighborhood and Business Development and the Syracuse-Onondaga County Planning Agency outlining the reason the property has been rejected within ten (10) days of the determination to reject.

4. Use of Funding - GSPDC agrees to use the Funding only for those purposes permitted by law and in furtherance of the GSPDC's mission statement and in accordance with its adopted policies and procedures.

Further, the GSPDC agrees to place a priority on leveraging City funds to advance the following objectives:

- a. Create a mix of (owner-occupied) home ownership and rental housing opportunities;
 - b. Support rehabilitation financing for investor-owners purchasing GSPDC properties through loan guarantees and other innovative programs;
 - c. The funds shall be used for ongoing property maintenance and keeping buildings secure.
 - d. Ensure that all existing occupants of property acquired by the GSPDC from the City of Syracuse, which properties are deemed necessary to vacate, be availed the services of professional relocation agents and allotted a reasonable time frame from the determination date to vacate the property to facilitate successful relocation into suitable alternate housing.
 - e. Make reasonable efforts to recover architectural salvageable components during the deconstruction process and to apply funds received from the sale of any salvageable components to the cost of future demolition and/or deconstruction projects.
5. GSPDC shall provide the Department of Neighborhood and Business Development with quarterly reports within 10 days of the end of each fiscal quarter containing lists of all properties transferred to GSPDC and indicates the following: those properties slated for demolition/deconstruction; those demolished/deconstructed; those sold to new owners and the disposition strategy for each; those under an enforcement mortgage and the deadline for completion; those where work has been completed and enforcement mortgage has been discharged. The City reserves the right to request additional information evidencing the status of any Property transferred to GSPDC.
 6. GSPDC shall provide the Common Council with an annual written report in the form of a business and fiscal plan that details the organization's short- and long-term goals and year-to-date progress on reaching these goals within 30 days of this contract years' end. This document should be made available to all Common Councilors two weeks in advance of the Committee meeting when the annual written report is discussed publicly.
 7. GSPDC shall establish a goal to transfer title of at least 200 properties with a majority to qualified owner-occupied buyers and shall establish a policy and procedure for conveying properties to qualified not-for-profit affordable housing developers for owner-occupied buyers to ensure the creation of sustainable affordable housing that meets specified quality standards. Furthermore, GSPDC will endeavor, during the term of this Agreement, to transfer title of at least 75 properties to qualified owners-occupiers with such properties being in close proximity to City Parks, Schools, or such other amenities that improve neighborhoods.
 8. GSPDC will work to develop innovative vacant lot acquisition strategies for long-range neighborhood and community benefits, such as assembling vacant land for the purpose of encouraging new housing and commercial development, in collaboration with the City and neighborhood stakeholders.
 9. The GSPDC Board of Directors and the Citizens Advisory Board will review the criteria used in reviewing and approving property sales to ensure that the criteria will encourage the sale of properties in inventory.

10. GSPDC will aggressively market and offer ten (10) properties utilizing an established incentive program for qualified owner occupied buyers to City, fire, police, school district employees, other city residents who work in the city.

ARTICLE III. NOTICES

All written communications or notices required to be sent pursuant to this Agreement shall be sent by certified or registered first class mail, or by overnight courier, to the parties as follows:

To the City at:

City of Syracuse
Office of the Mayor
Attn: Mayor
233 E. Washington Street
Syracuse, NY 13202

With Copy to:

City of Syracuse
Department of Law
Attn: Corporation Counsel
233 E. Washington Street
Syracuse, NY 13202

To the GSPDC at:

Greater Syracuse Property Development Corporation
Attn: Executive Director
431 East Fayette Street, Suite 375
Syracuse, NY 13202

With Copy to:

Hancock Estabrook, LLP
Attn: John Sidd
1800 AXA Tower I
100 Madison Street
Syracuse, NY 13202

ARTICLE IV. GENERAL CONDITIONS

A. General Compliance

The GSPDC will comply with all applicable federal, state and local laws and regulations governing the receipt or use of the Funding provided under this Agreement.

B. Laws and Ordinances Relating to Real Property

The GSPDC shall comply with all applicable Federal and State Laws, Local Laws, Rules, Regulations, Ordinances, and Resolutions related to or regarding the obligations of owners of real property or sellers of real property including, but not limited to, those relating to renovation, rehabilitation, demolition, property maintenance, environmental laws, lead paint abatement, flood plain and lead paint disclosures, and historic preservation.

C. New York State Law

The parties agree that by signing this Agreement they knowingly and willingly waive the presumption under New York State Law that this Agreement be construed against the drafter.

D. Prior Agreements

This Agreement shall supersede any previous agreement between the parties regarding these matters insofar as there are any conflicting terms or provisions.

E. Survivability of Certain Provisions

Any provisions related to, or regarding, the expenditure of the Funding shall survive the termination of this Agreement until such time as all of the Funding disbursed pursuant to this Agreement has been expended.

