

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 May 16, 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 Jonathan Link Logan, seconded by Nancy Quigg, to wit:

Resolution No.: 16 of 2023

**RESOLUTION AUTHORIZING THE SALE OF
MULTIPLE PARCELS OF REAL PROPERTY**

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(d) authorizes the GSPDC to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(f) permits the board of directors to delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the land bank; and

WHEREAS, Section 4(e)(i) of the GSPDC's Disposition of Real and Personal Property Policy (the “Property Disposition Policy”) permits the GSPDC to dispose of real

property by negotiation after listing the real property for sale with a licensed real estate broker and/or on the GSPDC's website; and

WHEREAS, Section 4(e)(i)(3) of the Property Disposition Policy permits the GSPDC to sell real property to an applicant who has not submitted the highest purchase offer for a variety of reasons consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, all disposals of GSPDC property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the GSPDC owns certain parcels of real property situate in the County of Onondaga, State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, the Executive Director, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has recommended that the GSPDC sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, the GSPDC has determined that each Buyer is a qualified buyer and that that each Buyer's offer is reasonable and consistent with the GSPDC's mission and purpose; and

WHEREAS, the GSPDC has solicited competition for the each Property in accordance with the Property Disposition Policy; and

WHEREAS, if any Property is being sold to a Buyer who has not submitted the highest purchase offer for such Property, the Board of Directors has determined that the sale is justified for the reasons set forth on the Properties List, said reasons being consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, the GSPDC desires to sell each Property to the corresponding Buyer identified on the Properties List at the price set forth therein; and

WHEREAS, as may be noted on the Properties List, the GSPDC shall require certain Buyers to execute and deliver a Development Enforcement Note and Mortgage to ensure that the Buyer fulfills its development and use commitments to the GSPDC.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The Members of the Board hereby authorize the GSPDC to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to enter into a Contract to Purchase with the GSPDC as seller and the Buyer as buyer with respect to each Property. Each Contract to Purchase shall be agreeable in form and content to the Executive Director and GSPDC counsel.

Section 3. The Chairman, Vice Chairman, Secretary and Treasurer are each hereby authorized to execute all documents on behalf of the GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. The Executive Director and the Director of Operations of the GSPDC are each also hereby authorized and directed for and in the name and on behalf of the GSPDC to execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the GSPDC.

Section 4. All other officers, employees and agents of the GSPDC are hereby authorized to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Patrick Hogan	VOTING	<u>Yes</u>
Michael LaFlair	VOTING	<u>Yes</u>
Oceanna Fair	VOTING	<u>Yes</u>
Nancy Quigg	VOTING	<u>Yes</u>
Jonathan Link Logan	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on May 16, 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 7th day of June, 2023.



Jonathan Link Logan, Secretary



“Schedule A”

May 16, 2023 Sales Summary

1) 129-31 E. Brighton Ave. – Vacant Two-Family Home

Date Acquired: 12/22/2022 Listed: 03/09/2023
Current List Price: \$45,000 Days on Market: 54
Original List Price: \$45,000 Land Bank’s Minimum Renovation Est: \$45,458

129-31 E. Brighton Ave. is a two-family home on the Southside. Each unit has two bedrooms, a living room, and a formal dining room. While the exterior of this home will need significant renovations, the interior has received recent upgrades. Overall, the home is in fair condition.

Nadonte Jones of NJ Jones Plumbing, LLC and Tommi Billingsley are local investors that have purchased from the Land Bank before and have successfully completed whole-house renovations. They plan to renovate this home to operate as a rental.

Based on the Land Bank’s disposition policies, staff recommend sale to NJ Jones Plumbing, LLC and Tommi Billingsley, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

129-31 E. Brighton Ave. Purchase Offer	
Applicant	NJ Jones Plumbing, LLC and Tommi Billingsley
Offer	\$45,000
Plan	Renovate to Operate as Rental

2) 417 Ulster St. – Vacant Single-Family Home

Date Acquired: 11/22/2022 Listed: 04/06/2023
Current List Price: \$59,900 Days on Market: 26
Original List Price: \$59,900 Land Bank’s Minimum Renovation Est: \$23,751

417 Ulster St. is a small home in the Tipp Hill neighborhood. There are two bedrooms, but one is only accessible through the other and the home can only be marketed as a one-bedroom. Overall, it is in very good condition, will require minor renovation and is in the Home Ownership Choice program.

John and Emily Carter are purchasing this home to renovate and occupy as their primary residence. They have purchased from the Land Bank before and have successfully completed whole-house renovations. John is a full-time employee with the City of Syracuse and qualifies for the Public Employee Discount program.

“Schedule A”

Based on the Land Bank’s disposition policies, staff recommend sale to John and Emily Carter, 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.

417 Ulster St. Purchase Offer	
Applicant	John and Emily Carter
Offer	\$39,900
Plan	Renovate to Owner-Occupy

3) 106 Merriman Ave. – Vacant Two-Family Home

Date Acquired: 03/09/2022 Listed: 02/13/2023
Current List Price: \$4,000 Days on Market: 78
Original List Price: \$4,000 Land Bank’s Minimum Renovation Est: \$136,317

106 Merriman is a two-family home in the Near Westside neighborhood. Each unit currently has two bedrooms with potential for a third. The first-floor unit has an entry sitting room, living room and formal dining room. The second-floor unit has a living room, office, and formal dining room. The home retains many original features including trim, doors, fireplaces, lighting, staircase with newel post, and tin ceilings. There is a driveway and garage on the property and this home will require major renovation.

