

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 February 18, 2020 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:

Julie Cerio, Secretary
Patrick Hogan, Vice Chair
Michael LaFlair, Treasurer

EXCUSED:

Vito Sciscioli, Chair
El-Java Abdul-Qadir

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Mike LaFlair, seconded by Julie Cerio, to wit:

Resolution No.: 8 of 2020

**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>Excused</u>
Patrick Hogan	VOTING	<u>Yes</u>
Mike LaFlair	VOTING	<u>Yes</u>
Julie Cerio	VOTING	<u>Yes</u>
EI-Java Abdul-Qadir	VOTING	<u>Excused</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 February 18, 2020 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 30th day of March, 2020.



Julie Cerio, Secretary



February 18, 2020 Sales Summary

1) 417 Merriman Ave. – Vacant Two-Family Property

Date Acquired: 12/18/2015 Listed: 02/27/2018
 Current List Price: \$1,000 Days on Market: 707 days
 Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$45,268

417 Merriman Ave. is a vacant two-family property located off South Geddes Street in the Near Westside neighborhood. This property listed for several years without any offers and has been repeatedly broken into.

Peter and Kevin Parkes are brothers who intend to purchase the property to renovate and operate as a rental. They both have experience investing in rental properties and while this will be their first real estate purchase in Syracuse, they have successfully purchased and completed other major renovations on single- and multi-family homes. They are not local, but have selected a local property manager.

Based on the Land Bank’s disposition policies, staff recommend sale to Peter and Kevin Parkes, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

417 Merriman Ave. Purchase Offer	
Applicant	Peter and Kevin Parkes
Offer	\$1,660
Plan	Renovate for Rental

2) 1809 and 1811 Lodi St. – Vacant Two-Family Property and Nonbuildable Vacant Lot

Date Acquired: 09/26/2019 Listed: 10/14/2019
 Current List Price: \$7,900 Days on Market: 112
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$62,332

1809 Lodi St. is a vacant two-family property located on the Northside. The first floor unit has two bedrooms and the upstairs unit has two bedrooms. The house needs major renovations. The Land Bank is in the process of joining the vacant lot at 1811 Lodi St. with 1809 Lodi St. to provide additional yard space and the opportunity for a future driveway.

Jessica Vinciguerra is a Syracuse native who works for the City of Syracuse Department of Neighborhood and Business Development and will be taking advantage of the Public Employee Discount Program as she plans to occupy one unit of the home. She is a first time homebuyer and has some experience with renovating homes from helping her parents through their non-profit Yeshua Restoration Ministries. Jessica will be utilizing the SONYMA Neighborhood Revitalization Purchase Program administered through NBT Bank as well as funds from the NYS AHC administered through Empire Housing and Development Corporation. These programs require that the home be owner occupied for at least 10 years.

“Schedule A”

Based on the Land Bank’s disposition policies, staff recommend sale to Jessica Vinciguerra, subject to an enforcement mortgage to be discharged once the proposed renovations are completed. Typically, we would also place a Residency Enforcement Mortgage on the property due to the Public Employee Discount, but her source of funds requires 10 years of owner-occupancy.

1809 Lodi St. Purchase Offer	
Applicant	Jessica Vinciguerra
Offer	\$3,950
Plan	Renovate to Owner-Occupy

3) 241 Markland Ave. – Vacant Single-Family Property

Date Acquired: 01/21/2019 Listed: 11/15/2019
Current List Price: \$13,900 Days on Market: 81 days
Original List Price: \$15,000 Land Bank’s Minimum Renovation Est: \$21,302

241 Markland Ave. is a vacant single-family home with three bedrooms and one bathroom. Fabiola Sanders is planning to purchase the home to renovate and occupy. She will be moving to Syracuse from the Bronx for a job with Onondaga County in Child Protective Services, a position she currently has with Westchester County. She is not a first time homebuyer and has renovated her current home with help from family.

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

241 Markland Ave. Purchase Offer	
Applicant	Fabiola Sanders
Offer	\$15,000
Plan	Renovate to Owner-Occupy

4) 166 Forest Ave. – Vacant Single-Family Property

Date Acquired: 04/11/2019 Listed: 06/18/2019
Current List Price: \$6,900 Days on Market: 230 days
Original List Price: \$8,900 Land Bank’s Minimum Renovation Est: \$27,591

166 Forest Ave. is a vacant single-family home with two bedrooms and one bathroom. This property has new replacement windows and doors completed by the Land Bank through a grant from the Community Foundation and will require a lead clearance inspection prior to the discharge of the enforcement mortgage.