F. Independent Contractor

Nothing contained in this agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The GSPDC shall at all times remain an independent contractor with respect to any terms, conditions or performances required under this Agreement.

G. Hold Harmless

The GSPDC shall hold harmless and defend and indemnify the City from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the GSPDC's actions, inaction, performance or failure to perform as related to this Agreement, and to any activities of GSPDC funded in whole or in part by the Funding.

H. Workers' Compensation

The GSPDC shall provide Workers' Compensation Insurance coverage as may be required by law for all employees employed by GSPDC during the term of this agreement.

I. Insurance

The GSPDC shall carry general liability insurance coverage in an amount of not less than one million dollars per claim during the term of this Agreement. A copy of the insurance binder shall be forwarded to the City.

J. Amendments

GSPDC and City may amend this Agreement at any time provided that such amendments make specific reference to this Agreement and are executed in writing, signed by a duly authorized representative of both organizations and approved by the City's governing body.

K. Prohibited Activities

The GSPDC is prohibited from using the Funding provided herein or personnel employed in whole or in part with the use of the Funding for political activities; sectarian or religious activities; lobbying, political patronage, and nepotism activities.

L. Assignability

The GSPDC shall not pledge, assign or transfer any interest in this Agreement or the Funding without the prior written consent of the Mayor of the City.

M. Conflicts of Interest

1. No officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the Funding, or any other person who exercises any functions or responsibilities in connection with the Funding shall have any personal financial interest, direct or indirect in this Agreement; and the City shall take appropriate steps to assure compliance.
2. The City and the GSPDC agree and stipulate that no member of the Common Council of the City of Syracuse or any other City officer or employee forbidden by law, is interested in, or will derive income from, or is a party to, this Agreement.

N. Displaced Persons

1. GSPDC shall develop an internal policy with regards to the handling of displaced tenants, former owner occupants and others with tenancy rights in a parcel of property acquired by the GSPDC (hereinafter collectively "Displaced

“Persons”). Such policy shall assure that Displaced Persons are dealt with in accordance with State Law and in a consistent, fair, and equitable manner.

2. GSPDC agrees to comply with all applicable State Laws, and City Ordinances, Resolutions and Policies concerning displacement of individuals from their residences.

O. Governing Law and Proper Venue of Claims

This Agreement shall be governed by, and construed in accordance with, the laws of the State of New York without regard to any conflict of laws provision. The City and GSPDC agree and consent that any claim between the parties arising from or out of this Agreement shall be brought in a court of competent jurisdiction in the County of Onondaga and State of New York.

P. Effect of Waiver of Breach

The waiver of breach of any provision of this Agreement shall not constitute or operate as a waiver of any other provision, nor shall the failure to enforce a provision operate as a waiver of that provision or any other provision.

ARTICLE V. TERM

The term of this Agreement shall begin as of the date that it is fully executed by the City and the GSPDC, and if not earlier terminated pursuant to the provisions of this Agreement, shall terminate naturally upon June 30, 2024.

ARTICLE VI. DEFAULT AND TERMINATION

In the event that GSPDC fails to comply with any term of this agreement, GSPDC shall have thirty (30) days following receipt of a written notice of the default from the City to cure said default. If the GSPDC fails to cure the default within the 30 day cure period, or any extension thereof granted by the City, the City may terminate this Agreement and the Agreement shall have no further force or effect, except for those provisions that survive termination pursuant to the terms of this Agreement. The City may suspend disbursements during the period of time given between a notice of default and the opportunity to cure.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

City of Syracuse

Greater Syracuse Property Development Corporation

By: _____

Benjamin R. Walsh, Mayor

By: _____

Katelyn Wright, Executive Director

ATTEST:

Patricia K. McBride
City Clerk

STATE OF NEW YORK)

COUNTY OF ONONDAGA)

CITY OF SYRACUSE) SS.:

On this ____ day of _____ 2023, before me personally came BENJAMIN R. WALSH, Mayor of the City of Syracuse, with whom I am personally acquainted, who, being by me duly sworn, did depose and say: that she resides in the City of Syracuse, New York; that she is Mayor of the City of Syracuse, the corporation described in and which executed the within instrument; that she knows the corporate seal of said City and it was so affixed pursuant to the Charter of the City; that she signed said instrument as Mayor of said City of Syracuse by like authority; that said BENJAMIN R. WALSH further says that she is acquainted with Patricia K. McBride and knows him to be the City Clerk of said City of Syracuse; that the signature of Patricia K. McBride was thereto subscribed pursuant to said Charter.

Notary Public

STATE OF NEW YORK)

COUNTY OF ONONDAGA)

) SS.:

On this ____ day of _____ 2023, before me personally came KATELYN WRIGHT to me known, who, being by me duly sworn, did depose and say that she is the Executive Director of the Greater Syracuse Property Development Corporation and which executed the above instrument; that she is authorized by the Board of Directors of said corporation to execute the above instrument, and that she signed her name thereto by like order.

Notary Public