

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 Mike LaFlair, seconded by Nancy Quigg, 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	<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.

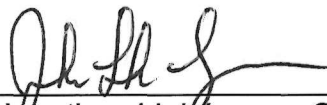
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 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 15th day of August, 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

“Schedule A”

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

“Schedule A”

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.

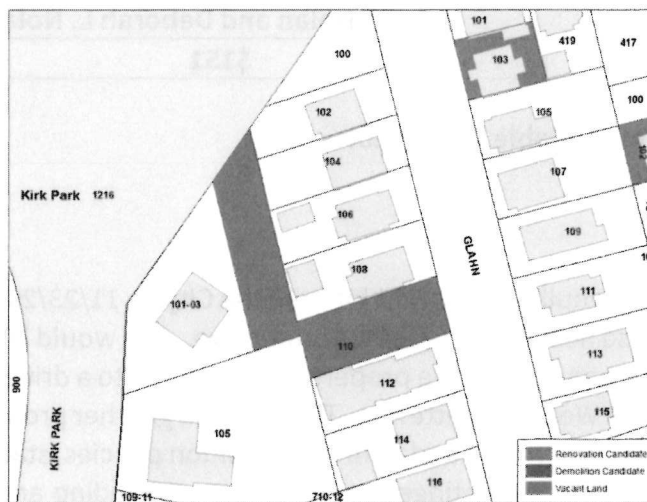
1006 Valley Dr. Purchase Offer	
Applicant	Angela Stewart and Dandrea McKenith
Offer	\$2,000
Plan	Renovate to Owner-Occupy

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.



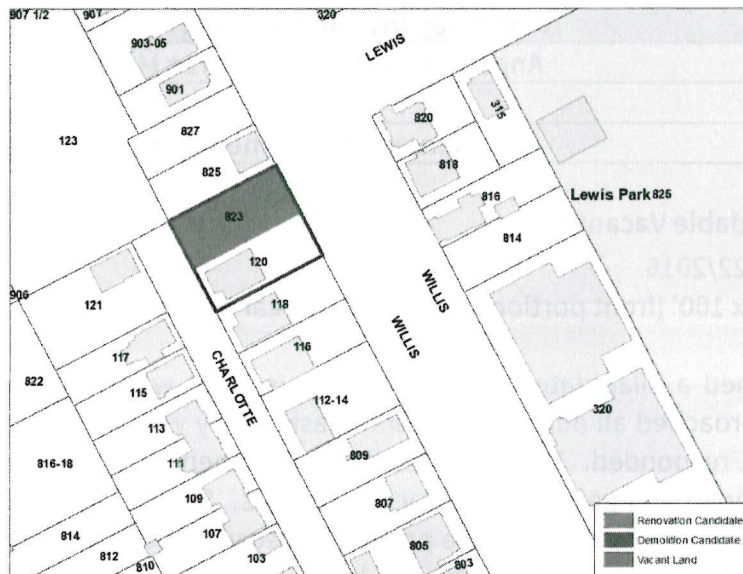
110 Glahn Ave. Purchase Offer	
Applicant	Feng Da Lin
Offer	\$976

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



