

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 of the Central New York Philanthropy Center located at 431 East Fayette Street Syracuse, New York 13202 on December 15, 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

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 Dan Barnaba, to wit:

Resolution No.: 32 of 2016

**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 December 15, 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 17th day of January, 2017.



Julie Cerio, Secretary



December 15, 2016 Sales Summary

1) 160 Seeley Ave. – Vacant 4-Unit House

Date Acquired: 08/04/2016 Listed: 10/26/2016
 Current Listing Price: \$5,000 Days on Market: 41
 Original List Price: \$5,000

160 Seeley Ave. is a four-unit property in need of major renovations. Jasmine Williams has offered to purchase and renovate the property to operate as a rental. Ms. Williams owns one other rental property. Her boyfriend, Quantelace Lewis, also owns a few rental properties and will help to manage the renovations and the rental property. They have submitted a well-developed management plan.

Based on the Land Bank’s disposition policy, staff recommend sale to the Jasmine Williams subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

160 Seeley Ave. Purchase Offer	
Applicant	Jasmine Williams
Offer	\$5,200
Plan	Renovate for Rental
Notes/Recommendations	Applicant Agrees to Minimum Renovation Specifications

2) 1041 Highland St. – Vacant Single-Family House

Date Acquired: 06/30/16 Listed: 9/19/16
 Current List Price: \$19,900 Days on Market: 95
 Original List Price: \$ 19,900

1041 Highland St. is a two-bedroom, single-family house on Syracuse’s Northside. Angela Birchmeyer is a first-time homebuyer. She will complete some of the renovations herself and will hire a contractor to complete the items requiring skilled labor. This property is in the Land Bank’s Homeownership Choice Program.

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

1041 Highland St. Purchase Offer	
Applicant	Angela Birchmeyer
Offer	\$19,900
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant Agrees to Minimum Renovation Specifications

3) 2930 S. Salina St. – Vacant two-Family House

Date Acquired: 06/22/2015 Listed:8/05/2015
 Current List Price: \$9,900 Days on Market: 488
 Original List Price: \$19,900

"Schedule A"

2930 S. Salina St. is a large two-family house. Mahmoom Shafi is relocating to Syracuse and will owner-occupy the property. The applicant will renovate the second apartment for his daughter. Mr. Shafi has over 35 years' experience in home renovations and will be completing the renovations himself.

Based on the Land Bank's disposition policy, staff recommend sale to Mahmoom Shafi, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

2930 S. Salina St. Purchase Offer	
Applicant	Mahmoom Shafi
Offer	\$9,900
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant Agrees to Minimum Renovation Specifications

4) 136 Baldwin Ave. – Vacant Single-Family House

Date Acquired: 06/11/2015 Listed: 07/11/2016
 Current List Price: \$9,900 Days on Market: 148
 Original List Price: \$12,900

136 Baldwin Ave. is a small two-bedroom, single-family house in the Brighton neighborhood. Barbara Kearsse plans to purchase the property to renovate and operate as a rental. 136 Baldwin Ave. will be Ms. Kearsse's first rental property; her son Lamar Kearsse Jr. works for a property management company and is experienced in home renovations and property management.

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

136 Baldwin Ave. Purchase Offer	
Applicant	Barbara Kearsse
Offer	\$9,950
Plan	Renovate for Rental
Notes	Applicant Agrees to Minimum Renovation Specifications

5) 107-09 Rockland Ave. – Vacant Two-Family House

Date Acquired: 11/25/2015 Listed: 06/09/2016
 Current List Price: \$10,000 Days on Market: 180
 Original List Price: \$16,900

107-09 Rockland Ave. is a two-family house in Syracuse's Elmwood neighborhood in need of renovations. The applicants, Christopher Murray and Lamar Kearsse, Jr., plan to operate the property as a rental. Mr. Kearsse will oversee the renovations and act as the property manager.

Based on the Land Bank's disposition policies, staff recommend sale to Christopher Murray and Lamar Kearsse, Jr. subject to an enforcement mortgage to be discharged once the mandatory renovations are completed.

107-09 Rockland Ave. Purchase Offer	
Applicant	Christopher Murray and Lamar Kearsse Jr.
Offer	\$10,250
Plan	Renovate for Rental
Notes	Applicant Agrees to Minimum Renovation Specifications

6) 1500 Bellevue Ave. – Vacant Single-Family House

Date Acquired: 11/25/2015 Listed: 11/08/2016
 Current List Price: \$19,000 Days on Market: 28
 Original List Price: \$19,900

1500 Bellevue Ave. is a single-family house in the Skunk City neighborhood. The property is in the Land Bank’s Homeownership Choice Program. The applicants, Vernetta Murray and Champal Tucker, plan to renovate the property and for Champal to reside in it as her primary residence. The buyers have agreed to complete the Land Bank’s mandatory minimum renovation specifications. Robert Murray, who has over 25 years of experience in construction, will complete most of the renovations so their costs are limited to materials.

Based on the Land Bank’s disposition policies, staff recommend sale to Vernetta Murray and Champal Tucker subject to an enforcement mortgage to be discharged once the mandatory renovations are completed and a second enforcement mortgage ensuring the property remain owner-occupied for five-years.

1500 Bellevue Ave. Purchase Offer	
Applicant	Vernetta Murray and Champal Tucker
Offer	\$19,900
Plan	Renovate to Owner-Occupy
Notes	Applicant Agrees to Minimum Renovation Spec

7) 467 Shonnard St. – Vacant Nonbuildable Lot

Date Acquired: 11/06/2015
 Dimensions: 33 x 152

Raphael Aguiar owns a rental property at 469 Shonnard St., which is adjacent to the vacant lot at 467 Shonnard St. Mr. Aguiar intends to purchase the lot to install a fence to prevent pedestrian cut-through traffic and loitering that is currently occurring there and improve quality of life for his tenants.

Based on the Land Bank’s disposition policies staff recommend sale to Raphael Aguiar subject to Mr. Aguiar resubdividing his current property with the new lot.

467 Shonnard St. Purchase Offer	
Applicant	Raphael Aguiar
Offer	\$151
Plan	Side-Lot