

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 July 19, 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 Jim Corbett, to wit:

Resolution No.: 19 of 2016

**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:

|                     |        |            |
|---------------------|--------|------------|
| 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 July 19, 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 16<sup>th</sup> day of August, 2016.

  
\_\_\_\_\_  
Julie Cerio, Secretary



**PROPERTY SALE INFORMATION SHEET**

**July 19, 2016**

**1) 931 Kirkpatrick St. – Occupied Front and Rear Houses**

Date Acquired: 11/25/2015

Parcel Number: 006.-15-22.0

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

This sale will:

- Keep a large immediate family together who would otherwise have great difficulty finding a home or apartment that meets their needs,
- 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, and
- Returns the property to taxable status.

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

Staff recommend this non-competitive sale 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 upon by the City of Syracuse in November of 2015. The occupant has saved \$5,000 and qualifies for a \$5,000 loan from HHQ. Although the home is appraised at \$20,000, we recommend sale for \$10,000 since this is the most the family can afford. 931 Kirkpatrick St. includes two single-family homes on one parcel. Jerome Weah, his wife, and his family of 12 children reside in the front house. The purchase would allow them to spread out and utilize both properties to house their family. Land Bank staff have developed a renovation plan that the buyer has agreed to complete.

Staff recommend sale to Jerome Weah for \$10,000, subject to a residency enforcement mortgage in the amount of the \$10,000 discount from appraised value, requiring that the house remain owner occupied for at least five years and with a \$5,000 enforcement mortgage requiring the minor necessary renovations that they’ve agreed to complete be completed within 12 months.

| <b>931 Kirkpatrick St. Purchase Offer</b> |                              |
|---|------------------------------|
| Applicant                                 | Jerome Weah                  |
| Offer                                     | \$10,000                     |
| Plan                                      | Renovate for Owner-Occupancy |

**2) 148 Granger St- Vacant Two-Family House**

Date Acquired: 4/27/2016

Parcel Number: 101.-19-07.0

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

This sale will offset the Land Bank’s cost of demolition. Removing this blighted structure will eliminate an attractive nuisance that is providing a haven for illicit activity and will improve the quality of life for residents in the recently renovated property next door at 142 Ganger St.

“Schedule A”

**Buyer’s Unique Qualifications for Returning this Property to Productive Use:**

The Land Bank sold 142 Granger to the Rescue Mission Alliance in October 2014, which they partnered with Hayner Hoyt and Corporate Volunteer Council (CVC) of Central New York to renovate and that they now operate as transitional housing for formerly homeless men. 148 Granger St was not competitively advertised for sale, because it was identified as a demolition candidate by the Land Bank and not thought to be an attractive investment for any other purchaser. The property was not marked as an emergency demo needing to come down this year. However, the Rescue Mission Alliance of Syracuse is offering \$6,500 for the property, contingent upon the Land Bank first demolishing the structure. This will partially offset the cost of the demolition. The Rescue Mission is the only logical buyer of the property because they hold the only other adjacent parcels and once demolished this parcel will not be buildable. The resulting lot measures 27’ by 73.’ Their adjacent properties are 142 Granger and 112 McCormack (a vacant lot). All three parcels are zoned Industrial, Class A and will form a rectangular parcel when combined.

Staff recommend sale to the Rescue Mission Alliance of Syracuse for \$6,500.

| 148 Granger Purchase Offer |  |
|----------------------------|--|
| Applicant                  | Rescue Mission Alliance of Syracuse      |
| Offer                      | \$6,500                                  |
| Plan                       | Side-lot – offer contingent upon LB demo |

**3) 321 Kirkpatrick St.– Vacant Three-Family House with a large garage**

Date Acquired: 9/24/2015

Parcel Number: 007.-19-07.0

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

This sale will:

- remove a blighted structure from a highly traveled corridor,
- offset the Land Bank’s demolition costs,
- provide greenspace for the surrounding neighborhood, and
- increase the value of the adjacent property and parking available to this adjacent local business.

