

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 October 19, 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.: 31 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 October 19, 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”

October 19, 2023 Sales Summary

1) 296 Norwood Ave. – Vacant Single-Family Home

Date Acquired: 06/23/2022

Listed: 06/08/2023

Current List Price: \$62,000

Days on Market: 117

Original List Price: \$62,000

Land Bank’s Minimum Renovation Est: \$67,971

296 Norwood Avenue is a single-family home in the Eastwood neighborhood. It has two bedrooms, one bathroom, a living room, kitchen, and formal dining room on the first floor, and a third bedroom and large open space on the second floor that could easily be a fourth bedroom. There is a one-car garage under the home in the rear. Overall, the home is in fair condition and is in the Home Ownership Choice program.

Ellis Monroe is a full-time contractor who currently lives in the Eastwood neighborhood. He has six years of experience as a commercial contractor in all areas of construction and is a fourth-generation contractor. He plans to renovate this home to use as his primary residence.

Based on the Land Bank’s disposition policies, staff recommend sale to Ellis Monroe, 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.

296 Norwood Ave. Purchase Offer	
Applicant	Ellis Monroe
Offer	\$62,000
Plan	Renovate to Owner-Occupy

2) 317-19 Seventh North St. – Vacant Single-Family Home

Date Acquired: 12/22/2022

Listed: 02/17/2023

Current List Price: \$1,000

Days on Market: 228

Original List Price: \$5,000

Land Bank’s Minimum Renovation Est: \$118,662

317-19 Seventh North Street is a single-family home on the Northside. It has two bedrooms, one bathroom, a living room, dining room and currently has an awkward layout. There is a driveway and overside detached garage. The home has water damage and will require major renovation.

Phu Tran is a local buyer intending to renovate this home to use as his primary residence. This is his first purchase from the Land Bank but has renovated homes in the past. He plans to complete much of the renovation himself.

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

317-19 Seventh North St. Purchase Offer	
Applicant	Phu Tran
Offer	\$1,000
Plan	Renovate to Owner-Occupy

3) 256 Webster Ave. – Vacant Single-Family Home

Date Acquired: 04/28/2017

Listed: 07/14/2021

Current List Price: \$1,000

Days on Market: 811

Original List Price: \$3,000

Land Bank’s Minimum Renovation Est: \$112,490

256 Webster Avenue is a single-family home on the Southside. It has four bedrooms, one full- and one half-bathroom, a living room, formal dining room, driveway, and double-lot. This home has extensive water damage and will require major renovation.

Wesley Rohadfox and Stacy Davis are local buyers intending to purchase this home to renovate and use as their primary residence. Both grew up near this home, still have family living nearby, and are now seeking a larger home to completely renovate for their needs. Wesley has experience in many areas of construction including weatherization, framing, lead abatement, and carpentry. He plans to complete some renovations himself and they have already selected a contractor to complete the rest of the project.

Based on the Land Bank’s disposition policies, staff recommend sale to Wesley Rohadfox and Stacy Davis, subject to an enforcement mortgage to be discharged once the proposed renovations are complete.

256 Webster Ave. Purchase Offer	
Applicant	Wesley Rohadfox and Stacy Davis
Offer	\$1,000
Plan	Renovate to Owner-Occupy

4) 102 Kirkwood Ave. – Vacant Single-Family Home

Date Acquired: 06/20/2019

Listed: 12/13/2021

Current List Price: \$1,000

Days on Market: 659

Original List Price: \$11,000

Land Bank’s Minimum Renovation Est: \$78,841

102 Kirkwood Avenue is a small, two-bedroom, one bathroom home on the Southside. It is located on a narrow one-way street and will require major renovation.

Patricia Smith is a local buyer intending to renovate this home to resell to an owner-occupant. She has completed many renovations in the past, however this will be her first in Syracuse. She has chosen 102 Kirkwood because it is a small home which should be a more manageable renovation. She only intends to resell the home to an owner-occupant.

