

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 December 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.: 33 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 December 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 16th day of January, 2024.



Jonathan Link Logan, Secretary



"Schedule A"

December 19, 2023 Sales Summary

1) 137 W. Ostrander Ave. – Vacant Single-Family Home

Date Acquired: 05/26/2022

Listed: 07/15/2022

Current List Price: \$5,000

Days on Market: 508

Original List Price: \$5,000

Land Bank's Minimum Renovation Est: \$93,006

137 West Ostrander Ave. is a large single-family home on the Southside with four bedrooms, two full bathrooms, an entry foyer, living room, formal dining room, and eat-in kitchen. There is a roof leak that has caused significant water damage to the home and will require major renovation.

Angel Contento of Family Houses Contento, LLC is an experienced contractor hoping to purchase this home to renovate and operate as a rental but will also consider reselling the home. He has experience in all aspects of construction and will complete most of the renovation himself. This will be his first purchase in Syracuse. He lives in Middletown and has a cousin who lives on the Southside and will help supervise this project for him.

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

137 W. Ostrander Ave. Purchase Offer	
Applicant	Family Houses Contento, LLC
Offer	\$5,000
Plan	Renovate to Operate as Rental

2) 106 Merriman Ave. – Vacant Two-Family Home

Date Acquired: 03/09/2022

Listed: 02/13/2023

Current List Price: \$4,000

Days on Market: 295

Original List Price: \$4,000

Land Bank's Minimum Renovation Est: \$136,317

106 Merriman Ave. is a large two-family home in the Near Westside. Each unit has two bedrooms with the potential for a third in each unit. The home retains much of its original features but has sustained long-term neglect including water damage from the roof. It will require major renovation.

Alexis Sanford is a first-time homebuyer pursuing this home to use one unit as her primary residence and rent the other unit to her cousin. She currently lives in the Near Westside where she grew up and is excited to purchase her first home in the same neighborhood. Her parents live close by, and they will help guide her through the renovation. She plans to hire contractors her parents have used in the past. Since this home is not in the Home Ownership Choice program, Alexis qualifies for 20% off the purchase price as an owner-occupant in exchange for signing a five-year residency enforcement mortgage.

"Schedule A"

Based on the Land Bank's disposition policies, staff recommend sale to Alexis Sanford, 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.

106 Merriman Ave. Purchase Offer	
Applicant	Alexis Sanford
Offer	\$3,200
Plan	Renovate to Owner-Occupy

3) 403 Landon Ave. – Buildable Vacant Lot

Date Acquired: 03/15/2021

Dimensions: 40' x 100'

The Land Bank purchased this vacant lot from Home Headquarters in March of 2021. While it is buildable, it is located just outside of the NBD target area and given that HHQ has rejected the lot for new construction it is likely to remain vacant for the foreseeable future. Anthony Taylor owns 148 W. Beard Ave. and his wife, Danielle Taylor, owns 144 W. Beard Ave. The Taylors live at 144 and rent 148 W. Beard Ave. They plan to fence in their respective yards for additional green space. They are seeking a buffer between their home and 401 – 1 ½ Landon Ave., which they say has lots of tenants who park on the lot.

Based on the Land Bank's disposition policies, staff recommends sale of half of the lot to Anthony S. Taylor, and half to Danielle T. Taylor. Sale of both would be contingent upon them each resubdividing and combining the portion of the lot with their adjacent property.

403 Landon Ave Purchase Offers		
Applicant	Anthony S. Taylor	Danielle T. Taylor
Offer	\$976	\$151



4) 721 LeMoyne Ave. – Non-buildable Vacant Lot

Date Acquired: 07/21/2022

Dimensions: 33' x 198'

The Land Bank acquired 721 LeMoyne Ave. in the summer of 2022. We demolished the house in September 2023 using Land Bank Initiative (NYSHCR) funding. Frank Chiodo, Frank Chiodo, Jr., and Angelo J. Chiodo are under contract to purchase the adjacent single-family house at 717 LeMoyne Ave. Their plan is to demolish and replace the existing garage there and clean up the property. They will continue to rent 717 LeMoyne Ave. to the existing tenant and use the lot as additional greenspace. It will give them access to the back of their business located on Wolf Street. We asked the other adjacent owner if they would like to purchase a portion of the lot and they did not respond to our offer.

