



To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd, General Counsel
From: Katelyn Wright
Date: August 16, 2024
Re: Board of Directors Meeting – August 20, 2024

The Greater Syracuse Property Development Corporation will hold a regular meeting of the Board of Directors on **Tuesday, July 16, 2024 at 8:00 A.M.** in the iLab on the 2nd floor of Syracuse City Hall at 233 East Washington Street; Syracuse, NY 13202.

- I. Call to order**
- II. Roll Call**
- III. Proof of Notice**
- IV. Minutes – July 16**

- V. Executive Summary & Financial Statements**

- VI. New Business**
 - A. Authorize Sale of Multiple Properties
 - B. Sell 600 Park St to Northside Learning Center of Syracuse, Inc.
 - C. Contract for stabilization at 2010 S. State St.
 - D. Contract for multiple demolitions – LBI
 - E. Contract for multiple demolitions – County 2024
 - F. Contract for Chester vacant lot work (ARPA funded)
 - G. Contract with Costello, Cooney & Fearon, PLLC to act for excess proceeds hearings
 - H. Adjust Exhibit A to the Feb 2023 contract with HHQ for AHOP sites
 - I. Acquire Certain Properties from the City of Syracuse

- VII. Discussion**
 - A. Joint AHOP application with Jubilee Homes
 - B. 2025 County funding
 - C. Green CHIPS Community Investment Fund
 - D. HCR LBI Open Funding Round

- VIII. Adjournment**



PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

HAS SCHEDULED A REGULAR MEETING OF THE BOARD OF DIRECTORS

FOR

8:00 AM Tuesday, August 20, 2024

At

Syracuse City Hall, 233 East Washington Street
Syracuse, NY 13202
iLab – 2nd floor

For more information, please contact Katelyn Wright at 315-422-2301 or
kwright@syracuselandsbank.org

**GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION
CERTIFICATE REGARDING NO CONFLICT OF INTEREST**

MEETING DATE: August 20, 2024

The Greater Syracuse Property Development Corporation (the “GSPDC”) has this day considered numerous business items (each a “Transaction”) including, but not limited to, the sale of real or personal property to, undertaking projects with or on behalf of, and entering contracts with, certain individuals and business entities (each a “Stakeholder”).

I, the undersigned director, officer or employee of GSPDC, **DO HEREBY CERTIFY**, as follows:

1. I do not have any interest with regard to any Transaction which would cause the Transaction to be deemed a “related party transaction” (as defined in Section 102[a][24] of the New York Not-For-Profit Corporation Law), and no Relative (as defined in Section 102[a][22] of the New York Not-For-Profit Corporation Law) of mine or entity in which I have an ownership or beneficial interest has any such interest.
A “related party” as defined under Section 102(a)(23) of the New York Not-For-Profit Corporation Law means: (a) any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; (b) any relative of any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; or (c) any entity in which any individual described in clauses (a) and (b) above has a thirty-five percent or greater ownership or beneficial interest or, in the case of a partnership or professional corporation, a direct or indirect ownership interest in excess of five percent.
A “related party transaction” as defined under Section 102(a)(24) of the New York Not-For-Profit Corporation Law means any transaction, agreement or any other arrangement in which a related party has a financial interest and in which the GSPDC or any affiliate of the GSPDC is a participant.
2. I do not have any interest in, or relationship with, any Stakeholder which would violate the GSPDC’s Code of Ethics, Section 1614 of the New York Not-for-Profit Corporation Law, Sections 73 or 74 of the New York Public Officers Law, or Section 4.15 of the Intermunicipal Agreement between Onondaga County and the City of Syracuse dated March 27, 2012 or which would create a potential conflict of interest as defined pursuant to Article VIII of the Bylaws of the GSPDC.
3. The nature and extent of any interest I may have in any Stakeholder or Transaction is described in Exhibit A annexed hereto, such disclosure to be made a part of and set forth in the official minutes of the GSPDC.

BOARD OF DIRECTORS:

Jonathan Link Logan

Michael LaFlair

Oceanna Fair

Patrick Hogan

Nancy Quigg

STAFF:

Katelyn E. Wright

Luke Avery-Dougherty

Shannon Knickerbocker

David Rowe

Joel Kaigler

Terri Luckett

Shavel Edwards

Daniel Stazzone



Minutes

Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, July 16, 2024
233 E. Washington Street; City Hall; iLab, 2nd floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Nancy Quigg, Jonathan Link Logan, Oceanna Fair, Michael LaFlair
Others Present: Katelyn Wright, John Sidd, Daniel Stazzone, Shavel Edwards, Joel Kaigler, Terri Luckett, Luke Avery-Dougherty, Shannon Knickerbocker, County Legislator Maurice Brown

I. Call to order

Pat Hogan called the meeting to order at 8:00 AM.

II. Roll Call

Mr. Hogan noted that all board members were present.

III. Proof of Notice

Mr. Hogan confirmed that public notice was properly posted.

IV. Minutes

Nancy Quigg moved to approve the minutes from June 18, 2024. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY VOTED TO APPROVE THE MINUTES FROM JUNE 18, 2024.**

V. Executive Summary & Financial Statements

Ms. Wright asked if there were any questions about the financial statements. There were none. She noted that there was no executive summary in this agenda packet.

VI. New Business

A. Authorize Sale of Multiple Properties

Katelyn Wright summarized the purchase offers received. Mike LaFlair moved to authorize the Land Bank to sell multiple properties. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

B. Authorize Sale of 211 Ashworth Place

Ms. Wright explained that the buyer whose offer they had previously accepted has backed out and so they are recommending sale to the next highest owner-occupant offer. Oceanna Fair asked if there would be a residency mortgage and Ms. Wright confirmed that yes since they were foregoing higher offers in order to sell to an owner-occupant there will be a lien on the property ensuring that they do in fact occupy the property as their primary residence. Nancy Quigg moved to authorize the Land Bank to sell 211 Ashworth Place to Marcus Webb. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE**

UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 211 ASHWORTH PLACE TO MARCUS WEBB.

C. Authorize the Land Bank to contract for stabilization at 728 N. Alvord St.

Ms. Wright explained that they wish to use LBI stabilization money to help the owner-occupant buyer under contract to purchase 728 N. Alvord make their budget and renovation financing work. She noted that they put the project out to bid and received bids from three contractors and the buyer was soliciting bids on the full renovation project and her contractor's prices were much better so Ms. Wright recommends they contract with G&C Construction, the buyer's contractor. She noted that the buyer plans to change the roof structure to raise the ceiling in the back of the house which will cost over \$30,000, but that the Land Bank would contribute \$20,000 – equal to the lowest bid we received for the necessary roofing replacement. All told, they are proposing to use \$37,500 in LBI stabilization money to reduce her overall project cost to a point where she can finance the remainder. The Land Bank proposes to hire G&C Construction to replace windows/doors, siding, roof, and the front steps.

The Land Bank also put out to bid the removal of the existing asbestos siding and received two quotes, the lower of which was from Crisafulli for \$8,150.

	Global	JK	Onondaga	G&C
windows/doors	\$ 18,900.00	\$ 22,800.00	\$ 12,350.00	\$ 6,500.00
Siding	\$ 19,000.00	\$ 19,200.00	\$ 16,575.00	\$ 9,000.00
Roof	\$ 22,000.00	\$ 20,000.00	\$ 23,550.00	\$ 20,000.00
porch decking	\$ 7,000.00	\$ 2,800.00	\$ 5,800.00	
Steps	\$ 2,000.00	\$ 2,500.00	\$ 1,200.00	\$ 2,000.00
Walkway	\$ 2,900.00	\$ 1,800.00	\$ 4,500.00	

Crisafulli	\$8,150
K-1 Contracting	\$11,000

Ms. Wright noted that there was still a budget gap and that the buyer will either seek a higher pre-approval from HHQ or apply for AHC grant funds from HHQ and that the land bank wouldn't proceed with the job until one or the other is approved and the projected gap is closed.

Jonathan Link Logan moved to authorize the Land Bank to hire G&C construction to complete the stabilization work described and Crisafulli to remove and abate the existing asbestos siding. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO HIRE G&C CONSTRUCTION TO COMPLETE THE STABILIZATION WORK DESCRIBED AND CRISAFULLI TO REMOVE AND ABATE THE EXISTING ASBESTOS SIDING.**

VII. Discussion

Ms. Wright informed the board that they issued an RFQ seeking an attorney to act as a hearing examiner for surplus money proceedings that result from the City's tax-foreclosures, but that they received no responses and so they issued the RFQ again recently and she encouraged all of them to spread the word among their contacts.

VIII. Adjournment

Mike LaFlair moved to adjourn. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS VOTED UNANIMOUSLY TO ADJOURN AT 8:15 AM.**



Executive Summary
August 20, 2024 Board of Directors Agenda

I. Executive Summary & Financial Statements

Draft financial statements through the end of June are attached for your review starting on p. 9.

II. New Business

A. Authorize Sale of Multiple Properties

See p. 22 of this packet for a summary of all offers received this month. We are scheduled to receive our first batch of City-foreclosed properties since May 2023 sometime the week of August 19. This batch includes all vacant lots. We're told that the next batch will include buildings.

B. Sell 600 Park St to Northside Learning Center of Syracuse, Inc.

See p. 33 of this packet for more information on their plan for this property.