Norris Rodgers is an experienced investor with over ten years buying and renovating properties. He has purchased from the Land Bank before and satisfactorily completed all required renovations. He plans to renovate this to resell.

Based on the Land Bank’s disposition policies, staff recommend sale to Norris Rodgers subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the home passes a lead clearance inspection.

166 Forest Ave. Purchase Offer	
Applicant	Norris Rodgers
Offer	\$6,900
Plan	Renovate to Resell

5) 311 Pond St. – Vacant Mixed-Use Property

Date Acquired: 11/08/2019	Listed: 12/05/2019
Current List Price: \$10,000	Days on Market: 59 days
Original List Price: \$10,000	Land Bank’s Minimum Renovation Est: \$41,640

311 Pond St. is a vacant mixed-use property with a three-bedroom apartment upstairs and a small commercial space on the lower level. Mohammed Haque is an experienced investor and has completed past satisfactory renovations from the Land Bank before. He completes some renovation work himself and relies mostly on hired professionals to complete renovations to his properties. He plans to renovate this property and operate it as a rental.

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

311 Pond St. Purchase Offer	
Applicant	Mohammed Haque
Offer	\$10,000
Plan	Renovate for Rental

6) 172 Dorwin Ave. – Vacant Single-Family Property

Date Acquired: 06/28/2018	Listed: 10/22/2019
Current List Price: \$34,900	Days on Market: 104 days
Original List Price: \$34,900	Land Bank’s Minimum Renovation Est: \$22,943

172 Dorwin Ave. is a vacant single-family home in the South Valley neighborhood with three bedrooms and one bathroom. It has a driveway, a garage, was occupied at the time of foreclosure and is overall in very good condition. This home was originally listed for sale in December 2018, had an accepted offer in June 2019 that did not go through, and was put back on the market for sale in October 2019. It is in the Home Ownership Choice Program.

Lee Terry is a first time homebuyer who plans to renovate this home to live in. Lee works for the city of Syracuse in the Law Department. He will be taking advantage of the Public Employee Discount Program. He has some experience renovating homes with his father and is prepared to hire contractors to complete any work beyond his level of experience.

Based on the Land Bank’s disposition policies, staff recommend sale to Lee Terry, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and another enforcement mortgage requiring the home be owner occupied for five years.

172 Dorwin Ave. Purchase Offer	
Applicant	Lee Terry
Offer	\$17,550
Plan	Renovate to Owner-Occupy

7) 212 Lincoln Ave. – Vacant Two-Family Property

Date Acquired: 06/20/2019	Listed: 01/22/2019
Current List Price: \$14,900	Days on Market: 13 days
Original List Price: \$14,900	Land Bank’s Minimum Renovation Est: \$47,336

212 Lincoln Ave. is a large vacant two-family home in the Southwest neighborhood. It has one four-bedroom unit and one three-bedroom unit.

Leonard Shanes is a first-time homebuyer and a lifelong resident of Syracuse. He intends to purchase and renovate 212 Lincoln Ave to live in one unit and rent out the other unit. He has completed the Homebuyer Education Workshop with Home HeadQuarters, Inc. Leonard works at Syracuse University as a Project Manager and has been involved in construction for the majority of his professional career. Since the home is not in the Home Ownership Choice program and Mr. Shanes will be an owner-occupant, he is opting to receive a 20% discount on the purchase price of the home with the agreement that the home be owner occupied for at least five years.

Based on the Land Bank’s disposition policies, staff recommend sale to Leonard Shanes, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and another enforcement mortgage requiring the home be owner occupied for five years.

212 Lincoln Ave. Purchase Offer	
Applicant	Leonard Shanes
Offer	\$11,920
Plan	Renovate for Owner-Occupancy

8) 225 Stolp Ave. – Vacant Single-Family Property

Date Acquired: 07/24/2019	Listed: 09/27/2019
Current List Price: \$14,900	Days on Market: 128 days
Original List Price: \$14,900	Land Bank’s Minimum Renovation Est: \$180,107

225 Stolp Ave. is a large single family home in the Strathmore neighborhood. It has four bedrooms, two and one-half bathrooms, approximately 2,400 s.f., and is in the Onondaga Highlands-Swaneola Heights National Register Historic District. It needs major renovations and is in the Home Ownership Choice Program.

John Carnegie is a service-disabled US Army Veteran. John is a native of Syracuse and a Fowler HS graduate. He is excited to move back to Syracuse and plans to renovate the home to live in with his family. He will be utilizing the SONYMA Neighborhood Revitalization Purchase Program administered through NBT Bank as well as funds from the NYS AHC administered through Empire Housing and Development Corporation. Both programs require the home be owner occupied for at least 10 years.

