A special meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session at the offices of the GSPDC located at 333 West Washington Street, Suite 130, Syracuse, New York 13202 on August 7, 2014 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:

Vito Sciscio, Chair
Daniel Barnaba, Treasurer
Dwight L. Hicks, Secretary
James Corbett
Julie Cerio

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright              Executive Director
John P. Sidd, Esq.         GSPDC Counsel

The following resolution was offered by Julie Cerio, seconded by Dan Barnaba, to wit:

Resolution No.: 28 of 2014

RESOLUTION AUTHORIZING THE SALE OF 751 NORTH SALINA STREET TO 751 NORTH SALINA, LLC

WHEREAS, New York Not-For-Profit Corporation Law §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 §1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, section 4 of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") permits the GSPDC to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the GSPDC; and
WHEREAS, Section 4 of the Property Disposition Policy also permits the GSPDC to dispose of property by negotiation when the fair market value of the property does not exceed Fifteen Thousand Dollars ($15,000.00), subject to obtaining such competition as is feasible under the circumstances; 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 a certain parcel of real property situate in the City of Syracuse, County of Onondaga, and State of New York commonly known as 751 North Salina Street and identified by City of Syracuse tax map number 008-07-03.0 (the "Property"); and

WHEREAS, the two-story building on the Property is unoccupied and in a dilapidated condition (the "Building"); and

WHEREAS, on May 16, 2014, the City of Syracuse Division of Code Enforcement issued an Emergency Notice and Order informing the GSPDC that the City determined the Building to be unfit for human habitation, dangerous to human life and detrimental to health and posed an immediate danger to the health, safety and welfare of the general public and, as such, needed to be immediately demolished as an emergency and that the GSPDC would be liable for the costs associate therewith (the "Notice and Order"); and

WHEREAS, the City has not yet undertaken the demolition of the Building under the terms of the Notice and Order; and

WHEREAS, a restricted appraisal of the Property conducted by Grady Appraisals on behalf of the GSPDC and dated July 28, 2014 determined the fair market value of the Property to be $14,000.00 as of July 20, 2014 (the "Restricted Appraisal"); and

WHEREAS, Grady Appraisals cautioned the GSPDC that the Restricted Appraisal has a lower level of reliability than an Appraisal report and the Restricted Appraisal does not reference the Notice and Order; and

WHEREAS, the Board of Directors believes Grady Appraisals was unaware of the Notice and Order as of the appraisal date; and

WHEREAS, 751 North Salina Street, LLC (the "Buyer") has submitted a purchase offer for the Property in the amount of one dollar ($1.00); and

WHEREAS, the Buyer plans to perform an immediate structural stabilization of the Property and to renovate and lease the Property to commercial and/or residential tenants, thereby restoring the Property to productive use; and
WHEREAS, GSPDC staff have determined that the Buyer is a qualified buyer; and

WHEREAS, selling the Property to the Buyer will eliminate the GSPDC's liability with respect to the Property, including the GSPDC's liability for the cost of demolishing the Property in accordance with the Notice and Order which preliminary estimates indicate would exceed $45,000.00; and

WHEREAS, transferring title to the Property to the Buyer will benefit the public by increasing tax revenues, helping to enhance property values in the neighborhood in which the Property is located, and abating safety hazards which may be present at the Property; and

WHEREAS, as the Buyer's plans are consistent with the mission, purpose, and governing statute of the GSPDC and the Property's fair market value does not exceed $15,000.00, the Property Disposition Policy permits the GSPDC to transfer title to the Property to the Buyer for less than fair market value without holding a public auction or advertising for bids; and

WHEREAS, GSPDC staff have evaluated the proposed transfer in accordance with the Property Disposition Policy and have recommended that the GSPDC transfer title to the Property to the Buyer; and

WHEREAS, the Board of Directors has considered the information set forth in section 4(g)(ii) of the Property Disposition Policy and has determined that there is no reasonable alternative to the proposed transfer that would achieve the same purpose of such transfer; and

WHEREAS, the GSPDC desires to sell the Property to the Buyer for a purchase price of one dollar ($1.00); and

WHEREAS, the Buyer shall be required 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 the Property to the Buyer in accordance with the terms of this Resolution.

Section 3. 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:

Vito Sciscioli        VOTING     Yes
Daniel Barnaba       VOTING     Yes
Dwight L. Hicks      VOTING     Excused
James Corbett        VOTING     Yes
Julie Cerio          VOTING     Yes

The foregoing Resolution was thereupon declared and duly adopted.
STATE OF NEW YORK   
COUNTY OF ONONDAGA  

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 7, 2014 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 September, 2014.

Dwight L. Hicks, Secretary
RESOLUTION AUTHORIZING THE SALE OF MULTIPLE PARCELS OF REAL PROPERTY

Resolution No.: 31 of 2014

The following resolution was offered by Jim Cordell, seconded by Dan Barabara.

GSFDC Counsel

GSFDC Executive Director

John P. Sidd, Esq.