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

This property was not competitively advertised for sale because it is a demolition candidate. We have not prioritized it as an emergency demo needing to come down this year. However, J.B. Brady, Inc. is offering \$12,000 for the property, contingent upon the Land Bank first demolishing the structure. This will partially offset the cost of the demolition. J. B. Brady, Inc. owns and operates a business in the adjacent historic factory (built as the Baumer Candle Factory) located at 811 N. Alvord Street. Brady Systems, the existing business, sells and services commercial scales.

They intend to install additional on-site parking and greenspace on the resulting lot. Both this property and their adjacent property are zoned Local Business, Class A. They hope to eventually acquire the vacant lot on the other side of 321 Kirkpatrick, 317 Kirkpatrick, which is chronically tax delinquent (the owner keeps paying just the redemption amount to avoid foreclosure) and expand this area even further to create an attractive buffer between their factory and the nearby park. Staff recommend sale to J. B. Brady, Inc. for \$12,000.

| 321 Kirkpatrick St. Purchase Offer |  |
|------------------------------------|--|
| Applicant                          | J. B. Brady, Inc.                                |
| Offer                              | \$12,000   |
| Plan                               | Side-Lot/Parking – offer contingent upon LB demo |

“Schedule A”

4) 109 Titus Alley and 109 Titus Alley Rear – Two Vacant Residential Structures

Date Acquired: 6/4/2014 and 11/19/14

Parcel Number: 007.-35-06.0 and 007.-35-34.0

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

This sale will offset the cost of removing two blighted structures on an extremely dense block and provide much-needed greenspace for nearby residents.

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

Titus Alley is a small dead-end block that runs parallel to the 900 block of N. Salina and the 1200 block of N State St. Steven Dulasky owns Dick’s Collision (931 N. Salina St), which backs up to Titus Alley, as well as a rental property at 107 Titus Alley. Mr. Dulasky has offered to purchase the property at 109 Titus Alley and 109 Titus Alley Rear, contingent upon the Land Bank first demolishing the structures and selling him 111 Titus Alley. These properties will become a side yard to that property and provide open space on an otherwise very densely built block. This demolition will allow for much needed green space on Titus Alley. The property was originally listed with Tempo Realty and was on the market for over a year. It was later listed with Saya Realty for nearly a year and during this time the Land Bank received no offers from qualified buyers on these Titus Alley properties. The purchase will allow the Land Bank to offset the demolition costs. Based on the Land Bank’s disposition policy staff recommend sale to Steven Dulasky for \$19,000 contingent upon him combining these parcels with 111 Titus Alley.

| 109 Titus Alley and 109 Titus Alley Rear Purchase Offer |                          |
|---|--------------------------|
| Applicant   | Steven Dulasky           |
| Offer   | \$19,000                 |
| Plan  | Demolish for Green Space |

5) 111 Titus Alley- Vacant Single-Family House

Date Acquired: 4/23/2014

Parcel Number: 007.35-05.0

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

This sale will return a vacant property to productive use and enable the Land Bank to cost effectively address the extremely blighted properties next door.

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

See paragraph above regarding 109 Titus Alley and 109 Titus Alley Rear. 111 Titus Alley is a single-family house that was originally listed with Tempo Realty and then later Saya Realty but generated no qualified offers. Mr. Dulasky has offered to purchase the property for \$1,000 to renovate and rent. Mr. Dulasky owns several properties in immediate area including 107 Titus and Dick’s Collision at 931 N Salina St.

Based on the Land Bank’s disposition policy staff recommend sale to Steven Dulasky subject to an enforcement mortgage to be discharged once the renovations are complete.

| 111 Titus Alley Purchase Offer |  |
|--------------------------------|--|
| Applicant                      | Steven Dulasky   |
| Offer                          | \$1,000  |
| Plan                           | Renovate for Rental                                      |
| Notes                          | Agreed to Land Bank’s minimum renovation specifications. |