

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

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 El Java Abdul Qadir, to wit:

Resolution No.: 33 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 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 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 GSDPC'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 GSDPC 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 GSDPC 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 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 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.

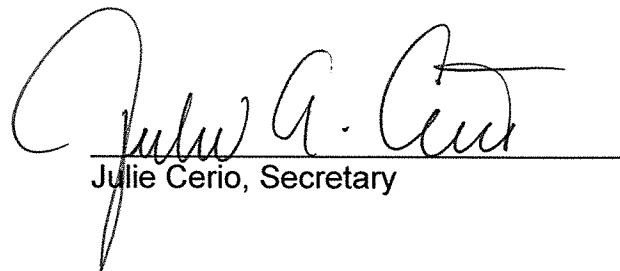
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 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

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

319 Westmoreland Ave., City of Syracuse: 037.-03-11.0

328 Westmoreland Ave, City of Syracuse: 037.-02-09.0

457-59 Westmoreland Ave, City of Syracuse: 037.-06-20.0

Buyer's Name:

James Ferretti

Purchase Price:

319 Westmoreland Ave \$500

328 Westmoreland Ave \$1,500

457-59 Westmoreland Ave \$1,500

Benefit to the Community Resulting from the Sale:

This sale will:

- Save the Land Bank the expense of demolishing these properties, enabling the Land Bank to direct those resources elsewhere,
- Return these properties to taxable status as improved, rather than unimproved, properties, and
- Enable concentrated investment on Westmoreland Avenue, increasing surrounding property values.

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

319, 328, 457-59 Westmoreland Ave. were foreclosed on by the City of Syracuse in the summer of 2015. 319 and 328 Westmoreland were marketed for sale for many months with no interest, after which they were moved into our demolition pipeline. 457-59 was thought to be a demolition candidate from the time of acquisition. The properties are in need of significant renovations and were scheduled for demolition this winter. James Ferretti owns several properties on the 300 and 400 block of Westmoreland Ave, including 320 Westmoreland which was purchased from the Land Bank in August of 2016. He has renovated 320 Westmoreland to the satisfaction of the Land Bank. Mr. Farretti has offered to purchase 319, 328 and 457-59 Westmoreland Ave. This would save three properties from demolition, freeing up funding for other crucial demolitions.

Staff recommend sale of all three properties to James Farretti for \$3,500, subject to an eighteenth month enforcement mortgage in the amount of \$20,000 on each property to be discharged once renovations are completed.

Property Address and Tax Parcel Number:

130 Bishop Ave, City of Syracuse: 078.-01-08.0

Buyer's Name:

Robert C. Dexter

Purchase Price:

Due to City of Syracuse: \$21,103.12

Due to Land Bank: \$705.43

Benefit to the Community Resulting from the Sale:

This sale will keep long-time occupants in their current home, repay the City the full amount that was owed at the time of foreclosure, and return a well-maintained occupied property to the taxable status.

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

The former owner of this property passed away in 2009. He left this house to his son, Robert C. Dexter, but the estate attorney never properly filed the paperwork putting the property in his name. As a result, Robert C. Dexter was not issued a foreclosure notice.

Staff recommend this property be sold to Robert C. Dexter on the condition that he repay the City what was owed at the time of foreclosure, repay the Land Bank for its costs into the property, and demonstrate that he has the financial ability to stay current on the taxes going forward.

Property Address and Tax Parcel Number:

151 E Cheltenham Ave; Syracuse NY: 068.-07-19.1

Buyer's Name:

Dwell Equity Group, LLC

Purchase Price:

\$151

Benefit to the Community Resulting from the Sale:

This sale will enable the developer of 145 E. Cheltenham Ave. expand that property's yard, enhancing the value of that property, which will be going on the market soon. This will help to drive up comparable sales prices for the surrounding neighborhood. The developer has stated that they may also use this additional space to build a detached garage, further enhancing the value of the adjacent property. In a soft market where new construction of a single-family home may be unlikely, this is the most practical approach to return this vacant lot to productive use and taxable status.

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

This buyer is uniquely qualified because they acquired the adjacent single-family home at 145 E Cheltenham Ave from the Land Bank in August 2016 and are currently fully renovating that house in order to re-sale the property to an owner-occupant. This sale will support the redevelopment of 145 E Cheltenham.