Frisnel Dass has recently moved to Syracuse from Florida to work as a nurse at SUNY Upstate. He has some experience in house renovations with his last home in Florida. He plans to hire a contractor to complete the majority of the renovation and occupy this home as his primary residence.

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

106 Merriman Ave. Purchase Offer	
Applicant	Frisnel Dass
Offer	\$4,000
Plan	Renovate to Owner-Occupy

4) 1829 Midland Ave. – Vacant Single-Family Home

Date Acquired: 12/23/2021 Listed: 05/23/2022
Current List Price: \$18,000 Days on Market: 344
Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$77,304

1829 Midland Ave. is a single-family home on the Southside. It has three bedrooms, two full bathrooms, living room with fireplace, formal dining room, open front porch, and driveway off Forest Avenue. The home has water damage and will require major renovation.

Nadonte Jones of NJ Jones Plumbing, LLC is an experienced local investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. He plans to renovate this home to operate as a rental, however, may consider reselling the home after the renovation instead.

Based on the Land Bank's disposition policies, staff recommend sale to NJ Jones Plumbing, LLC , subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

1829 Midland Ave. Purchase Offer	
Applicant	NJ Jones Plumbing, LLC
Offer	\$5,000
Plan	Renovate to Operate as Rental

5) 1807 Bellevue Ave. – Vacant Single-Family Home

Date Acquired: 10/27/2022 Listed: 12/09/2022
 Current List Price: \$39,900 Days on Market: 144
 Original List Price: \$59,900 Land Bank's Minimum Renovation Est: \$59,651

1807 Bellevue Ave. is a single-family home in the Outer-Strathmore neighborhood. It has five bedrooms, two full bathrooms, a living room with fireplace, formal dining room, driveway, and a two-car garage in very poor condition. Overall, the home is in fair condition, but has settled in different areas and will need significant renovation. It is in the Home Ownership Choice program.

Ruthnie Angrand is a first-time homebuyer who is very excited about purchasing this house to live in as her primary residence. She will be using a contractor for the renovation and is looking forward to transforming this home. Ruthnie is a full-time employee with the City of Syracuse and qualifies for the Public Employee Discount program.

Based on the Land Bank's disposition policies, staff recommend sale to Ruthnie Angrand, 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.

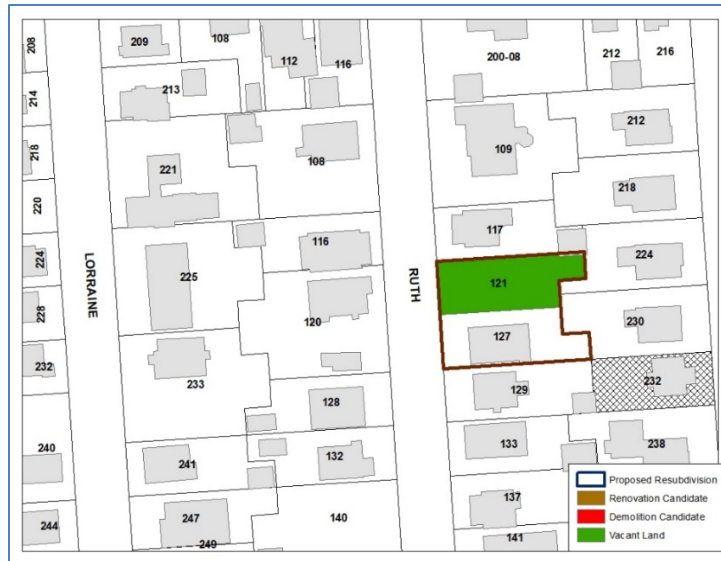
1807 Bellevue Ave. Purchase Offer	
Applicant	Ruthnie Angrand
Offer	\$19,950
Plan	Renovate to Owner-Occupy

6) 121 Ruth Ave. – Buildable Vacant Lot

Date Acquired: **02/13/2014**
 Dimensions: **40' x 100'**

121 Ruth Ave has been in the Land Bank's inventory since 02/13/2014. While the lot is buildable, it slopes up from the street making it an undesirable candidate for new construction. Fidencio Lopez is the owner-occupant of the single-family house at 127 Ruth Ave. He would like to acquire the property to fence it in for additional yard space and to construct a shed at some time in the future. He understands that he would be required to remove some of the tarvia from his front yard to comply with the Zoning Ordinance. We offered both adjacent owners a portion of the lot, but only Mr. Lopez responded to our offer. Based on the Land Bank's disposition policies, staff recommends sale of 121 Ruth Ave to Fidencio Lopez contingent upon him resubdividing and combining the lot with his adjacent property.

“Schedule A”



121 Ruth Ave. Purchase Offer	
Applicant	Fidenzio Lopez
Offer	\$151