C. Contract for stabilization at 2010 S. State St.

Our buyer here Keven Croal, has had numerous contractors bid on the renovation of this house and all came back significantly higher than our estimated renovation budget. We would like to spend the remaining \$40,000 of LBI stabilization funds on this project, contingent upon his five-year residency mortgage being set at \$40,000. The lowest bid came in from KT Restoration. He will finance the remainder of the project with a loan from HHQ. Mr. Croal solicited multiple bids on the job and found KT Restoration to be the most affordable.

D. Contract for multiple demolitions – LBI

We put these properties out to bid and received the following bids. This will use up the last of our LBI demolition funding. We are seeking the board's authorization to contract with the lowest bidder for each job. Crisafulli has 5 jobs under contract already that they have yet to complete. Adding these 7 to their to-do list would keep them busy through the end of September.

	Scanlon	Bronze	Crisafulli
109 Wall	\$ 20,957.00	\$ 26,225.00	\$ 20,550.00
110 Wall	\$ 18,550.00	\$ 19,550.00	\$ 16,950.00
121 Wall	\$ 23,127.00	\$ 27,335.00	\$ 18,750.00
425 Cortland	\$ 31,085.00	\$ 28,347.00	\$ 21,500.00
211 Kirkpatrick	\$ 26,922.00	\$ 27,100.00	\$ 23,250.00
100 Kirkpatrick	\$ 16,750.00	\$ 21,000.00	\$ 13,500.00
125 Putnam	\$ 28,873.00	\$ 28,000.00	\$ 23,500.00

demo	water kill	condemnation	insurance	air monitoring	total
\$ 20,550.00	\$ 1,000.00	\$ 300.00	\$ 513.75	\$ 1,200.00	\$ 23,563.75
\$ 16,950.00	\$ 1,000.00	\$ 300.00	\$ 423.75	\$ 1,200.00	\$ 19,873.75
\$ 18,750.00	\$ 1,000.00	\$ 300.00	\$ 468.75	\$ 1,200.00	\$ 21,718.75
\$ 21,500.00	\$ 1,000.00	\$ 300.00	\$ 537.50	\$ 1,200.00	\$ 24,537.50
\$ 23,250.00	\$ 1,000.00	\$ 300.00	\$ 581.25	\$ 1,200.00	\$ 26,331.25
\$ 13,500.00	\$ 1,000.00	\$ 300.00	\$ 337.50	\$ 1,200.00	\$ 16,337.50
\$ 23,500.00	\$ 1,000.00	\$ 300.00	\$ 587.50	\$ 1,200.00	\$ 26,587.50

total: \$ 158,950.00

E. Contract for multiple demolitions – County 2024

We solicited bids on the following demolitions: 116, 136-38, 140, 141, 147, 151, and 219 Fitch St. Bids are due Monday, August 19. We think we should take these down using 2024 County funds before applying for AHOP funds. If we are awarded AHOP and move forward with building on Fitch, we'll take down all our remaining demo candidates we own on Putnam, Elliott, Bradley, and Rowland with 2025 County funds in early 2025 while construction starts nearby on Fitch, so those will be gone before the Fitch houses are listed for sale.

F. Contract for Chester Street vacant lot improvements

Last year we contracted with the City for ARPA funds to “clean and green” vacant lots. We contracted with Crisafulli to remove trash and debris and small or unhealthy trees and overgrowth from the properties diagrammed to the right. We also had them bring in a significant amount of fill to level the lot, plant grass seed, and install a split rail fence.

We recently demolished a house at 121 Chester using LBI funds and put a similar project out to bid on the properties to the north on Chester St. We received the following bids to clear this area, seed it with grass, and install split rail fence.



We received the following bids:

Scanlon	\$59,895
Crisafulli	\$70,000

\$ 137,500	contract total
\$ 6,875	admin fee
\$ 75,000	Hovey/Chester Phase I
\$ 59,895	Chester Phase II
\$ (4,270)	remaining to spend

I propose we contract with the lowest bidder, Scanlon Trucking & Excavating LLC, to complete this work and that we take a reduced admin fee to cover the budget gap.



G. Contract with Costello, Cooney & Fearon, PLLC to act as a Hearing Officer for excess proceeds claims

We have twice issued an RFQ for an attorney to act as a hearing officer in excess proceeds cases and have only received one complete proposal. We are seeking the board's authorization to contract with Costello, Cooney & Fearon, PLLC for Retired Justice of the Supreme Court, Anthony J. Paris, to act as a hearing officer for excess proceeds claims made against the City relating to tax foreclosures, with the firm also issuing the necessary Surplus Proceeding Notices and administering the escrow and distribution of Surplus Funds. They will bill at the following rates:

- Anthony Paris - \$300/hour
- Associates - \$250/hour
- Paralegals and admin assistants - \$125/hour

We will seek reimbursement from the City for these expenses along with any Surplus Funds paid out by the land bank.

H. Adjust Exhibit A to the Feb 2023 contract with HHQ for AHOP sites

See attached the original Exhibit A, notes on our revisions, and the revised Exhibit A starting on p. 34 of your packet. We are seeking the board's authorization to amend our contract with HHQ for the sites where they will build houses funded by AHOP.

I. Acquire Certain Properties from the City of Syracuse

The properties listed on p. 42 of this packet are strategic acquisitions to assemble new construction sites.

III. Discussion

- A. Joint AHOP application with Jubilee Homes
- B. 2025 County funding request
- C. Green CHIPS Community Investment Fund
- D. HCR LBI Open Funding Round

Greater Syracuse Property Development Corporation

Balance Sheet As of June 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10000 Checking	3,178,437.83
Total Bank Accounts	\$3,178,437.83
Accounts Receivable	
11001 Accounts Receivable	3,740.00
Total Accounts Receivable	\$3,740.00
Other Current Assets	
12001 Undeposited Funds	4,600.00
12100 Contract Receivable	0.00
12117 Save America's Treasures	499,218.91
12119 EPA Brownfield Assessment '23	914,565.75
12130 LBI Phase II	324,882.53
12133 City of Syr '24-25	1,250,000.00
12140 Gustav Stickley House	
12140.1 Envi. Protection Fund	750,000.00
Total 12140 Gustav Stickley House	750,000.00
12142 ARPA '23-24	83,396.36
12143 Restore NY	150,000.00
Total 12100 Contract Receivable	3,972,063.55
12400 Note Receivable - Lodi Street	79,077.63
12401 Note Receivable - Rosemont Dr	20,531.88
12500 Prepaid Insurance	37,983.26
12900 Prepaid Expense	3,049.19
Total Other Current Assets	\$4,117,305.51
Total Current Assets	\$7,299,483.34
Fixed Assets	
14000 Computer	13,399.86
15000 Furniture and Equipment	6,381.08
16000 Software and Website	13,050.00
17000 Accumulated Depreciation	-32,830.94
Total Fixed Assets	\$0.00
Other Assets	
12800 Security Deposit	2,500.00
18000 Cost of Properties Held	563,297.12
19400 Lease Asset- Office Space	60,615.00
19500 Accumulated Amortization	-53,880.00
Total Other Assets	\$572,532.12
TOTAL ASSETS	\$7,872,015.46

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	165,555.02
Total Accounts Payable	\$165,555.02
Credit Cards	
20002 M&T Visa 7079	1,996.59
Total Credit Cards	\$1,996.59
Other Current Liabilities	
20500 Down Payment on Property Sale	33,002.00
20600 FSA Liability	-675.28
20900 401(K) Liability	
21000 401(k) Payable	4,938.32
Total 20900 401(K) Liability	4,938.32
22000 Accrued Expenses	26,481.46
24100 Prepaid Rental Income	10,587.50
24901 Sales Tax Payable	32.92
24902 Lease Liab.- Office Space	6,735.00
Total Other Current Liabilities	\$81,101.92
Total Current Liabilities	\$248,653.53
Long-Term Liabilities	
25000 Security Deposits	1,000.00
28000 Deferred Grant Inflow	
28006 County Bank Purchase	139,663.91
28020 County-Purchase of Vacant Prop.	80.24
28023 CRI 2020 Demo	3,599.99
29021 EPA Brownfield Assessment '23	918,738.38
29503 Community Fou. Lead Grant #2	1,602.96
29505 Save America's Treasures	499,218.81
29506 Gustav Stickley House	
29506.1 Envi. Protection Fund	749,939.00
Total 29506 Gustav Stickley House	749,939.00
29507 City CARES '21	1,410.98
29508 The Castle Project	
29508.6 Individual Donations	9,647.37
29509.1 CNY Foundation- Staff Adv.	1,000.00
Total 29508 The Castle Project	10,647.37
29513 CRF '22-23	7,951.29
29516 CNYCF Lead Grant #3	6,685.44
29518 LBI Phase II	
29519 Building Stab/Rehab	179,914.93
29520 Demolition	94,764.71
29521 Program Delivery	90,000.00

	TOTAL
Total 29518 LBI Phase II	364,679.64
29522 County '24-25	247,787.85
29526 ARPA '23-24	83,396.36
29527 City of Syr '24-25	1,250,000.00
29528 Restore NY	3,812.50
Total 28000 Deferred Grant Inflow	4,289,214.72
29500 Parks Conservancy Grant	3,000.00
Total Long-Term Liabilities	\$4,293,214.72
Total Liabilities	\$4,541,868.25
Equity	
32000 Unrestricted Net Assets	3,623,684.18
Net Revenue	-293,536.97
Total Equity	\$3,330,147.21
TOTAL LIABILITIES AND EQUITY	\$7,872,015.46