Kathryn Whight

The following persons were also present:

Dwight L. Hicks, Secretary

ABSENT:

James Cordell

Juli Cribb

Daniel Barabara, Treasurer

Vito Scardillo, Chair

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSFDC were present:

13202 on September 16, 2014 at 8:00 a.m.

The GSFDC is located at 333 West Washington Street, Suite 130, Syracuse, New York
such transfer, and

WHEREAS, if any property is being disposed of for less than fair market value,

and sell each property to the corresponding buyer by negotiation.

WHEREAS, as each buyer’s plans are consistent with the mission, purpose and

local, and/or abating safety hazards that may be present at the property, and

WHEREAS, the GSPDC has obtained such competition as is feasible under the

the GSPDC has sold each property to the corresponding buyer designated on the properties

and conditions set forth therein, and

and each property is set forth on the

WHEREAS, the GSPDC owns certain parcels of real property situated in the City

and pursuant to Section 5 of the Property Disposition Policy, and

WHEREAS, all disposals of GSPDC property must be made to qualified buyers

and is feasible under the circumstances; and

WHEREAS, Section 4 of the Property Disposition Policy also permits the GSPDC

reasonable approaches to the proposed transfer that would achieve the same purpose of

the Property Disposition Policy and has determined that there is no

the Board of Directors (the “Board”) has considered the information set forth in Section

WHEREAS, if any property is being disposed of for less than fair market value,
The question of the adoption of the foregoing Resolution was duly put to a vote.

Section 5. This Resolution shall take effect immediately.

Section 4. The other officers, employees and agents of the GSPDC are hereby authorized and directed to execute all documents on behalf of the GSPDC to implement the provisions of this Resolution and to do such further things as may be necessary or convenient to the GSPDC with which they may be necessary or desirable to further the intent of this Resolution.

Section 3. The Chairman, Vice Chairman and the Executive Director of the GSPDC shall be vested with such powers, duties and responsibilities as are necessary to carry out the provisions of this Resolution.

Section 2. The Members of the Board hereby authorize the GSPDC to sell the Properties in accordance with the terms and conditions set forth in the Resolution.

Section 1. The Recitals above are hereby incorporated into this Resolution as if fully set forth herein.

PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE GSPDC, wherein it is hereby resolved

WHEREAS, the GSPDC desires to sell each Property to the corresponding Buyer specified on the Properties List as set forth on the Properties List, and

WHEREAS, the Buyer of each Property is the Buyer whose name was offered by each Buyer as Buyer identified on the Properties List at the price which was offered by each Buyer, as

WHEREAS, the Buyer identified on the Properties List at the price which was offered by each Buyer, as

JULIE CERNO
JAMES CORDETT
DWIGHT L. HICKS
DANIEL BARNABER
VITO SCLORSI

Yes
VOTING
Yes
VOTING
EXCUSED
VOTING
Yes
VOTING
Yes
VOTING

GSPPDC this 16th day of September, 2014.

IN WITNESS WHEREOF, I have heretounto set my hand and affixed the seal of full force and effect and has not been amended, repealed or rescinded.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in present through said meeting.

with such Open Meetings Law, and (d) there was a quorum of the directors of GSPPDC 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 to Article 7 of the meeting; (b) said meeting was in all respects duly held; (c) pursuant to Article 7 of the

I FURTHER CERTIFY that (a) all directors of GSPPDC had due notice of said meeting.

as the same relates to the subject matters thereinafter referred to.

GSPPDC and of such Resolution set forth herein and of the whole of said original so far file in my office, and that the same is a true and correct copy of such proceedings of

Resolution contained therein, held on September 16, 2014 with the original inserted on Resolution of the meeting of the directors of GSPPDC, including the

I, the undersigned Secretary of the Greater Syracuse Property Development

COUNTY OF ONONDAGA

STATE OF NEW YORK

The foregoing Resolution was thereupon declared and duly adopted.
enforcement mortgage is necessary. Will ensure that the rezoning meets housing quality standards and is sold to an income-eligible household so no
commitment letter for the needed affordable housing development subsidy is secured. Restrictions from the lender
recommend sale to the home header/tenants Inc. with the home transfer once the buyer is ready to begin work and a
recommend sale to the home header/tenants Inc. with the home transfer once the buyer is ready to begin work and a

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<tr>
<th>Plan</th>
<th>Notes/Recommendations</th>
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<td>Offer</td>
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<td>Applicant</td>
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2) 125-27 Liance Street - Buildable Vacant Lot

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<th>Plan</th>
<th>Notes/Recommendations</th>
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<tr>
<td>Applicant</td>
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9) 83 Madison Ave - Non-Buildable Vacant Lot

September 16, 2014 Sales Summary
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<th>Applicant</th>
<th>Offer</th>
<th>Plan</th>
<th>Notes/Recommendations</th>
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<tbody>
<tr>
<td>117 Spring Street Purchase</td>
<td>Home HeadQuarters, Inc.</td>
<td>$2,000 (Affordable Housing Discount)</td>
<td>Renovate and lease to own as affordable housing</td>
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<tr>
<td></td>
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<td>Plans to invest $100,000 in renovation</td>
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"Schedule A"