

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 September 21, 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 (remote)

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 Mike LaFlair, to wit:

Resolution No.: 29 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 September 21, 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 27th day of October, 2023.



Jonathan Link Logan, Secretary



“Schedule A”

September 21, 2023 Sales Summary

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

Date Acquired: 12/22/2022 Listed: 03/09/2023
Current List Price: \$39,900 Days on Market: 180
Original List Price: \$45,000 Land Bank’s Minimum Renovation Est: \$45,458

129-31 East Brighton Avenue is a two-family home on the Southside. Each unit has two bedrooms, one bathroom, a living room, and a formal dining room. Overall, the home is in fair condition and the majority of the renovation required is exterior work.

James Gary and Quantelace Lewis are local buyers intending to purchase this home for James to use one unit as his primary residence and utilize the second apartment for rental income. Quantelace Lewis is a contractor with experience completing whole-house renovations. James Gary 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 James Gary and Quantelace Lewis, 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.

129-31 E. Brighton Ave. Purchase Offer	
Applicant	James Gary and Quantelace Lewis
Offer	\$19,950
Plan	Renovate to Owner-Occupy

2) 244 Hier Ave. – Vacant Single-Family Home

Date Acquired: 03/09/2022 Listed: 03/09/2023
Current List Price: \$13,000 Days on Market: 180
Original List Price: \$18,000 Land Bank’s Minimum Renovation Est: \$71,877

244 Hier Avenue is a single-family home on the Northside. It is a one-story home with three bedrooms, one bathroom, a living room, and a formal dining room. There is major water damage from the roof along one side of the house. It will require major renovation and is in the Home Ownership Choice program.

Ethan Williams is a local buyer who has purchased his primary residence from the Land Bank and successfully completed the whole-house renovation. He plans to complete much of the work himself and has already selected contractors for the work he will not be completing. He plans to renovate this home to resell to an owner-occupant.

Based on the Land Bank’s disposition policies, staff recommend sale to Ethan Williams, subject to an enforcement mortgage to be discharged once the proposed renovations are complete, and the home is resold to an owner-occupant.

244 Hier Ave. Purchase Offer	
Applicant	Ethan Williams
Offer	\$13,000
Plan	Renovate to Re-Sell to Owner-Occupant

3) 317 Elliott St. – Non-Buildable Vacant Lot

Date Acquired: 08/04/2016

Dimensions: 28’ x 120’

The Land Bank demolished a dilapidated house at 317 Elliott St. in March 2022 using City ARPA funds. The adjacent neighbors would like to split the vacant lot. Carmen Echevarria owns and occupies 315 Elliott St. She would like to fence in the lot for additional yard space. Luzcelenia Shepard owns and occupies 319 Elliott St. She 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 Carmen Echevarria and half of the lot to Luzcelenia Shepard, contingent upon each buyer resubdividing and combining their portion of the lot with their adjacent property.

317 Elliott St. Purchase Offers		
Applicant	Carmen Echevarria	Luzcelenia Sheperd
Offer	\$151	\$151



4) 1038-40 W. Onondaga St. - Buildable Vacant Lot

Date Acquired: 07/18/2023

Dimensions: 44’ x 100’

“Schedule A”

The Land Bank acquired this vacant lot from the City on 07/18/2023. Krystal Earsley purchased the adjacent two-family home at 1046 W. Onondaga St. from the Land Bank and completed the renovation in the summer of 2022. She would like to purchase the vacant lot and fence it in for additional yard space for her tenants. In the future she plans to build a garage.

We offered the other adjacent property owner at 1032-34 the opportunity to purchase a portion but they did not respond. Based on the Land Bank’s disposition policies, staff recommends the sale of 1038-40 W. Onondaga St. to Krystal Earsley, contingent upon her resubdividing and combining the lot with her adjacent property.