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

102 Kirkwood Ave. Purchase Offer	
Applicant	Patricia Smith
Offer	\$1,000
Plan	Renovate to Re-Sell to Owner-Occupant

5) 713 Valley Dr. – Vacant Single-Family Home

Date Acquired: 11/08/2019 Listed: 07/13/2021
 Current List Price: \$3,000 Days on Market: 812
 Original List Price: \$25,000 Land Bank’s Minimum Renovation Est: \$92,102

713 Valley Drive is a single-family home in the North Valley neighborhood. It has four bedrooms, one full and one half bathroom, a living room, formal dining room, and a shared driveway with the neighboring property. The home does have some water damage and will require significant renovation.

Djifa and Anani Agbossoumonde are brothers and contractors who live in Syracuse and intend to purchase this home to renovate and operate as a rental. They both have experience in all areas of construction. This will be their first purchase from the Land Bank.

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

713 Valley Dr. Purchase Offer	
Applicant	Djifa and Anani Agbossoumonde
Offer	\$3,000
Plan	Renovate to Operate as Rental

6) 2010 S. State St. – Vacant Single-Family Home

Date Acquired: 01/30/2023 Listed: 09/07/2023
 Current List Price: \$13,000 Days on Market: 26
 Original List Price: \$13,000 Land Bank’s Minimum Renovation Est: \$112,077

2010 South State Street is a large single-family home on the Southside. It has an entry foyer, open living room and dining room, family room/office, four bedrooms and two full bathrooms. There is a driveway and detached, two-car garage. It will require major renovation and is in the Home Ownership Choice program.

Bruce Gayle and Devon Watson are both local contractors purchasing this home to renovate for Bruce to use as his primary residence. Bruce has been searching for a larger home for a very long time and this will be his first purchase from the Land Bank. Devon has purchased homes from the Land Bank before and has successfully completed whole-house renovations.

“Schedule A”

Jose Antonio Irun Martinez is a contractor currently living in Philadelphia intending to purchase this home to use as his primary residence. He has completed renovations in Philadelphia, Denver, and Los Angeles and would now like to move to Syracuse.

Based on the Land Bank’s disposition policies, staff recommend sale to Bruce Gayle and Devon Watson, 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.

2010 S. State St. Purchase Offers		
Applicant	Bruce Gayle and Devon Watson	Jose Antonio Irun Martinez
Offer	\$14,000	\$15,000
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy

7) 233-35 Palmer Ave. – Buildable Vacant Lot

Date Acquired: 11/03/2014

Dimensions: 40’ x 125’

The Land Bank demolished a dilapidated two-family house at 233-35 Palmer Ave. in September 2023. The property is buildable, but is located in the 100-year floodplain making new construction unlikely. Jacqueline Smith owns the two-family house at 229-31 Palmer Ave. She lives upstairs and rents the downstairs unit to her grandson. She would like to install a new driveway in the future, but there is already a shared driveway on the north side of her house so this may not be possible. If she cannot install a new driveway, she would like to fence in the property for additional yard space. We asked the other adjacent owner if they would like to purchase a portion and they declined.

Based on the Land Bank’s disposition policies, staff recommends the sale of 233-35 Palmer Ave to Jacqueline Smith, contingent upon her resubdividing and combining the lot with her adjacent property.

233-35 Palmer Ave. Purchase Offer	
Applicant	Jacqueline Smith
Offer	\$151



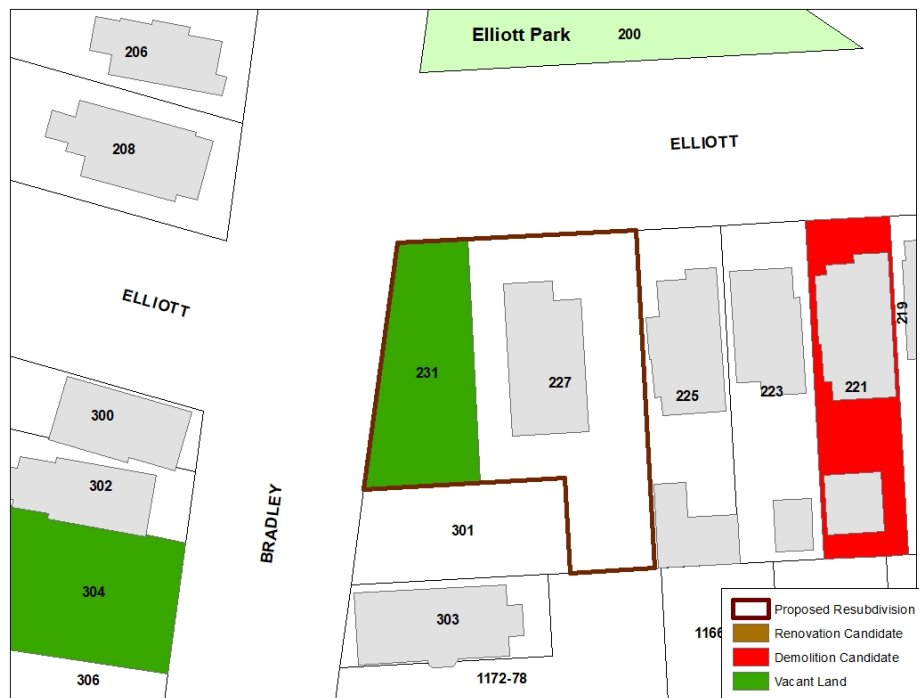
8) 231 Elliott St. – Non-Buildable Vacant Lot