Greater Syracuse Property Development Corporation

Profit & Loss Current Month & Year To Date

June 2024

	TOTAL	
	JUN 2024	JAN - JUN, 2024 (YTD)
Revenue		
40000 Government Grants		
40010 City of Syracuse		
41004 City of Syracuse '20-21		464.60
46000 City CARES '21		1,700.00
46200 City of Syr. '23-24		110,577.84
Total 40010 City of Syracuse		112,742.44
40032 Restore NY	28,120.75	146,187.50
40040 Onondaga County		
40042 County '21		23,395.28
41003 County- Purchase of Vacant Prop		4,425.91
41007 County '23	64,641.45	250,000.00
41008 County '24-25	2,212.15	2,212.15
Total 40040 Onondaga County	66,853.60	280,033.34
40045 CRF '22-23		6,048.71
40048 LBI Phase 1		100,000.00
40065 LBI Phase II		
40066 Building Stab/Rehab		371,597.57
40067 Demolition	37,990.65	344,772.40
Total 40065 LBI Phase II	37,990.65	716,369.97
40170 CNYCF Lead Grant #3		68,314.56
40180 EPA Brownfield Assessment '23		55,981.17
40180.1 EPA Admin/Developer Fees		854.36
Total 40180 EPA Brownfield Assessment '23		56,835.53
Total 40000 Government Grants	132,965.00	1,486,532.05
40041 The Castle Project		
40041.1 CNY Community Foundation		895.00
40041.3 Reisman Foundation		26,604.50
40041.6 J.M McDonald Foundation	7,099.50	25,000.00
40041.7 National Trust- Consultant		4,000.00
40041.8 Individual Donations	7,900.50	16,546.67
Total 40041 The Castle Project	15,000.00	73,046.17
40950 Community Donated Funds		11,287.32
41000 Donated Property	99,500.00	217,500.00
48000 Side Lot Application Income	100.00	250.00
49000 Rental Income	4,808.75	26,340.24
49500 Sale of Property	5,000.00	474,388.24
Total Revenue	\$257,373.75	\$2,289,344.02

	TOTAL	
	JUN 2024	JAN - JUN, 2024 (YTD)
Cost of Goods Sold		
50000 Cost of Sales		
500PC Periodic COS		
50025 Property Materials and Supplies	629.42	12,208.10
50029 General Inspections	3,236.50	9,711.00
50051 Debris Removal - Periodic	26,136.00	149,474.43
50070 Lawn Maintenance	58,615.52	109,104.79
50080 Snow Removal		14,412.50
50110 Demolition/Deconstruction	56,656.00	466,606.00
50117 Survey/Abatement Pre-Demo	4,749.00	19,185.00
50130 Utilities	4,598.68	22,791.37
50192 Development Enforcement	12,836.36	44,337.34
50205 Legal & Closing Costs	8,834.00	75,925.80
50220 Brokerage - Sale		1,500.00
53100 Stabilization		990.00
53180 Land Survey Prof. Services		600.00
Total 500PC Periodic COS	176,291.48	926,846.33
500VI Vacant COS Inventorial		
50010 Property Purchase Cost		163,741.26
50015 Donated Property Value	99,500.00	217,500.00
50050 Debris Removal - Initial		8,496.00
50100 Stabilization	17,300.00	516,433.55
50170 Architectural Prof. Services	3,900.00	15,176.44
50180 Land Survey Prof. Services		7,075.00
50200 Property Appraisal		350.00
50999 Spec Reclass to/from Inventory	302.00	43,911.88
Total 500VI Vacant COS Inventorial	121,002.00	972,684.13
Total 50000 Cost of Sales	297,293.48	1,899,530.46
Total Cost of Goods Sold	\$297,293.48	\$1,899,530.46
GROSS PROFIT	\$ -39,919.73	\$389,813.56
Expenditures		
60000 Accounting Fees	4,530.00	38,365.00
60100 Automobile	737.29	4,834.59
60300 Legal Fees	385.00	7,925.14
60400 Office Expense	3,120.35	22,773.99
60500 Payroll		
60510 Salary	48,978.90	293,873.40
60520 Payroll Taxes	3,631.06	23,962.86
60530 Employee Health Insurance	-1,573.85	22,293.29
60535 Employer 401(K) Match expense		
60540 Employer 401(k) Match	2,198.96	13,193.76
Total 60535 Employer 401(K) Match expense	2,198.96	13,193.76
60550 Payroll Processing Fees	1,784.60	9,996.12
Total 60500 Payroll	55,019.67	363,319.43

	TOTAL	
	JUN 2024	JAN - JUN, 2024 (YTD)
60600 Professional Services		3,862.50
60600.1 Evictions	545.00	3,649.83
60600.2 Environmental Services		86,439.61
60600.3 Financial Services		12,750.00
60600.4 Professional Services- Other		11,100.00
Total 60600 Professional Services	545.00	117,801.94
60602 Relocation Assistance Expense		19,727.24
60603 Special Assessments Expense	9,359.28	22,575.11
60700 Insurance	9,069.36	47,210.89
60702 Liability	12,253.23	74,695.38
Total 60700 Insurance	21,322.59	121,906.27
60800 Telephone	100.00	2,038.90
60900 Travel		881.54
60905 Conference/Meeting	320.00	470.00
61000 Bank Service Charge		10.00
61001 PayPal Fees		6.96
61002 Square Fees	19.00	29.76
61200 License and Fees		2,500.00
61300 Events & Marketing	487.46	7,072.84
61400 Rent Expense	2,500.00	14,566.50
Total Expenditures	\$98,445.64	\$746,805.21
NET OPERATING REVENUE	\$ -138,365.37	\$ -356,991.65
Other Revenue		
70200 Salvage Income		
70201 Taxable Sales	92.59	411.48
70202 Non-Taxable Sales	32.50	454.60
Total 70200 Salvage Income	125.09	866.08
70500 Defaulting on Residency Req.		15,000.00
70600 Project Extension Fees	3,750.00	33,700.00
70700 Interest Income - 1800 Lodi St	462.52	2,793.43
70701 Interest Income- 313 Rosemont Dr	143.46	895.18
71000 Reimbursement Income		
71001 Insurance Reimbursement	5.19	7,695.71
Total 71000 Reimbursement Income	5.19	7,695.71
72000 Forfeited Down Payment on Sale	1,500.00	2,500.00
74000 Sales Tax Vendor Credit		4.28
Total Other Revenue	\$5,986.26	\$63,454.68
NET OTHER REVENUE	\$5,986.26	\$63,454.68
NET REVENUE	\$ -132,379.11	\$ -293,536.97

Greater Syracuse Property Development Corporation

Profit & Loss YTD Comparison CY vs. PY

January - June, 2024

	TOTAL	
	JAN - JUN, 2024	JAN - JUN, 2023 (PY)
Revenue		
40000 Government Grants		
40010 City of Syracuse		
40043 City ARPA '21 Demo		261,221.28
40043.1 City ARPA '21 Demo Adm/Dev Fees		22,051.34
Total 40043 City ARPA '21 Demo		283,272.62
40044 City ARPA '21 Stab.		141,847.90
40044.1 City ARPA '21 Stab Adm/Dev Fees		11,729.43
Total 40044 City ARPA '21 Stab.		153,577.33
41004 City of Syracuse '20-21	464.60	
41006 City of Syracuse '22-'23		530,582.73
46000 City CARES '21	1,700.00	
46200 City of Syr. '23-24	110,577.84	
Total 40010 City of Syracuse	112,742.44	967,432.68
40032 Restore NY	146,187.50	
40040 Onondaga County		
40042 County '21	23,395.28	71,616.44
41003 County- Purchase of Vacant Prop	4,425.91	
41007 County '23	250,000.00	
41008 County '24-25	2,212.15	
Total 40040 Onondaga County	280,033.34	71,616.44
40045 CRF '22-23	6,048.71	-0.01
40047 Gustav Stickley House		
40047.1 Envi. Protection Fund		61.00
Total 40047 Gustav Stickley House		61.00
40048 LBI Phase 1	100,000.00	100,000.00
40065 LBI Phase II		
40066 Building Stab/Rehab	371,597.57	
40067 Demolition	344,772.40	12,000.00
Total 40065 LBI Phase II	716,369.97	12,000.00
40170 CNYCF Lead Grant #3	68,314.56	
40180 EPA Brownfield Assessment '23	55,981.17	
40180.1 EPA Admin/Developer Fees	854.36	
Total 40180 EPA Brownfield Assessment '23	56,835.53	
Total 40000 Government Grants	1,486,532.05	1,151,110.11
40041 The Castle Project		
40041.1 CNY Community Foundation	895.00	
40041.3 Reisman Foundation	26,604.50	
40041.6 J.M McDonald Foundation	25,000.00	
40041.7 National Trust- Consultant	4,000.00	
40041.8 Individual Donations	16,546.67	10,701.17
Total 40041 The Castle Project	73,046.17	10,701.17

