

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session in the second floor ballroom at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on January 17, 2017 at 12:00 p.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

**EXCUSED:**

**FOLLOWING PERSONS WERE ALSO PRESENT:**

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

The following resolution was offered by Jim Corbett, seconded by El Java Abdul Qadir, to wit:

Resolution No.: 3 of 2017

**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 the 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:

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.

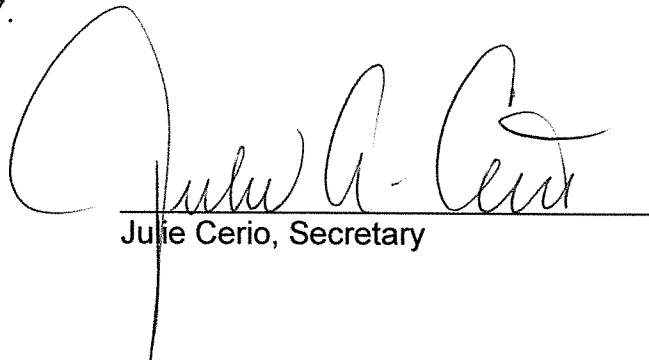
STATE OF NEW YORK            )  
COUNTY OF ONONADAGA       ) ss.:

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 January 17, 2017 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 23<sup>rd</sup> day of February, 2017.



Julie Cerio, Secretary



**January 17, 2017 Sales Summary**

**1) 253 Fayette Blvd. – Vacant Single-Family House**

Date Acquired: 08/04/2016                      Listed: 9/13/2016  
 Current Listing Price: \$29,900                      Days on Market: 115  
 Original List Price: \$49,900

253 Fayette Blvd. is a single-family house in the Salt Springs neighborhood. This property is in the Land Bank’s Home Ownership Choice Program. Ms. Mun’s husband has extensive construction experience and they are relocating to Syracuse for a full-time nurse practitioner job at Iroquois Nursing Home in Jamesville. Her husband, Young Sun Kim, will complete most of the renovations himself and hire local licensed electricians and plumbers when needed.

Based on the Land Bank’s disposition policy, staff recommend sale to Sunok Mun subject to an enforcement mortgage to be discharged once the proposed renovations are complete and a second enforcement mortgage requiring the property remain owner-occupied for five years.

<b>253 Fayette Blvd. Purchase Offer</b>	
<b>Applicant</b>	Sunok Mun
<b>Offer</b>	\$29,900
<b>Plan</b>	Renovate to Owner-Occupy
<b>Notes/Recommendations</b>	Applicant Agrees to Minimum Renovation Specifications

**2) 225 Belle Ave. – Vacant Single-Family House**

Date Acquired: 10/03/2016                      Listed: 10/26/2016  
 Current List Price: \$16,900                      Days on Market: 72  
 Original List Price: \$19,900

225 Belle Ave. is a single- family, ranch style home in the Land Bank’s Home Ownership Choice program. Luis Caraballo-Rijos and Carmen Gonzalez-Sanchez have agreed to purchase, renovate, occupy the property as their primary residence. Mr. Caraballo-Rijos has experience in property maintenance and construction.

Based on the Land Bank’s disposition policy, staff recommend sale to the Luis Caraballo-Rijos and Carmen Gonzalez-Sanchez subject to an enforcement mortgage to be discharged once the renovations are complete and a second enforcement mortgage requiring the property remain owner-occupied for five years.

<b>225 Belle Ave. Purchase Offer</b>	
<b>Applicant</b>	Luis Caraballo-Rijos and Carmen Gonzalez-Sanchez
<b>Offer</b>	\$16,900
<b>Plan</b>	Renovate to Owner-Occupy
<b>Notes/Recommendations</b>	Applicant Agrees to Minimum Renovation Specifications

**3) 223 W. Ostrander Ave. – Vacant Single-Family House**

Date Acquired: 08/31/16                      Listed: 10/07/16  
 Current List Price: \$12,900                      Days on Market: 91  
 Original List Price: \$ 12,900

"Schedule A"

223 W. Ostrander is a single-family house in the Brighton neighborhood in need of minor renovations listed in the Home Ownership Choice program.

