

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 James Corbett, seconded by Daniel Barnaba, to wit:

Resolution No.: 17 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 GSDPC 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 GSDPC'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 GSDPC property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the GSDPC 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 GSDPC'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 GSDPC 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 GSDPC 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 GSDPC.

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.

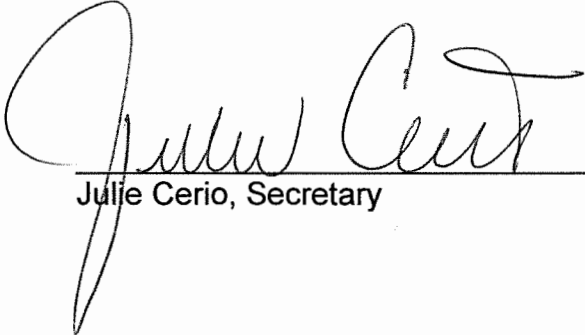
STATE OF NEW YORK            )  
COUNTY OF ONONADAGA       ) ss.:

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 19<sup>th</sup> day of July, 2016.



Julie Cerio, Secretary

## SCHEDULE A

### PROPERTY SALE INFORMATION SHEET

**Property Address and Tax Parcel Number:**

145 E Cheltenham Road  
068.-07-19.2

**Buyer's Name:**

Dwell Equity, LLC

**Purchase Price:**

\$4,500

**Benefit to the Community Resulting from the Sale:**

This sale will prompt private investment in the property, return the property to taxable status, and avoid a demolition expense that would have used unrestricted Land Bank funds, allowing us to direct those funds toward one of the other 160 demolition candidates in the Land Bank's inventory.

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

Dwell Equity, LLC is the only private purchaser who has submitted a plan that includes the Land Bank's mandatory renovation specifications and proof of financing for this property.

Date Acquired: 6/22/2015  
Listed: 7/06/2015  
Listing Expired: 10/06/2015  
Original List Price: \$22,900  
Days on Market: 92

145 Cheltenham is a single-family home located in the South Valley neighborhood of Syracuse. In July the property was listed for sale and remained on the market for 92 days, during which we received no offers from purchasers willing to complete our scope of renovations. By our estimate a private investor would have been able to purchase at that price, renovate, and flip the property for a profit and we were surprised not to receive any qualified offers. We then offered it to HHQ for AG funded renovation and they felt that it would be a better site for demo and new construction. Preparing to demolish the house, our demolition contractor inquired whether we would allow them to buy the property instead, as one of his employees used to reside here and has sentimental attachment to the property and would hate to see it demolished. The home has been subject to complaints from the neighbors due to its neglected condition and general lack of curb appeal and to respond to their concerns we've negotiated with Mr.

Harper that they would add a portico and shutters to the front of the house to break up its flat façade and they will be required to re-sell it to an owner occupant.

Dwell Equity is operated by Mike Harper, Sr. of Ultraclean, Inc., which is under contract with the Land bank to complete 41 demolitions this year. Mr. Harper has offered to renovate the property and resell it to an owner-occupant. Mr. Harper has agreed to renovations outlined by Land Bank staff.

Staff recommend sale to Dwell Equity, LLC subject to an enforcement mortgage to be discharged once the proposed improvements are complete and the property is sold to an owner-occupant.