	TOTAL	
	JAN - JUN, 2024	JAN - JUN, 2023 (PY)
40950 Community Donated Funds	11,287.32	
41000 Donated Property	217,500.00	
48000 Side Lot Application Income	250.00	250.00
49000 Rental Income	26,340.24	16,717.50
49500 Sale of Property	474,388.24	711,614.76
49600 Dev. Enfor. Mortg. Foreclosures		127,651.00
Total Revenue	\$2,289,344.02	\$2,018,044.54
Cost of Goods Sold		
50000 Cost of Sales		
500PC Periodic COS		
50025 Property Materials and Supplies	12,208.10	2,474.21
50029 General Inspections	9,711.00	9,646.75
50051 Debris Removal - Periodic	149,474.43	148,181.00
50070 Lawn Maintenance	109,104.79	84,923.50
50080 Snow Removal	14,412.50	8,616.00
50110 Demolition/Deconstruction	466,606.00	451,548.58
50117 Survey/Abatement Pre-Demo	19,185.00	14,534.50
50120 Permits/Fees		1,365.13
50130 Utilities	22,791.37	24,498.00
50192 Development Enforcement	44,337.34	26,712.48
50205 Legal & Closing Costs	75,925.80	14,150.00
50220 Brokerage - Sale	1,500.00	4,500.00
53100 Stabilization	990.00	
53180 Land Survey Prof. Services	600.00	
Total 500PC Periodic COS	926,846.33	791,150.15
500VI Vacant COS Inventorial		
50010 Property Purchase Cost	163,741.26	7,567.00
50011 Dev. Enfor. Mortg. Foreclosures		127,651.00
50015 Donated Property Value	217,500.00	
50050 Debris Removal - Initial	8,496.00	45,906.00
50090 Renovation Inventory		15,061.00
50095 Sidewalk Replacement/Repair		2,600.00
50100 Stabilization	516,433.55	178,417.25
50170 Architectural Prof. Services	15,176.44	14,639.90
50180 Land Survey Prof. Services	7,075.00	12,765.00
50200 Property Appraisal	350.00	975.00
50999 Spec Reclass to/from Inventory	43,911.88	76,750.35
Total 500VI Vacant COS Inventorial	972,684.13	482,332.50
Total 50000 Cost of Sales	1,899,530.46	1,273,482.65
Total Cost of Goods Sold	\$1,899,530.46	\$1,273,482.65
GROSS PROFIT	\$389,813.56	\$744,561.89
Expenditures		
60000 Accounting Fees	38,365.00	40,150.00
60100 Automobile	4,834.59	5,998.48
60200 Depreciation		192.77
60300 Legal Fees	7,925.14	11,888.24
60400 Office Expense	22,773.99	17,948.27
60500 Payroll		
60510 Salary	293,873.40	278,987.63

	TOTAL	
	JAN - JUN, 2024	JAN - JUN, 2023 (PY)
60520 Payroll Taxes	23,962.86	22,798.00
60530 Employee Health Insurance	22,293.29	29,611.43
60535 Employer 401(K) Match expense		
60540 Employer 401(k) Match	13,193.76	12,538.44
Total 60535 Employer 401(K) Match expense	13,193.76	12,538.44
60550 Payroll Processing Fees	9,996.12	7,342.40
Total 60500 Payroll	363,319.43	351,277.90
60600 Professional Services	3,862.50	23,687.50
60600.1 Evictions	3,649.83	26,290.50
60600.2 Environmental Services	86,439.61	
60600.3 Financial Services	12,750.00	
60600.4 Professional Services- Other	11,100.00	
Total 60600 Professional Services	117,801.94	49,978.00
60602 Relocation Assistance Expense	19,727.24	28,504.53
60603 Special Assessments Expense	22,575.11	
60700 Insurance	47,210.89	64,985.88
60702 Liability	74,695.38	80,853.86
Total 60700 Insurance	121,906.27	145,839.74
60800 Telephone	2,038.90	1,909.26
60900 Travel	881.54	1,548.46
60905 Conference/Meeting	470.00	1,010.00
61000 Bank Service Charge	10.00	22.57
61001 PayPal Fees	6.96	43.76
61002 Square Fees	29.76	11.67
61200 License and Fees	2,500.00	1,820.00
61300 Events & Marketing	7,072.84	9,052.47
61400 Rent Expense	14,566.50	13,994.46
Total Expenditures	\$746,805.21	\$681,190.58
NET OPERATING REVENUE	\$ -356,991.65	\$63,371.31
Other Revenue		
70200 Salvage Income		
70201 Taxable Sales	411.48	516.11
70202 Non-Taxable Sales	454.60	1,586.96
Total 70200 Salvage Income	866.08	2,103.07
70500 Defaulting on Residency Req.	15,000.00	26,567.80
70600 Project Extension Fees	33,700.00	44,650.00
70700 Interest Income - 1800 Lodi St	2,793.43	1,914.10
70701 Interest Income- 313 Rosemont Dr	895.18	
71000 Reimbursement Income		
71001 Insurance Reimbursement	7,695.71	173.91
Total 71000 Reimbursement Income	7,695.71	173.91
72000 Forfeited Down Payment on Sale	2,500.00	2,500.00
74000 Sales Tax Vendor Credit	4.28	13.51
Total Other Revenue	\$63,454.68	\$77,922.39
NET OTHER REVENUE	\$63,454.68	\$77,922.39
NET REVENUE	\$ -293,536.97	\$141,293.70

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at Syracuse City Hall – 233 E. Washington Street; Syracuse, NY 13202 - on August 20, 2024 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
Nancy Quigg, Vice Chair
Jonathan Link Logan, Secretary
Michael LaFlair, Treasurer
Oceanna Fair

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by, _____, seconded by _____, to wit:

Resolution No.: 18 of 2024

**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 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	___
Michael LaFlair	VOTING	___
Oceanna Fair	VOTING	___
Nancy Quigg	VOTING	___
Jonathan Link Logan	VOTING	___

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 20, 2024 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 17th day of September, 2024.

Jonathan Link Logan, Secretary



“Schedule A”
August 20, 2024 Sales Summary

1) 730 Lemoyne Ave. – Vacant Single-Family Home

Date Acquired: 07/21/2022	Listed: 05/10/2024
Current List Price: \$32,000	Days on Market: 88
Original List Price: \$32,000	Land Bank’s Minimum Renovation Est: \$82,628

730 Lemoyne Ave. is a single-family home on the Northside. This home has three bedrooms, 1.5 bathrooms, a formal dining room, enclosed front porch, and a one-car detached garage behind the home accessible from a shared driveway off Second North Street. With LBI stabilization funds the Land Bank replaced the roof, windows, and completed significant foundation repair. The home will still require major renovation and is in the Home Ownership Choice program.

Ssuting Yu is based out of NYC and is hoping to purchase this home to renovate and re-sell to her mother who will live in the home. This will also offer her housing when she is in town visiting her family. Additionally, she is considering moving to Syracuse to live as her home base, as her job requires travel all over the world. She currently owns two properties in Syracuse, and this would be her first purchase from the Land Bank.

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

730 Lemoyne Ave. Purchase Offer	
Applicant	Ssuting Yu
Offer	\$32,000
Plan	Renovate to Re-Sell to Owner-Occupant

2) 2027 Midland Ave. – Vacant Two-Family Home

Date Acquired: 04/28/2017	Listed: 07/09/2024
Current List Price: \$20,000	Days on Market: 28
Original List Price: \$20,000	Land Bank’s Minimum Renovation Est: \$139,373

2027 Midland Ave. is a large, two-family home on the Southside. With LBI stabilization funds the Land Bank replaced the roof, windows, siding, exterior doors, and rebuilt the porches. While the exterior renovation of the home is complete, the interior will require major renovation. This home is in the Home Ownership Choice program.

Mark Harris of Harris & Harris Estates, LLC is an experienced local contractor who has purchased from the Land Bank before and has successfully completed whole-house renovations, including the home he resides in now on the Southside. He plans to renovate this home to re-sell to an owner-occupant.

Devon and Venroy Watson are local buyers who have both purchased from the Land Bank before and have successfully completed whole-house renovations. Devon is an experienced contractor, and together they plan to renovate this home to re-sell to an owner-occupant.

Oscar Moreno is an experienced contractor based out of NJ. He has purchased from the Land Bank before and has successfully completed whole-house renovations. He plans to renovate this home to re-sell to an owner-occupant.

Based on the Land Bank’s disposition policies, staff recommend sale to Harris & Harris Estates, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are complete and the home is re-sold to an owner-occupant.

2027 Midland Ave. Purchase Offers			
Applicant	Harris & Harris Estates, LLC	Devon and Venroy Watson	Oscar Moreno
Offer	\$26,000	\$25,000	\$24,000
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant

3) 220 Grace St. – Buildable Vacant Lot

Date Acquired: 08/04/2014

Dimensions: 50' x 132'

The Land Bank acquired 220 Grace St. in August 2014. We demolished this house in January 2020 using City funds. Anthony Eiland owns and lives at 222 Grace St. and Earline Llewellyn owns 218 Grace St., which is operated as a rental property. While the lot is buildable (50' x 132'), both neighbors are very concerned about illegal activity in the area and pedestrians cutting through the block here. They would like to split the lot and fence in the yards to cut down on this activity.

