

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 at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on December 19, 2017 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

Julie Cerio, Secretary

James Corbett, Vice Chair

Daniel Barnaba, Treasurer

**Excused:**

El-Java Abdul-Qadir

**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 Julie Cerio, to wit:

Resolution No.: 30 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

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>Excused</u>

The foregoing Resolution was thereupon declared and duly adopted.

“Schedule A”



**December 19, 2017 Sales Summary**

**1) 717 Ulster St. – Vacant Single-Family House**

Date Acquired: 05/26/2017      Listed: 8/26/2017  
Current List Price: \$5,000      Days on Market: 101  
Original List Price: \$9,900      Land Bank’s Minimum Renovation Est: \$49,767.95

717 Ulster St. is a vacant single-family house in the Tipp Hill neighborhood. The property is in need of extensive renovations. The property was listed in the Land Bank’s Home Ownership Choice program and has received two offers on the property.

Joseph Quinones and Benjamin King plan to purchase and renovate the property to reside in as their primary residence. Mr. Quinones is a county employee with the Onondaga County Sheriff’s Office and has applied through the Land Bank’s Public Employee Discount Program. He is entitled to a 50% discount off the listing price. Mr. Quinones and Mr. King plan to exceed the Land Bank’s renovation plan and demolish a section of the house that has structural issues. The applicants have been pre-approved for the purchase and renovation through Home Headquarters.

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

<b>717 Ulster Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Joseph Quinones and Benjamin King</b>
<b>Offer</b>	<b>\$2,500 (Equivalent to a \$5,000 offer)</b>
<b>Plan</b>	<b>Renovate to Owner-Occupy</b>
<b>Notes/Recommendations</b>	<b>Applicant has agreed to mandatory renovation specifications</b>

**2) 130-32 E Brighton Ave. – Vacant Two-Family House**

Date Acquired: 05/26/2017      Listed: 11/15/2017  
Current List Price: \$6,900      Days on Market: 20  
Original List Price: \$6,900      Land Bank’s Minimum Renovation Est: \$40,904.50

130-32 E Brighton is a two-family home in the Brighton neighborhood. The property is in need of major renovations that include foundation repair. The Land Bank received two offers on the property. Niajail Gulley has offered to purchase the property to reside in as his primary residence. Mr. Gulley is a Physical Education teacher for the Syracuse City School District and has applied through the Public Employee Discount Program. KM Family Homes has offered to purchase and renovate the property to operate as a rental. KM Family Homes has purchased four properties from the Land Bank. The Land Bank has been satisfied with the work KM Family has done previously.

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

"Schedule A"

130-32 E. Brighton Ave. Purchase Offer		
Applicant	Niajail Gulley	KM Family Homes, LLC
Offer	\$4,000 (Pubic Employee Discount Program equivalent to \$7,450)	\$7,000
Plan	Renovate to Owner-Occupy	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

**3) 209 Hazelhurst Ave. – Vacant Single-Family House**

Date Acquired: 5/26/2017                      Listed: \$6/27/2017  
 Current List Price: \$59,900                      Days on Market: 161  
 Original List Price: \$13,900                      Land Bank’s Minimum Renovation Est: \$19,763.50

209 Hazelhurst Ave is a vacant single-family house in the Eastwood neighborhood. The property was listed in the Land Bank’s Home Ownership Choice Program. Hector Lara plans to renovate the property to use as his primary residence. Ms. Indaria Jones has offered to purchase the house to renovate and re-sell.

Based on the Land Bank’s disposition policy, staff recommend sale to subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the property is re-sold to an owner occupant.

209 Hazelhurst Ave. Purchase Offer		
Applicant	Hector Lara	Indaria Jones
Offer	\$9,900	\$12,500
Plan	Renovate to Owner-Occupy	Renovate and Re-Sell to an Owner-Occupant
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

**4) 200-02 Marcellus Ave. – Vacant Two-Family House**

Date Acquired: 08/17/2017                      Listed: 10/25/2017  
 Current List Price: \$16,900                      Days on Market: 41  
 Original List Price: \$16,900                      Land Bank’s Minimum Renovation Est: \$20,780.15

200-02 Marcellus Ave. is a two family home in the Tipp Hill neighborhood. The Land Bank has received two offers on this property. Gerlyn Campbell plans to renovate and occupy the property as her primary residence. Ms. Campbell has previously owned a home and is familiar with home renovations. Ian Nembhard plans to renovate the property to operate as a rental. Mr. Nembhard has experience renovating the homes and operating rentals. Mr. Nembhard owns and operates a business nearby on Geddes St.

