

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 August 15, 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, Esq.	General Counsel

The following resolution was offered by Jonathan Link Logan, seconded by Nancy Quigg, to wit:

Resolution No.: 27 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.

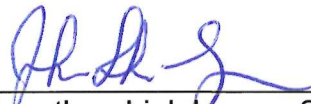
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 August 15, 2023 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 21st day of September, 2023.



Jonathan Link Logan, Secretary



“Schedule A”

August 15, 2023 Sales Summary

1) 1426 N. State St. – Vacant Two-Family Home

Date Acquired: 09/28/2022 Listed: 12/20/2022
Current List Price: \$24,000 Days on Market: 224
Original List Price: \$44,000 Land Bank's Minimum Renovation Est: \$75,895

1426 N. State Street is a two-family home on the Northside. Each unit has two bedrooms, one bathroom, an eat-in kitchen, and a living room. The first-floor apartment is partially gutted, and this home will require major renovation.

Timothy Prichard and Stephen Pascarella intend to purchase this home to renovate, use it as Timothy's primary residence, and rent the other unit. Timothy is a full-time contractor and has experience in varied areas of construction. Both Timothy and Stephen are first-time homebuyers. Because this home is not in the Home Ownership Choice program, they qualify for 20% off the purchase price.

Based on the Land Bank's disposition policies, staff recommend sale to Timothy Prichard and Stephen Pascarella, 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.

1426 N. State St. Purchase Offer	
Applicant	Timothy Prichard and Stephen Pascarella
Offer	\$19,200
Plan	Renovate to Owner-Occupy

2) 535 W Colvin St. – Vacant Single-Family Home

Date Acquired: 08/04/2016 Listed: 08/19/2021
Current List Price: \$5,000 Days on Market: 712
Original List Price: \$15,000 Land Bank's Minimum Renovation Est: \$74,454

535 W. Colvin Street is a single-family home on the Southside. It has four bedrooms, one full- and one half-bathroom, an entry foyer with a beautiful fireplace, formal living and dining rooms, and original butler's pantry. The property does not have a driveway but has a very large backyard. This home will require major renovation.

Antolin Hernandez Bautista is a contractor from Poughkeepsie with fifteen years of experience in home renovations. Two years ago he branched out and started his own construction company. He plans to renovate this home to re-sell to an owner-occupant and this is his first purchase in Syracuse.

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

535 W. Colvin St. Purchase Offer	
Applicant	Antolin Hernandez Bautista
Offer	\$5,000
Plan	Renovate to Re-Sell to Owner-Occupant

3) 2229 Lodi St. – Vacant Two-Family Home

Date Acquired: 09/28/2022 Listed: 04/07/2023
 Current List Price: \$41,000 Days on Market: 116
 Original List Price: \$61,000 Land Bank’s Minimum Renovation Est: \$48,696

2229 Lodi St. is a two-family home on the Northside with a one-bedroom apartment downstairs and a three-bedroom apartment upstairs. It will require major renovation.

Mohammad Islam and MD Habibur Rahman intend to purchase this home to renovate and operate as a rental. MD Habibur has purchased from the Land Bank before and has successfully completed a whole-house renovation. This will be Mohammad’s first purchase from the Land Bank.

Based on the Land Bank’s disposition policies, staff recommend sale to Mohammad Islam and MD Habibur Rahman, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

2229 Lodi St. Purchase Offer	
Applicant	Mohammad Islam and MD Habibur Rahman
Offer	\$41,000
Plan	Renovate to Operate as Rental

4) 101 Commonwealth Ave. – Buildable Vacant Lot

Date Acquired: 06/11/2015
 Dimensions: 46’ x 99’

The Land Bank demolished a dilapidated single-family house at 101 Commonwealth Ave. in October 2016. While the property appears to be buildable by its dimensions, it is an unlikely new construction site because it backs up to commercial uses on Wolf St. and is on an unusually narrow, alley-like street. Justin J. Kehoe recently closed on the house at 224 Washington Square. He would like to purchase the lot for additional green space and to move the driveway from the left to the right side of the house.

The other adjacent property at 326 Wolf to Commonwealth Ave. cannot absorb ½ of this lot because it is in a different zoning district, so we did not ask the owner if they wanted a portion. Based on the Land Bank’s disposition policies, staff recommends the sale of 101 Commonwealth Ave to Justin Kehoe, contingent upon him resubdividing and combining the lot with his adjacent property.

101 Commonwealth Ave. Purchase Offer	
Applicant	Justin Kehoe
Offer	\$151

“Schedule A”



5) 114 John St. – Non-Buildable Vacant Lot

Date Acquired: 12/19/2018
 Dimensions: 33’ x 107’

The Land Bank demolished a dilapidated house at 114 John St. in May 2022 using City ARPA funds. The adjacent neighbors would like to split the vacant lot. Joel R. Haley owns 116 John St. and his brother lives in the home. He and his brother would like to fence in the lot for additional yard space. Robert Wesley Telford owns 112 John St. He would like the property for additional yard space.

Based on the Land Bank’s disposition policies, staff recommends sale of half of the lot to Joel R. Haley and half of the lot to Robert Wesley Telford. Sale of both would be contingent upon them resubdividing and combining the portion of the lot with their adjacent property.

114 John St. Purchase Offers		
Applicant	Joel R Haley	Tobert Wesley Telford
Offer	\$976	\$976