Based on the Land Bank’s disposition policies, staff recommends the sale of 721 LeMoyne Ave. to Frank Chiodo, Frank Chiodo, Jr., and Angelo J. Chiodo, contingent upon them closing on the purchase of 717 LeMoyne Ave. and resubdividing and combining the lot with their adjacent property.

721 LeMoyne Ave. Purchase Offer	
Applicant	Frank Chiodo, Frank Chiodo, Jr, and Angelo J. Chiodo
Offer	\$976



5) 244-46 Bruce St. – Non-Buildable Vacant Lot

Date Acquired: 04/06/2021

Dimensions: 33' x 115'

The Land Bank acquired 244-46 Bruce St. in April of 2021 and demolished a dilapidated two-family house there using Land Bank Initiative funding in October 2023. Daniel Serrano owns and lives at 242 Bruce Street. He would like to use the additional space to expand the driveway, repair the fence, and in the future

“Schedule A”

build a garage. We asked the other adjacent owner if they would like to purchase a portion of the lot and they did not respond to our offer.

Based on the Land Bank’s disposition policies, staff recommends the sale of 244-46 Bruce St. to Daniel Serrano, contingent upon him resubdividing and combining the lot with his adjacent property.

244-46 Bruce St. Purchase Offer	
Applicant	Daniel Serrano
Offer	\$151



6) 1101-05 Wolf St. and 204 Sixth North St. – Buildable Vacant Lots

Date Acquired: 02/13/2014

Dimensions: 1101-05 Wolf St. (81’ x 130’) and 204 Sixth North St. (32’ x 130’); approx. 1/3 acre

The Land Bank demolished a commercial property at 1101-05 Wolf St. in 2015 using SIDA funding. Dennis Beaudette is the President of 1015 Hiawatha Blvd, LLC and has plans to develop a site located at Sixth North and Hiawatha as a tire retread plant. He already owns 1000 Hiawatha and is under contract to purchase 210 Sixth North St. and he would like to incorporate the two adjacent Land Bank lots into the redevelopment.