Based on the Land Bank’s disposition policies, staff recommends the sale of half of 220 Grace St to Anthony Eiland and half to Earline V. Llewellyn, contingent upon them combining the lot with their adjacent property.

220 Grace St. Purchase Offers		
Applicant	Earline V. Llewellyn	Anthony Eiland
Offer	\$976	\$151



4) 348 Craig St. – Non-Buildable Vacant Lot

Date Acquired: 02/21/2019
 Dimensions: 33' x 100'

The Land Bank acquired 348 Craig St. in February 2019 and demolished the house located there using City funds that same year. Venus Garfield and John Davis own the adjacent house at 402 Craig St. Ms. Garfield's sister lives in the property. They would like to purchase the lot to expand the yard and install a driveway. The other adjacent property is tax-delinquent and not eligible to purchase from the Land Bank.

Based on the Land Bank's disposition policies, staff recommends the sale of 348 Craig St. to John Davis and Venus Garfield contingent upon them combining the lot with their adjacent property.

348 Craig St. Purchase Offer	
Applicant	John Davis and Venus Garfield
Offer	\$976



5) 364-66 Seymour St. – Non-Buildable Vacant Lot

Date Acquired: 10/12/2023
 Dimensions: 33' x 132'

We first acquired this property in 2014. We sold it in August 2021, but that buyer defaulted on their Development Enforcement Mortgage, and we reacquired it via foreclosure in October 2023. We demolished it this month using LBI funds. Ozell Scruggs Simmons owns and lives at 368 Seymour St. She would like to acquire the property for additional yard Space.

Based on the Land Bank's disposition policies, staff recommends sale of 364-66 Seymour St. to Ozell Scruggs Simmons contingent upon her combining the lot with her adjacent property.

364-66 Seymour St. Purchase Offer	
Applicant	Ozell Scruggs Simmons
Offer	\$151



6) 2956, 2960, and 2964 E. Genesee St. – Buildable Vacant Lots

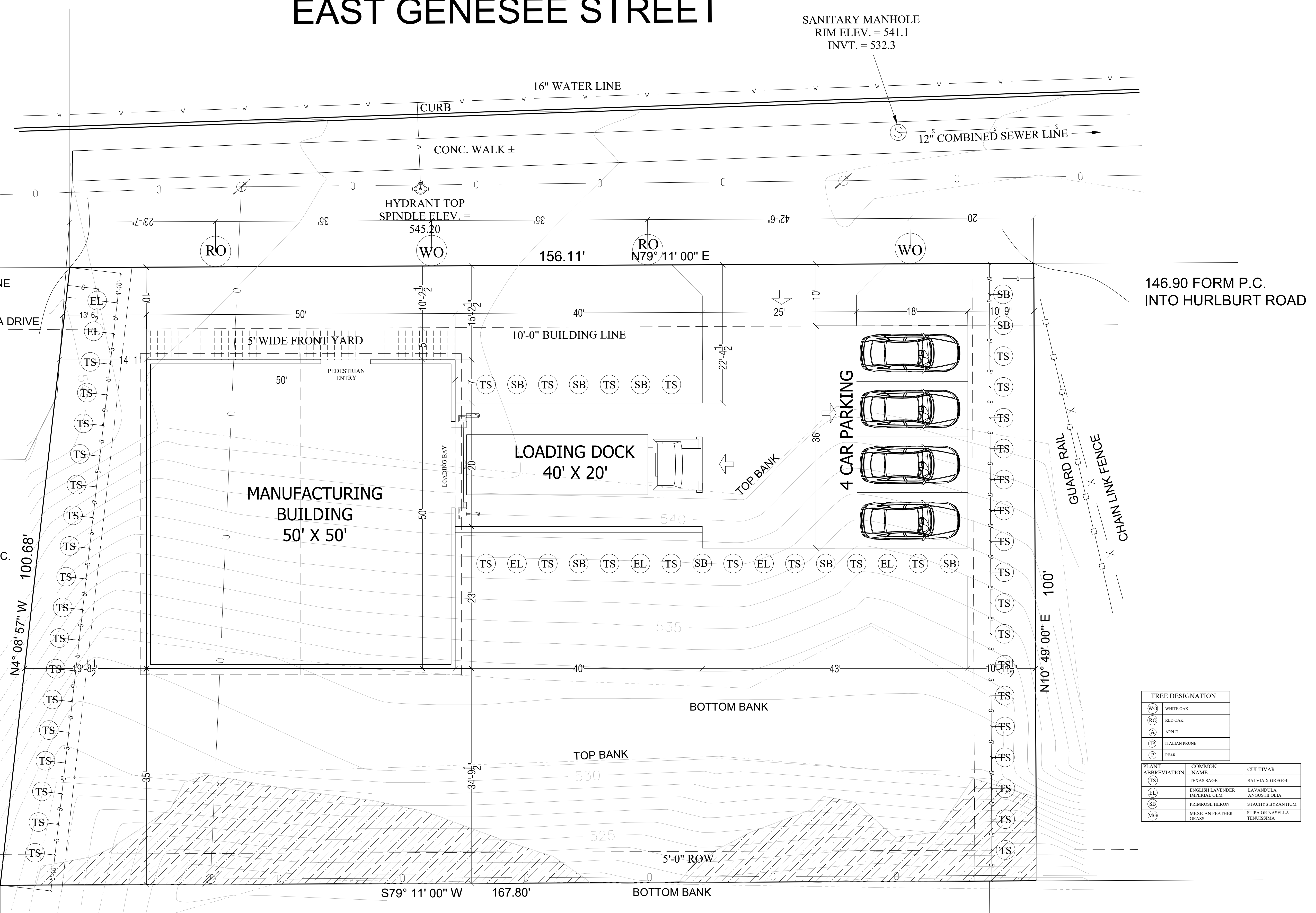
Date Acquired: 1/31/22
Dimensions: 156' x 100' if combined

These steeply sloped vacant lots have been listed for sale as a new construction site since we acquired them in early 2022. They are zoned MX-2, but steeply sloped and located between an inactive auto repair shop and a Dollar General. Sustainable Energy & Agriculture Technology, LLC is a business incubated at The Tech Garden. They are seeking to develop a manufacturing facility to build small greenhouses for individual consumers to use at their residences.

Based on the Land Bank’s disposition policies, staff recommends sale of these three lots to Sustainable Energy & Agriculture Technology, LLC, contingent upon them securing a firm commitment for construction financing and obtaining the necessary permits to implement their development plan (see attached).

2956, 2960, and 2964 E. Genesee St. Purchase Offer	
Applicant	Sustainable Energy & Agriculture Technology, LLC
Offer	\$38,000

EAST GENESEE STREET



TAX # 42-2-4
BROOKSIDE REALTY ASSOC.
4325/237

TAX # 42-2-12
BROOKSIDE REALTY ASSOC.
4325/237

INDICATES AREA OF FLOOD ZONE AE PER FEMA
PANEL 36067C0236F, COMMUNITY No. 360595,
CITY OF SYRACUSE, NOV 2016

TAX #42-2-11
BROOKSIDE REALTY ASSOC.
4325/237

TREE DESIGNATION		
(WO)	WHITE OAK	
(RO)	RED OAK	
(A)	APPLE	
(IP)	ITALIAN PRUNE	
(P)	PEAR	
PLANT ABBREVIATION	COMMON NAME	CULTIVAR
(TS)	TEXAS SAGE	SALVIA X GREGGII
(EL)	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA
(SB)	PRIMROSE HERON	STACHYS BYZANTINUM
(MG)	MEXICAN FEATHER GRASS	STIPA OR NASELLA TENUISSIMA