Date Acquired: 05/26/2016
 Dimensions: 27' x 96'

The Land Bank demolished a dilapidated three-family house at 231 Elliott St. in June 2022. The property is a non-buildable corner lot. Zuriel Hernandez purchased the house at 227 Elliott St. from Habitat for Humanity and would like to purchase the lot and eventually fence in and beautify the corner.

Based on the Land Bank’s disposition policies, staff recommends the sale of 231 Elliott Street to Zuriel Hernandez, contingent upon her resubdividing and combining the lot with her adjacent property.

231 Elliott St. Purchase Offer	
Applicant	Zuriel K. Hernandez
Offer	\$151



9) 1200 Lodi St – Non-Buildable Vacant Lot

Date Acquired: 3/3/2016
 Dimensions: 36' x 132'

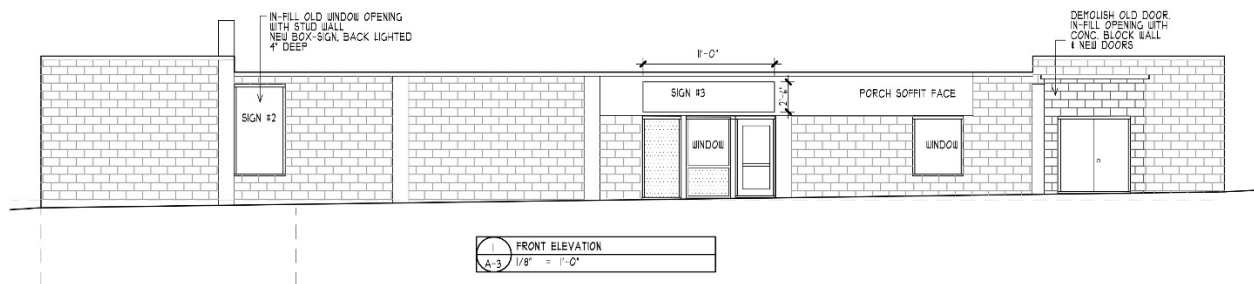
The Land Bank demolished a two-family house at the corner of Lodi and Seward Streets in June 2019. The owner of the adjacent property at 1202-04 is the most logical purchaser of the lot given its configuration. However, this building formerly operated under a use variance as a contractor’s storage shed in a RB-1 zoning district and adding the lot would have been considered an expansion of a nonconforming use. In 2022, Hasan Alhariri acquired 1202-04 Lodi with plans to establish a grocery store, unaware that such use was prohibited in RB-1.

“Schedule A”

Collaborating with architect Bill Pitcher, they have developed plans for a use allowed by right in the new MX-1 zoning district. In MX-1, stores are permitted if they are each less than 1,000 sq. ft. Mr. Alhariri will use the front store to sell Syrian groceries and the rear store will sell clothing and kitchen wares. He would like to develop parking for his customers on the lot.

Based on the Land Bank’s disposition policies, staff recommend sale to Hasan Alhariri subject to a development enforcement mortgage requiring him to merge the two properties, renovate 1202-04 Lodi and return it to productive use, and develop a parking lot on 1200 Lodi.

1200 Lodi St. purchase offer	
Applicant	Hasan Alhariri
Offer	\$976



"Schedule A"