Based on the Land Bank’s disposition policy, staff recommend sale to Gerlyn Campbell subject to an enforcement mortgage to be discharged once the proposed renovations are completed and secondary enforcement mortgage ensure the property remains owner-occupied for five-years.

200-02 Marcellus Ave. Purchase Offer		
Applicant	Gerlyn Campbell	Ian Nembhard
Offer	\$16,900	\$16,900
Plan	Renovate for Owner-Occupancy	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

**5) 1025 Park St. – Vacant Two-Family House**

Date Acquired: 6/29/2017                      Listed: 7/27/2017  
 Current List Price: \$12,900                      Days on Market: 131  
 Original List Price: \$15,900                      Land Bank’s Minimum Renovation Est: \$28,722.70

"Schedule A"

1025 Park St. is a two-family house on the Northside of Syracuse. The Land Bank has received one offer on the property from Theresa Nguyen. Ms. Nguyen plans to renovate the property to operate as a rental. Ms. Nguyen lives two blocks away on Gilbert Street. She plans to hire contractors to complete a bulk of the renovations.

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

1025 Park St. Purchase Offer	
Applicant	Theresa Nguyen
Offer	\$12,900
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**6) 138 Fage Ave. – Vacant Single-Family House**

Date Acquired: 11/18/2016	Listed: 1/14/2017
Current List Price: \$7,900	Days on Market: 325
Original List Price: \$12,900	Land Bank's Minimum Renovation Est: \$18,191.80

138 Fage Ave is a vacant single-family house on the Southside. The property was removed from the Land Bank's Home Ownership Choice program in November of 2017, after nearly a year on the market with no offers from owner-occupants. Kyshawn and Latoya Smith have offered to purchase the property to operate as a rental. The applicants have previously purchased a property from the Land Bank and have discharged their enforcement mortgage.

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

138 Fage Ave. Purchase Offer	
Applicant	Kyshawn and Latoya Smith
Offer	\$8,000
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**7) 206 Marguerite Ave. – Vacant Single-Family House**

Date Acquired: 10/20/2015	Listed: 5/22/2017
Current List Price: \$5,000	Days on Market: 197
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$23,559.90

206 Marguerite Ave is a vacant single-family house in the Elmwood neighborhood of Syracuse. The property is listed in the Land Bank's Home Ownership Choice Program. Krystal Earsley has offered to purchase the property and re-sell to an owner-occupant. Ms. Earsley has stated that she plans to sell the property to her father after renovations.

Based on the Land Bank's disposition policy, staff recommend sale to the Krystal Earlsey, subject to an enforcement mortgage to be discharged once the required renovations are completed and the property is sold to an owner-occupant

206 Marguerite Ave. Purchase Offer	
Applicant	Krystal Earlsey
Offer	\$5,001
Plan	Renovate and Re-sell to an Owner-Occupant
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

“Schedule A”

8) **330 Hillview Ave. –Buildable Residential Lot**

Date Acquired: 09/21/2017

Dimensions: 44 x 112

330 Hillview Ave is a buildable residential lot. Manuel Ramos Jr. owns the adjacent property at 326 Hillview and has offered to purchase 330 Hillview. 330 Hillview was demolished in the fall of 2017. Mr. Ramos has agreed to resubdivide his existing parcel with the new parcel.

Based on the Land Bank’s disposition policy, staff recommend sale to Manuel Ramos Jr. subject to the buyer resubdividing their existing parcel with this parcel.

<b>330 Hillview Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Manuel Ramos Jr.</b>
<b>Offer</b>	<b>\$151</b>
<b>Notes/Recommendations</b>	<b>Side-Lot</b>

9) **118 Garfield Pl. –Nonbuildable Residential Lot**

Date Acquired: 11/6/2015

Dimensions: 36 x 132

118 Garfield Pl. is a nonbuildable residential lot. The structure was demolished in 2016. The adjacent property owners, Christina and Simon Des Rivere has offered to purchase the lot to expand their yard.

Based on the Land Bank’s disposition policy, staff recommend sale to the Christina and Simon Des Rivere subject to the buyer resubdividing their existing parcel with this parcel.

<b>118 Garfield Pl. Purchase Offer</b>	
<b>Applicant</b>	<b>Christina and Simon Des Rivere</b>
<b>Offer</b>	<b>\$151</b>
<b>Notes/Recommendations</b>	<b>Side-lot</b>