project
SGH
MANUFACTURING
PLANT

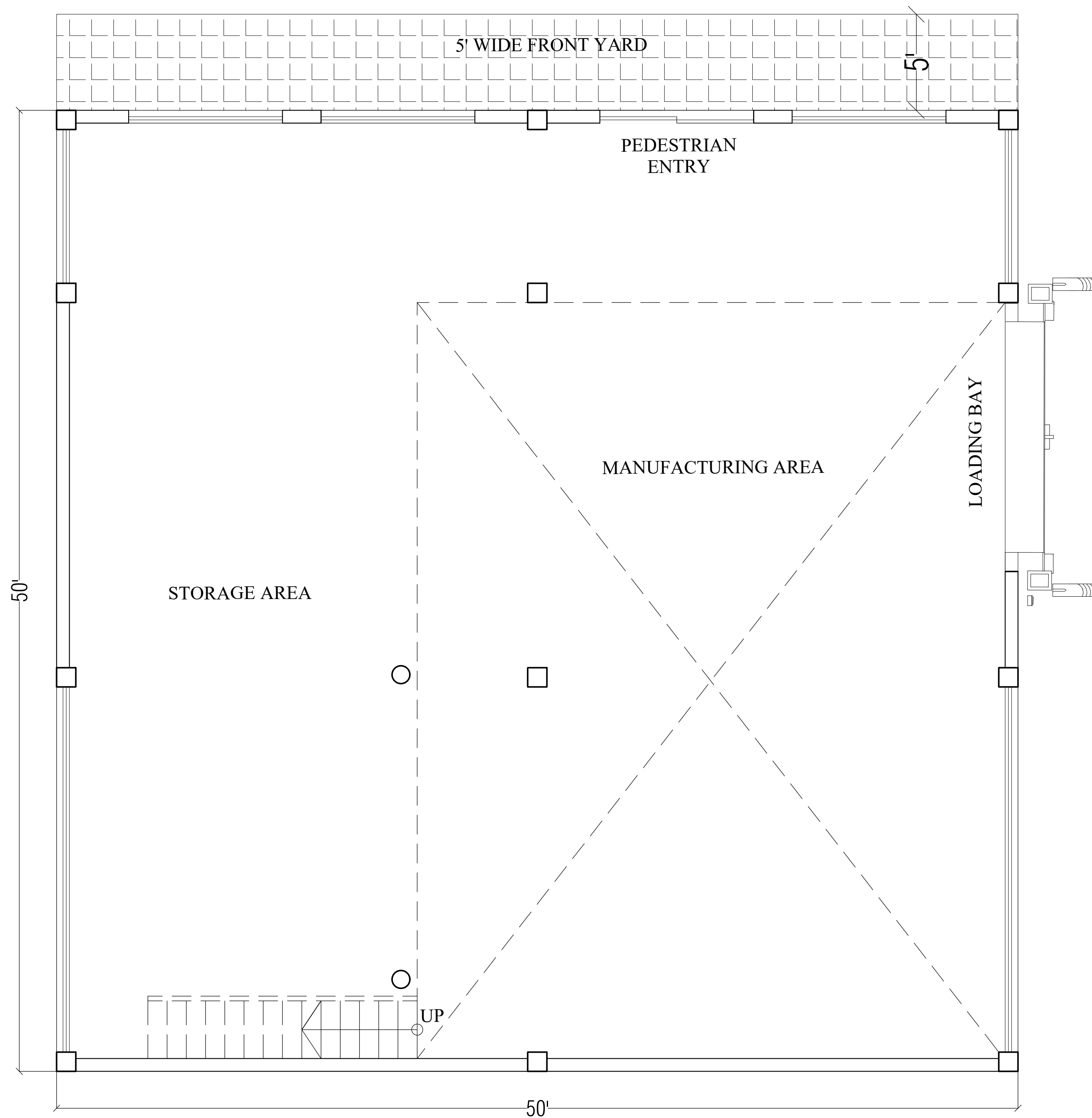
revisions		
ID	NAME	DATE

description
SITE PLAN

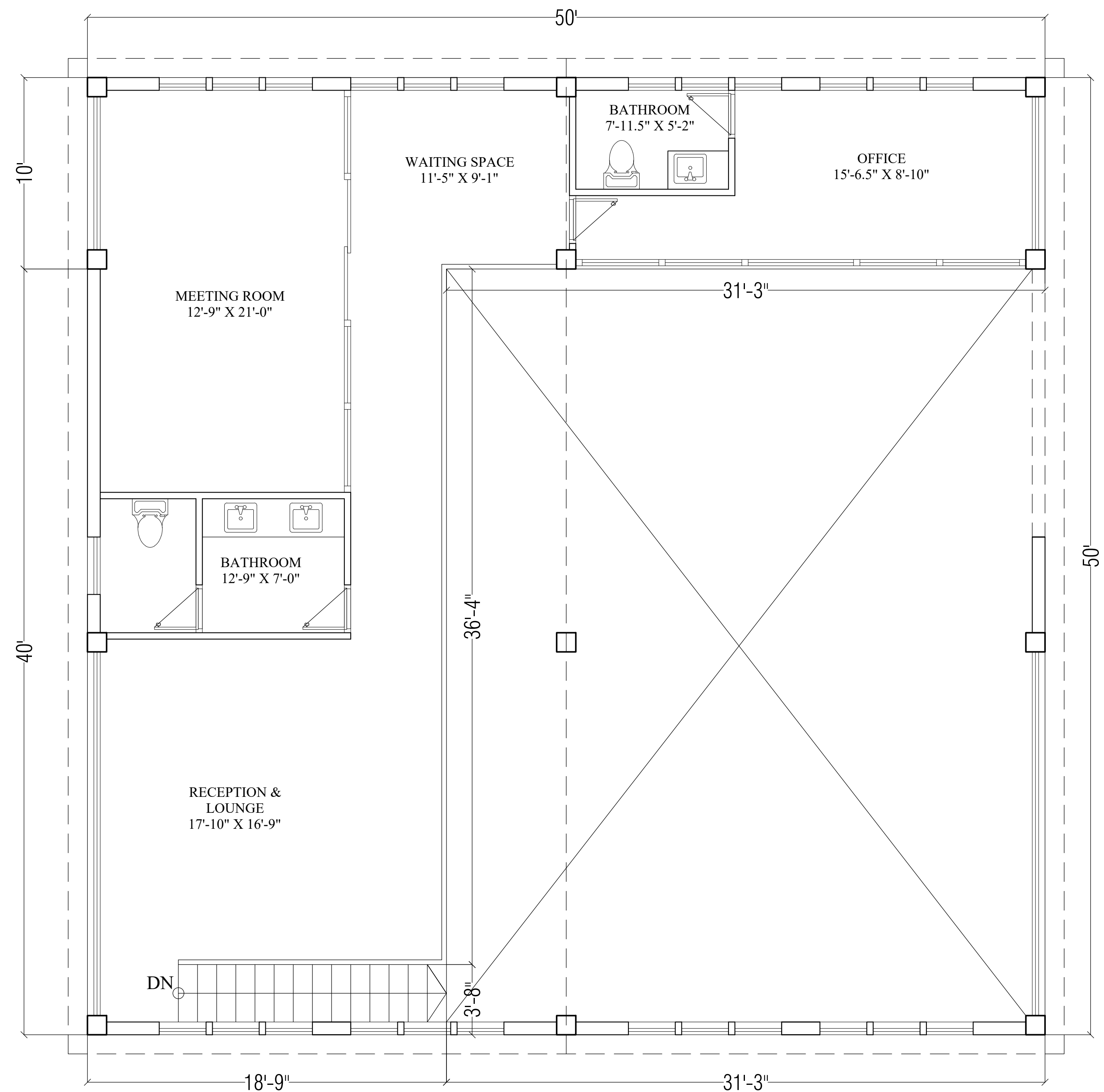
owner SEAT, LLC
address 327 Dickerson Dr N,
Camillus, NY 13031
apn
drawn by
sheet no.

N
SCALE : 1/8" = 1'-0"

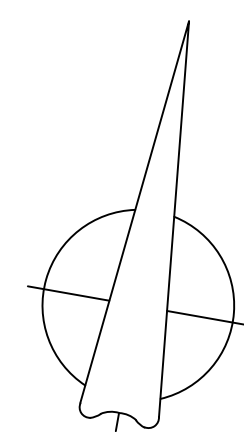
A1



GROUND FLOOR PLAN
AREA= 2500 SQ. FT.



FIRST FLOOR PLAN
AREA= 1250 SQ. FT.



N

SCALE : 1/4" = 1'-0"

project
SGH
MANUFACTURING
PLANT

revisions

ID	NAME	DATE

description

FLOOR
PLANS

owner SEAT, LLC

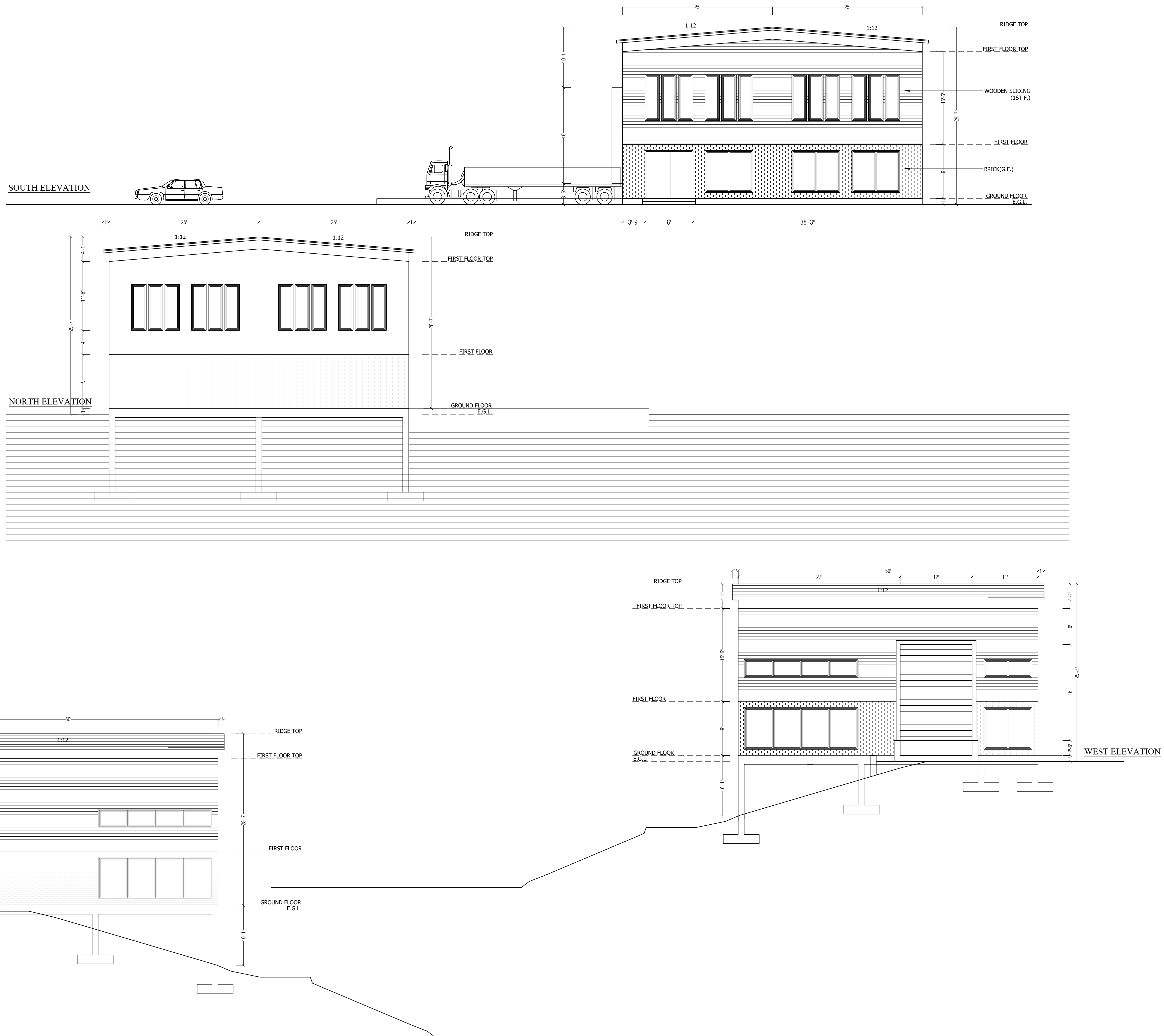
address 327 Dickerson Dr N,
Camillus, NY 13031