1038 W. Onondaga St. Purchase Offer	
Applicant	Krystal Earsley
Offer	\$976



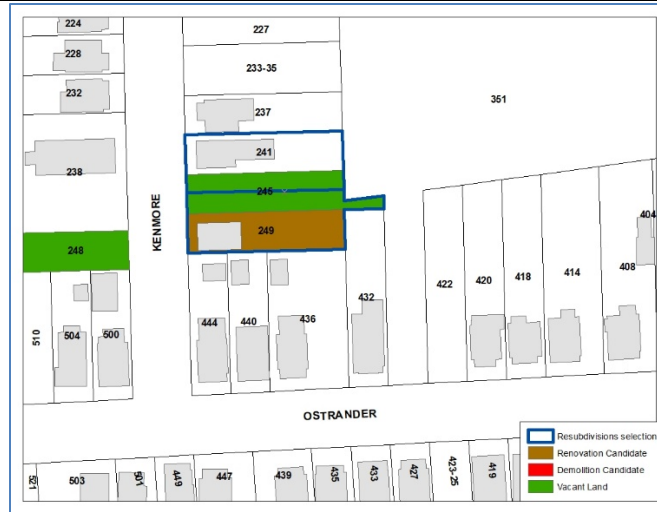
5) 245 Kenmore Ave. – Non-Buildable Vacant Lot

Date Acquired: 08/31/2016
Dimensions: 33' x 132'

The Land Bank demolished a dilapidated house at 245 Kenmore Ave. in July 2022 using City ARPA funds. We acquired 249 Kenmore Ave., next door, in January of 2023 and plan to market it as a renovation candidate once the current occupants are relocated. Lois Smith owns and occupies 245 Kenmore Ave. She would like to purchase a portion of the lot and fence it in for additional yard space. We would combine the other half of the lot with our house at 249.

Based on the Land Bank’s disposition policies, staff recommends sale of half of the lot to Lois Smith. The balance will be merged with 249 Kenmore Ave., contingent upon her resubdividing and combining her portion of the lot with her adjacent property.

½ of 245 Kenmore Ave. Purchase Offer	
Applicant	Lois Smith
Offer	\$151

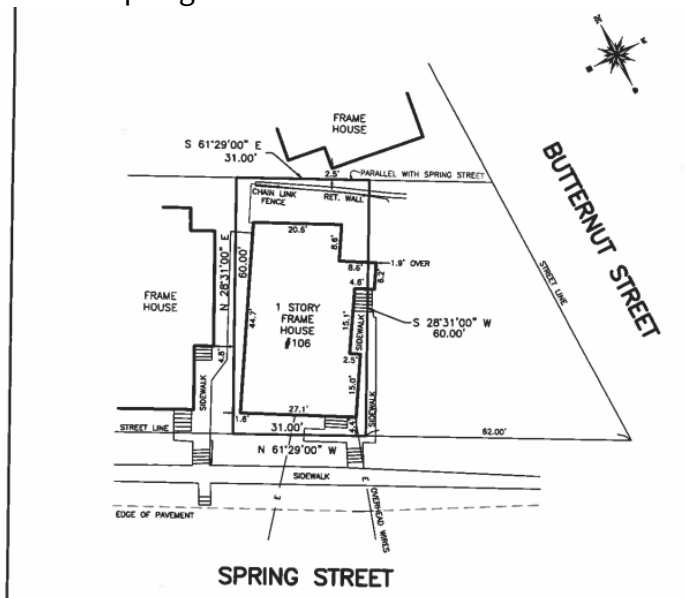


6) 1103 Butternut Street – Non-Buildable Vacant Lot

Date Acquired: 9/21/2017

Dimensions: 60’ x 62’ irregularly shaped and steeply sloped

We acquired 1103 Butternut Street in 2017 and demolished it in 2021 using ARPA funds. B Real LLC is under contract to purchase 106 Spring St. from Dorothy Knapp. 106 Spring St. encroaches on our vacant lot next door at 1103 Butternut Street. Rather than sign an encroachment agreement, we’ve encouraged them to purchase 1103 Butternut and merge the two parcels together. 1103 Butternut St. is steeply sloped and we don’t believe it can be feasibly used for new construction. Both parcels are zoned MX-1. We have offered to pay for the resubdivision map. We are recommending sale of 1103 Butternut St. to B Real LLC contingent upon their closing on the purchase of 106 Spring Street.



1103 Butternut Street Purchase Offer	
Applicant	B Real LLC
Offer	\$151