

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session in the third floor conference room of the Central New York Philanthropy Center located at 431 East Fayette Street Syracuse, New York 13202 on June 21, 2016 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 Sciscioli, Chair
James Corbett, Vice Chair
Daniel Barnaba, Treasurer
Julie Cerio, Secretary
El-Java Abdul-Qadir

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 Daniel Barnaba, to wit:

Resolution No.: 16 of 2016

**RESOLUTION AUTHORIZING THE
NONCOMPETITIVE SALE 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) 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 a certain parcel 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 "Property"); and

WHEREAS, the individual or entity identified on the Property Sale Information Sheet as the buyer (the "Buyer") submitted an offer to purchase the Property for the price set forth therein; and

WHEREAS, the Board of Directors has determined that a benefit to the community will be had by selling the Property to the Buyer 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 Buyer is uniquely qualified to return the Property to productive use for the reasons identified in the Property Sale Information Sheet; and

WHEREAS, the Buyer is a qualified buyer 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 Property to the Buyer without first undertaking other methods of disposition and without competitive procedures; and

WHEREAS, the GSPDC desires to sell the Property to the Buyer identified on the Property Sale Information Sheet at the price set forth therein; and

WHEREAS, if noted on the Property Sale Information Sheet, the GSPDC shall require the Buyer to execute and deliver a Development Enforcement 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 identified on the Property Sale Information Sheet 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 the Property. The 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:

Vito Sciscioli	VOTING	<u>Yes</u>
James Corbett	VOTING	<u>Yes</u>
Daniel Barnaba	VOTING	<u>Yes</u>
Julie Cerio	VOTING	<u>Yes</u>
El-Java Abdul-Qadir	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

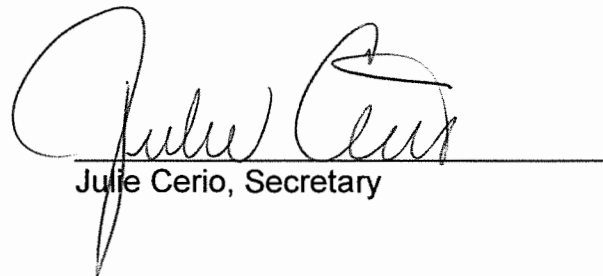
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 June 21, 2016 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 19th day of July, 2016.



Julie Cerio, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

141 Wood Ave
084.-24-05.0

Buyer's Name:

Consuela Kent

Purchase Price:

\$12,000

Benefit to the Community Resulting from the Sale:

This sale will

- keep this family, who cannot afford market rate rent for a comparable property, in their longtime home,
- make them owner occupants giving them the opportunity in the future to borrow against this home's equity should their income improve and helping to stabilize the surrounding area since owner-occupants tend to better care for their homes than absentee landlords, and
- returns the property to taxable status.

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

This non-competitive sale is recommended based on the Land Bank's Tenant to Home Owner program outlined in section 5.d.vii. of the Property Disposition Policy. This occupied single-family house was foreclosed on by the City of Syracuse in December 2015 and since then the occupants have taken the HHQ homebuyer education course and gotten mortgage qualified. The house appraised at \$28,000, but the occupants only qualify for a \$12,000 loan. Consuela Kent has been living in the home since 2011 and cannot likely afford market-rate rent elsewhere for a comparable home. She and her husband had been working on cosmetic renovations to the house and were hesitant to continue without knowing if they could buy. Their monthly budget developed with assistance from Home HeadQuarters shows that they would have an acceptable debt to income ratio and sufficient funds leftover each month for maintenance and savings. Home HeadQuarters will also escrow the taxes in conjunction with issuing the mortgage. We suspect it may be difficult to sell this house to another owner occupant if it were vacated.

Staff recommend sale to Consuela Kent for \$12,000, subject to a residency enforcement mortgage in the amount of the \$16,000 discount from appraised value, requiring that the house remain owner occupied for at least five years.