apn

drawn by

sheet no.

A2



SCALE : 1/8" = 1'-0"

project
SGH
MANUFACTURING
PLANT

revisions		
ID	NAME	DATE

description
ELEVATIONS

owner SEAT, LLC
address 327 Dickerson Dr N,
Camillus, NY 13031
apn
drawn by
sheet no.

A2

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at Syracuse City Hall – 233 E. Washington Street; Syracuse, NY 13202 - on August 20, 2024 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
Nancy Quigg, Vice-Chair
Jonathan Link Logan, Secretary
Michael LaFlair, Treasurer
Oceanna Fair

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered _____, seconded by _____, to wit:

Resolution No.: 21 of 2024

**RESOLUTION AUTHORIZING THE
NONCOMPETITIVE SALE OF REAL PROPERTIES**

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) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") sets forth the following methods by which the GSDPC is permitted to dispose of its real property: negotiated sale, request for proposals, auction, and noncompetitive sale; and

WHEREAS, Section 4(e)(iv) of the Property Disposition Policy authorizes the GSPDC to sell property to a buyer without first undertaking other methods of disposition when it determines that a benefit to the community will be had by authorizing such sale without competitive procedures for reasons consistent with the GSPDC's mission and purpose and upon a demonstration that the buyer is uniquely qualified to own, develop or otherwise return the property 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 Property Sale Information Sheet attached hereto as Schedule A (the "Properties"); and

WHEREAS, the individuals or entities identified on the Property Sale Information Sheet as the buyers (the "Buyers") submitted an offer to purchase the Properties for the prices set forth therein; and

WHEREAS, the Board of Directors has determined that a benefit to the community will be had by selling the Properties to the Buyers without competitive procedures for the reasons identified in the Property Sale Information Sheet which are consistent with the GSPDC's mission and purpose; and

WHEREAS, the Board of Directors has also determined that the Buyers are uniquely qualified to return the Properties to productive use for the reasons identified in the Property Sale Information Sheet; and

WHEREAS, the Buyers are qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, pursuant to Section 4(e)(iv) of the Property Disposition Policy, the GSDPC is therefore permitted to sell the Properties to the Buyers without first undertaking other methods of disposition and without competitive procedures; and

WHEREAS, the GSPDC desires to sell the Properties to the Buyers identified on the Property Sale Information Sheet at the prices set forth therein; and

WHEREAS, if noted on the Property Sale Information Sheet, the GSPDC shall require the Buyers to execute and deliver a Development Enforcement Mortgage to ensure that the Buyers fulfill their 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 the Properties to the Buyers identified on the Property Sale Information Sheet and authorize the Executive Director to enter into Contracts to Purchase with the GSPDC as Seller and the Buyers as buyer with respect to the Properties. The Contracts 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:

Nancy Quigg	VOTING	___
Patrick Hogan	VOTING	___
Michael LaFlair	VOTING	___
Jonathan Link Logan	VOTING	___
Oceanna Fair	VOTING	___

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 20, 2024 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 17th day of September, 2024.

Jonathan Link Logan, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

600 Park St.
015.-10-15.0

Buyers' Names:

Northside Learning Center of Syracuse, Inc.

Purchase Price:

\$5,000

Benefit to the Community Resulting from the Sale:

This sale will:

- Return this property to tax-paying status
- Facilitate the renovation of a blighted building
- Provide two high-quality residential units for NLC clients

Buyer's Unique Qualifications for Returning the Property to Productive Use:

This four-unit property is in need of major renovations. It is located in an R4 zoning district. The Northside Learning Center is located just across the street. Their New American clients are in need of affordable quality apartments and the NLC, seeing that their needs aren't being met, is looking to get into that business. They have funding from the City and philanthropic investors. Their plan is to renovate the property to make the 1st and 2nd floor one unit each and the basement into an office. They are uniquely positioned to save this building given the commitment for City funds that they have secured to support the renovation.

EXHIBIT A Properties

Neighborhood	Address	Frontage	Resub Frontage	Resub Prior to Closing
Elmwood	176 Bishop Ave	33	66	combine
Elmwood	178 Bishop Ave	33	66	
Elmwood	322 Bishop Ave	66	58	move lot line to create two equal sized lots
Elmwood	332 Bishop Ave	50	58	
Elmwood	107 Elmhurst Ave	100	50	split in half
Elmwood	214 Hunt Ave	76	76	no resub needed
Elmwood	234 Hunt Ave	63	63	no resub needed
Elmwood	109 May Ave	44	88	combine
Elmwood	111 May Ave	44	88	
Northside	709 Alvord St N	33	66	combine
Northside	711 Alvord St N	33	66	
Northside	754 Alvord St N	66	66	no resub needed
Southside	301 Baker Ave	38	76	combine
Southside	307 Baker Ave	38	76	
Southside	203 Beard Ave W	50	50	no resub needed
Southside	211 Beard Ave W	50	50	no resub needed
Southside	1542 State St S	50	66	combine with 1540 and 1614 S State St and convert to five building lots of equal frontage
Southside	1548 State St S	40	66	
Southside	1600 State St S	40	66	
Southside	1606 State St S	39	66	
Southside	1608 State St S	47	66	
Southside	122 Wood Ave	80	80	no resub needed
Southside	135 Wood Ave	74	74	no resub needed
Southside	209 Woodland Ave	38	76	combine
Southside	213 Woodland Ave	38	76	
Westside	622 Gifford St	66	66	no resub needed
Westside	661 Gifford St	50	50	no resub needed
Westside	212 Merriman Ave	49	49	no resub needed
Westside	213 Merriman Ave	irr.	irr.	combine
Westside	215 Merriman Ave	irr.	irr.	
Westside	101 Sabine St	irr.	irr.	
Westside	226 Merriman Ave	49	49	no resub needed
Westside	233 Merriman Ave	50	50	no resub needed
Westside	307 Merriman Ave	50	50	no resub needed
Westside	313 Merriman Ave	50	50	no resub needed
Westside	315 Merriman Ave	50	50	no resub needed
Westside	317 Merriman Ave	50	50	no resub needed
Westside	405 Merriman Ave	50	50	no resub needed
Westside	407 Merriman Ave	50	50	no resub needed
Westside	409 Merriman Ave	50	50	no resub needed
Westside	411 Merriman Ave	50	50	no resub needed

Westside	408 Merriman Ave	50	50	no resub needed
Jordan	61 South Hamilton Street			no resub needed
Elbridge	5327 Hamilton Road			no resub needed
Elmwood	202 Elmhurst Ave	33	51.75	split into two building sites
Elmwood	204 Elmhurst Ave	33		
Elmwood	206 Elmhurst Ave	37.5	51.75	