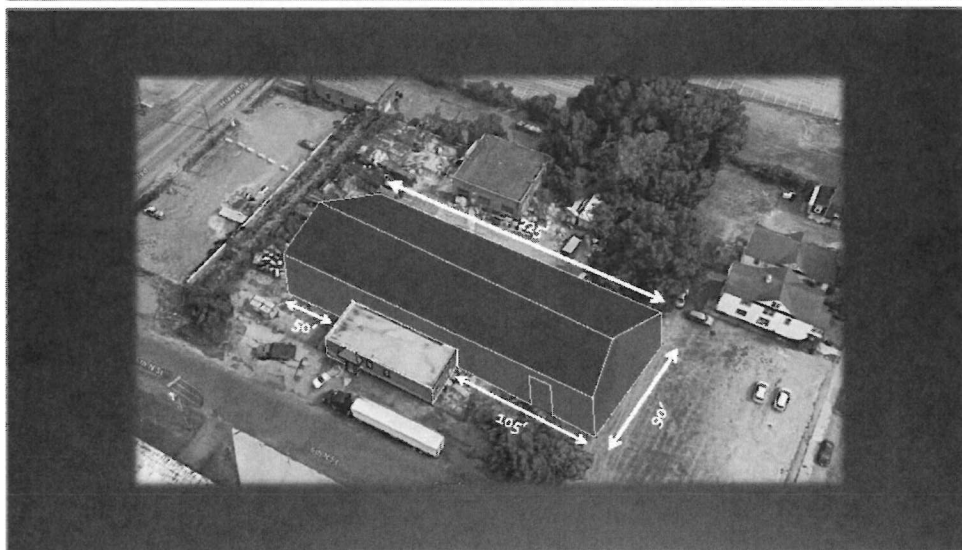
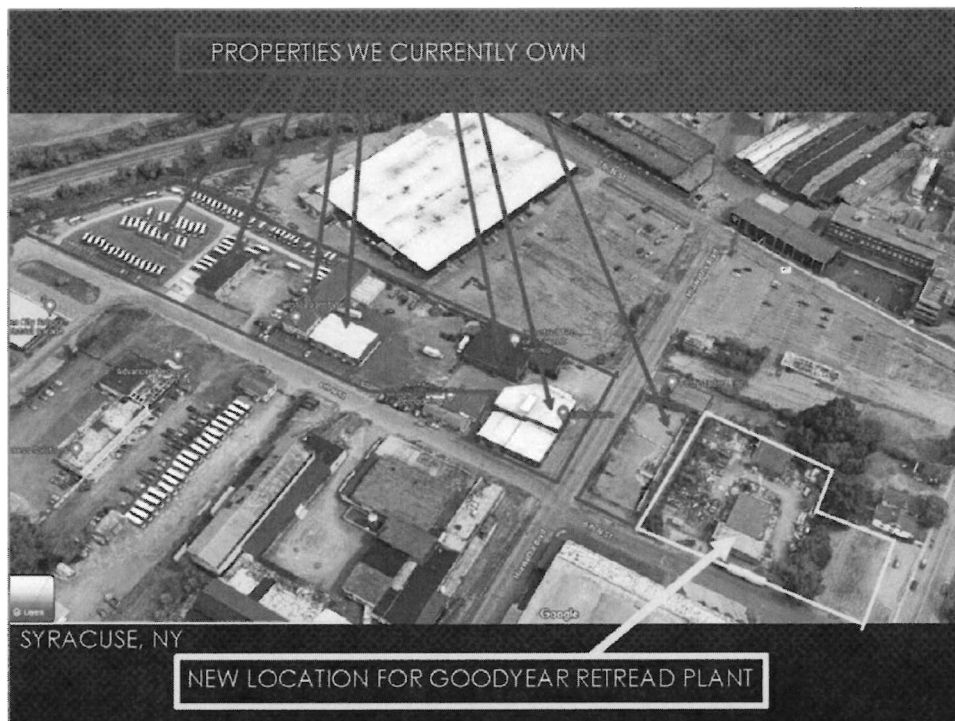
Mr. Beaudette has two businesses - Industrial Tire of CNY, LLC at 1015 Hiawatha and Syracuse Retreaders, LLC which currently operates out of space he leases in East Syracuse. Moving the retread facility into a property that they own will be more financially sustainable for the business that he hopes his sons and eventually his grandsons will take over. Mr. Beaudette has worked with the City’s Division of Economic Development in the past and recently successfully cleaned up the site across the street at 1001 and 1015 Hiawatha. Before and after photos are included on the following pages. He leases a portion of this property to First Student, which they use to store part of their school bus fleet.

“Schedule A”

Our two lots and the two adjacent lots controlled by Mr. Beaudette are zoned LI (light industrial). City staff have confirmed that his proposed use is allowed by right in this zoning district and are supportive of his plan to move this business from East Syracuse into the City. He reports that many of his existing employees are City residents, he expects he can increase production capacity here creating up to four new jobs, and that he eventually hopes to buy some of the adjacent homes facing Wolf to provide housing for his employees.

Based on the Land Bank’s disposition policies, staff recommend sale of 1101-05 Wolf St and 204 Sixth North St to 1015 Hiawatha Boulevard, LLC subject to him closing on the purchase of 210 Sixth North St and a development enforcement mortgage requiring him to merge the three properties and develop the site as a retread plant.

1101-05 Wolf St and 204 Sixth North St purchase offer	
Applicant	1015 Hiawatha Blvd, LLC
Offer	\$10,000



Proposed Retread Plant

"Schedule A"