Mr. Brigham Smith is purchasing the property with his mother-in-law Regina Williams who will occupy the property with her husband as their primary residence. Mr. Smith has experience in home renovations and will completing work by himself and with help from family members.

Based on the Land Bank's disposition policy, staff recommend sale to the Brigham Smith and Regina Williams subject to an enforcement mortgage to be discharged once the renovations are complete and a second enforcement mortgage requiring the property remain owner-occupied for five years.

223 W. Ostrander Ave. Purchase Offer	
Applicant	Brigham Smith and Regina Williams
Offer	\$12,900
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant Agrees to Minimum Renovation Specifications

**4) 119 Fairfield Ave. – Vacant Two-Family House**

Date Acquired: 01/29/2016      Listed: 12/14/2016  
 Current List Price: \$14,900      Days on Market: 23  
 Original List Price: \$14,900

119 Fairfield Ave. is a two-family house in the Elmwood neighborhood. Brian D. Murphy has offered to purchase and renovate the property to operate as a rental. Brian D. Murphy has completed serval renovation projects and he owns and operates three rental properties in Syracuse.

Based on the Land Bank's disposition policies, staff recommend sale to Brian D. Murphy subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

119 Fairfield Ave. Purchase Offer	
Applicant	Brian D. Murphy
Offer	\$14,900
Plan	Renovate for Rental
Notes	Applicant Agrees to Minimum Renovation Specifications

**5) 610 Bear St. – Vacant Two-Family House**

Date Acquired: 11/06/2015      Listed: 01/04/2016  
 Current List Price: \$4,500      Days on Market: 365  
 Original List Price: \$9,900

610 Bear St. is a vacant two-family house in the Washington Square neighborhood. Mr. Ed Morris intends to renovate the property to operate is as a rental. It is an illegal non-conforming three-unit that he will convert back to a two-unit rental. Mr. Morris has purchased property from the Land Bank before and successfully discharged the enforcement mortgages. Mr. Morris is a general contractor with experience in home renovations.

Based on the Land Bank's disposition policies, staff recommend sale to Edward Morris subject to an enforcement mortgage to be discharged once the mandatory renovations are complete.

"Schedule A"

610 Bear St. Purchase Offer	
Applicant	Edward Morris
Offer	\$4,500
Plan	Renovate for Rental
Notes	Applicant Agrees to Minimum Renovation Specifications

6) 324-26 Grant Ave. – Vacant Two-Family House

Date Acquired: 03/26/2-14                      Listed: 06/25/2015  
 Current List Price: \$5,000                      Days on Market: 550  
 Original List Price: \$14,900

610 Bear St. is a vacant two-family house in the Washington Square neighborhood. Shawn P. Jarzenski owns a construction company, lives just a few blocks away, and this would be his first rental property. He is very interested in buying properties immediately nearby his home. He estimates he'll put \$50,000 in material into the property and do most of the labor himself and with his own construction crew.

Based on the Land Bank's disposition policies, staff recommend sale to Shawn P. Jarzenski, subject to an enforcement mortgage to be discharged once the mandatory renovations are complete.

324-26 Grant Ave. Purchase Offer	
Applicant	Shawn P. Jarzenski
Offer	\$5,000
Plan	Renovate for Rental
Notes	Applicant Agrees to Minimum Renovation Specifications

7) 103 Randall Ave. – Vacant Nonbuildable Lot

Date Acquired: 11/06/2015  
 Dimensions: 32 x 99

Martha Wims owns and resides at 101 Randall Ave. Ms. Wims has offered to purchase the lot at 103 Randall Ave. to expand her yard and secure a shared driveway.

Based on the Land Bank's disposition policies staff recommend sale to Martha Wims subject to Ms. Wimms resubdividing her current property with the new lot.

103 Randall Ave. Purchase Offer	
Applicant	Martha Wims
Offer	\$151
Plan	Side-Lot