Neighborhood	Group	Address	Resub	Notes	Frontage
Elmwood	107 Elmhurst	107 Elmhurst Ave	split in half??		100
Elmwood	109 May	109 May Ave	Resub combining 109 and 111 complete. Final address is 109 May		88
Elmwood	111 May				
Southside	122 Wood	122 Wood Ave	no resub needed		80
Southside	135 Wood	135 Wood Ave	no resub needed		74
Elmwood	176 Bishop	174 Bishop Ave	combined	Closing on hold until we finish a Phase II	66
Elmwood	178 Bishop				
Elmwood	202 Elmhurst Ave	202 Elmhurst Ave	split into two building sites	Closing on hold until we finish a Phase II	51.75
Elmwood	204 Elmhurst Ave	206 Elmhurst Ave			51.75
Elmwood	206 Elmhurst Ave				
Elmwood	214-16 Hunt	214 Hunt Ave	no resub needed - ADDRESS CORRECTION		76
Elmwood	322-24 Bishop	322 Bishop Ave	move lot line to create two equal sized lots		66
Elmwood	332 Bishop	332 Bishop Ave			50
Westside	661 Gifford	661 Gifford St	no resub needed		50
Northside	754 Alvord	754 Alvord St N	no resub needed		66
Southside	301 Baker	303 Baker Ave	combine	Closed	76
Southside	307 Baker				
Southside	1540-1614 S State St	1542 State St S	map recorded	Closed	50
Southside	1540-1614 S State St	1548 State St S			40
Southside	1540-1614 S State St	1600 State St S			40
Southside	1540-1614 S State St	1606 State St S			39
Southside	1540-1614 S State St	1608 State St S			47
Southside	203 Beard	203 Beard Ave W	no resub needed	Closed	50
Southside	209 Woodland	209 Woodland Ave	Resub complete - final address is 209 Woodland Ave	Closed	76
Southside	213 Woodland				
Southside	211 1/2 Beard	211 1/2 Beard Ave W	no resub needed - ADDRESS CORRECTION	Closed	50
Elmwood	234 Hunt	234 Hunt Ave	no resub needed	HHQ not ready to build here	63
Northside	709-11 Alvord	709 Alvord St N	HHQ does not want this site - wait to resub		33
Northside	709-11 Alvord	711 Alvord St N			33
Westside	622 Gifford	622 Gifford St		NOT OWNED BY LB	66
Westside	212 Merriman	212 Merriman Ave	SOLD	Already under contract to another buyer; closed	49

Neighborhood	Group	Address	Resub	Notes	Frontage
Westside	Merriman/Sabine	213 Merriman Ave	Resubdivision is complete - final address is 215 Merriman Ave	HHQ not ready to build here	irr.
Westside	Merriman/Sabine	215 Merriman Ave			irr.
Westside	Merriman/Sabine	101 Sabine St			irr.
Westside	226 Merriman	226 Merriman Ave	no resub needed - ADDRESS CORRECTED		49
Westside	233 Merriman	233 Merriman Ave	no resub needed		50
Westside	307 Merriman	307 Merriman Ave	no resub needed		50
Westside	313-17 Merriman	313 Merriman Ave	no resub needed		50
Westside	313-17 Merriman	315 Merriman Ave	no resub needed		50
Westside	313-17 Merriman	317 Merriman Ave	no resub needed		50
Westside	405-11 Merriman	405 Merriman Ave	no resub needed		50
Westside	405-11 Merriman	407 Merriman Ave	no resub needed		50
Westside	405-11 Merriman	409 Merriman Ave	no resub needed		50
Westside	405-11 Merriman	411 Merriman Ave	no resub needed		50
Westside	408 Merriman	408 Merriman Ave	no resub needed		50
Jordan	61 South Hamilton Street	61 South Hamilton Street	no resub needed	Rejected by HCR	
Elbridge	5327 Hamilton Road	5327 Hamilton Road	no resub needed		

Clean Revised Exhibit A
HHQ AHOP sites

Exhibit A
Revised 8/20/24

Neighborhood	Original Address	Address	Resub	Notes	Frontage
Elmwood	107 Elmhurst	107 Elmhurst Ave	split in half??		100
Elmwood	109 May	109 May Ave	Resub combining 109 and 111 complete. Final address is 109 May		88
Elmwood	111 May				
Southside	122 Wood	122 Wood Ave	no resub needed		80
Southside	135 Wood	135 Wood Ave	no resub needed		74
Elmwood	176 Bishop	174 Bishop Ave	combined	Closing on hold until we finish a Phase II	66
Elmwood	178 Bishop				
Elmwood	202 Elmhurst Ave	202 Elmhurst Ave	split into two building sites	Closing on hold until we finish a Phase II	51.75
Elmwood	204 Elmhurst Ave				
Elmwood	206 Elmhurst Ave	206 Elmhurst Ave			51.75
Elmwood	214-16 Hunt	214 Hunt Ave	no resub needed - ADDRESS CORRECTION		76
Elmwood	322-24 Bishop	322 Bishop Ave	move lot line to create two equal sized lots		66
Elmwood	332 Bishop	332 Bishop Ave			50
Westside	661 Gifford	661 Gifford St	no resub needed		50
Northside	754 Alvord	754 Alvord St N	no resub needed		66
Southside	301 Baker	303 Baker Ave	combine	Closed	76
Southside	307 Baker				
Southside	1540-1614 S State St	1542 State St S	map recorded	Closed	50
Southside	1540-1614 S State St	1548 State St S			40
Southside	1540-1614 S State St	1600 State St S			40
Southside	1540-1614 S State St	1606 State St S			39
Southside	1540-1614 S State St	1608 State St S			47
Southside	203 Beard	203 Beard Ave W	no resub needed	Closed	50
Southside	209 Woodland	209 Woodland Ave	Resub complete - final address is 209 Woodland Ave	Closed	76
Southside	213 Woodland				
Southside	211 1/2 Beard	211 1/2 Beard Ave W	no resub needed - ADDRESS CORRECTION	Closed	50

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at Syracuse City Hall – 233 E. Washington Street; Syracuse, NY 13202 - on August 20, 2024 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
Nancy Quigg, Vice Chair
Jonathan Link Logan, Secretary
Michael LaFlair, Treasurer
Oceanna Fair

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by _____ seconded by _____
_____ to wit:

Resolution No.: 22 of 2024

**RESOLUTION AUTHORIZING THE ACQUISITION OF
CERTAIN PROPERTIES FROM THE CITY OF SYRACUSE**

WHEREAS, New York Not-For-Profit Corporation Law §1608(b) authorizes the GSPDC to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

WHEREAS, pursuant to New York Not-For-Profit Corporation Law §1608(c), the GSPDC may accept transfers of real property from municipalities upon such terms and conditions as agreed to by the GSPDC and the municipality; and

WHEREAS, the GSPDC desires to acquire from the City of Syracuse title to certain parcels of real property identified on the Properties List attached hereto as Schedule A subject to the limitations set forth herein.

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 GSPDC is hereby authorized to acquire, either in its own name or in the name of a lawfully formed subsidiary, as determined appropriate by the Executive Director and Legal Counsel, from the City of Syracuse, title to the parcels of real property identified on the Properties List attached hereto as Schedule A (individually a "Property" and collectively the "Properties"), subject to the following limitations:

GSPDC shall be under no obligation to acquire any Property which the GSPDC reasonably determines to:

- a. have defects in title; or
- b. constitute a danger or public hazard; or
- c. contain hazardous substances or present other environmental concerns; or
- d. be fiscally imprudent for the GSPDC to accept including, by way of example and not limitation, Property which contains improvements in need of demolition; or
- e. that the GSPDC deems inappropriate for acquisition.

Section 4. The Chairman and the Executive Director of the GSPDC are each hereby authorized and directed 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.

Section 4. The other officers, employees and agents of the GSPDC are hereby authorized and directed for and in the name and on behalf of the GSPDC 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	___
Mike LaFlair	VOTING	___
Oceanna Fair	VOTING	___
Jonathan Link Logan	VOTING	___
Nancy Quigg	VOTING	___

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 20, 2024 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 17th day of September, 2024.

Jonathan Link Logan, Secretary

SCHEDULE A

PNUMBR	Address	Land Use	Status
1028001200	124 FITCH ST	Vacant Lot	seizable
1028001400	128-30 FITCH ST	Two-Family	seizable
1028002002	142 FITCH ST	Vacant Lot	seizable
1128001500	149 FITCH ST	Vacant Lot	City-owned
1028002500	200 FITCH ST	Vacant Lot	seizable
1028002600	204 FITCH ST	Vacant Lot	seizable
1028002700	206 FITCH ST	Vacant Lot	seizable
1128003200	235-1/2 FITCH ST	Vacant Lot	seizable
1128003300	237 FITCH ST	Vacant Lot	seizable
1128003400	239 FITCH ST	Vacant Lot	seizable
1028003800	230 FITCH ST	Vacant Lot	seizable
1028003900	232 FITCH ST	Vacant Lot	seizable
1028004000	234 FITCH ST	Vacant Lot	seizable
1028004100	236 FITCH ST	Vacant Lot	City-owned
1028004200	238-40 FITCH ST	Vacant Lot	seizable
1028004300	242 FITCH ST	Vacant Lot	seizable
1028004800	256 FITCH ST	Vacant Lot	seizable
1034004800	224 GRACE ST	Vacant Lot	seizable
1040006200	311 HOLLAND ST	Vacant Lot	seizable
1040006000	303-05 HOLLAND ST	Vacant Lot	seizable
1040007300	320-22 HOLLAND ST	Vacant Lot	seizable
1047006900	314 KELLOGG ST	Vacant Lot	City-owned
1047007000	316 KELLOGG ST	Vacant Lot	seizable
1047004000	212 KELLOGG ST	Vacant Lot	seizable
1040003200	233-35 HOLLAND ST	Vacant Lot	seizable
1047004100	214 KELLOGG ST	Vacant Lot	seizable
1034000500	127-29 GRACE ST	Vacant Lot	seizable
1034001300	167-69 GRACE ST	Vacant Lot	seizable
1034001400	173-75 GRACE ST	Vacant Lot	seizable
1034003900	206 GRACE ST	Vacant Lot	City-owned