"Schedule A"

Based on the Land Bank's disposition policies, staff recommend sale to John Carnegie, subject to an enforcement mortgage to be discharged once the proposed renovations are completed. Typically, we would also place a Residency Enforcement Mortgage on the property because it is in the Home Ownership Choice Program, but his source of funds requires 10 years of owner-occupancy.

225 Stolp Ave. Purchase Offer	
Applicant	John Carnegie
Offer	\$14,900
Plan	Renovate to Owner-Occupy

9) 212 W. Beard Ave. – Vacant Single-Family Property

Date Acquired: 08/30/2019	Listed: 10/21/2019
Current List Price: \$6,900	Days on Market: 105 days
Original List Price: \$14,900	Land Bank's Minimum Renovation Est: \$63,748

212 W. Beard Ave is a large, vacant, single-family home in the Southside neighborhood. It has five bedrooms and three full bathrooms. While much of its original character remains (such as unpainted woodwork, built-in bench, leaded glass windows, five-panel doors, winding staircase, etc.). It is in need of major renovations. It is in the Home Ownership Choice Program. This property has new replacement windows and doors completed by the Land Bank through a grant from the Community Foundation and will require a lead clearance inspection prior to the discharge of the enforcement mortgage.

James Husted is a native of Syracuse who plans to purchase this home to renovate to live in with his family. This is a very special home to him as this used to be owned by his grandparents. He has fond memories of the home and gathering there with many members of his church community. James will be utilizing the SONYMA Neighborhood Revitalization Purchase Program administered through NBT Bank. This program requires that the home be owner-occupied for at least 10 years.

Based on the Land Bank's disposition policies, staff recommend sale to James Husted, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the house passes a lead clearance inspection. Typically, we would also place a Residency Enforcement Mortgage on the property because it is in the Home Ownership Choice Program, but his source of funds requires 10 years of owner-occupancy.

212 W. Beard Ave. Purchase Offer	
Applicant	James Husted
Offer	\$6,900
Plan	Renovate to Owner-Occupy

10) 113 Knaul St. – Vacant Single-Family Property

Date Acquired: 01/23/2015	Listed: 01/14/2020
Current List Price: \$3,500	Days on Market: 20 days
Original List Price: \$3,500	Land Bank's Minimum Renovation Est: \$52,231

And

927 Highland St. – Vacant Multi-Family Property

Date Acquired: 05/31/2018 Listed: 01/13/2020
 Current List Price: \$9,900 Days on Market: 21 days
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: To be provided by buyer

These two properties were listed as a bundle for \$9,900. 113 Knaul St. is a small, vacant, single-family home off Butternut St. on the Northside. It has two bedrooms with a potential third and one bathroom. This home has seen significant vandalism and will require major renovations.

927 Highland St. is configured as a six-unit residential property and is an illegal non-conforming land use. The original structure has two apartments upstairs with another two on the first floor. Two additional single-story apartments were added onto the rear of the home. Zoning now requires this property be configured as either a single- or two-family home. We have left it up to the buyer to propose a renovation plan that converts the building into a two-unit. Additionally, prior to closing, the Land Bank is requiring architectural floor plans for the Change of Occupancy.

Johnson Dor plans to purchase both to renovate and operate as rentals. Mr. Dor has over 32 years of experience owning and maintaining real estate including his current rental property on Highland St. He enjoys getting directly involved in all his construction/rehabilitation endeavors. He plans to combine the two apartments upstairs into one unit and join the four first-floor apartments into a second unit. He has already selected an architect to complete the necessary floorplans for the Change of Occupancy application.

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

927 Highland St. and 113 Knaul St. Purchase Offer	
Applicant	Johnson Dor
Offer	\$9,900
Plan	Renovate for Rental

11) 126 Gere Ave. – Vacant Two-Family Property

Date Acquired: 02/27/2018 Listed: 05/04/2018
 Current List Price: \$9,900 Days on Market: 640 days
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$43,493

And

219 and 215 Gere Ave. – Vacant Single-Family Property and Nonbuildable Vacant Lot

Date Acquired: 05/26/2017 Listed: 04/10/2019
 Current List Price: \$6,900 Days on Market: 305 days
 Original List Price: \$10,000 Land Bank’s Minimum Renovation Est: \$29,423

126 Gere Ave. configured as a two-unit home, but has lost its grandfathering and is now an illegal non-conforming land use. The Land Bank will co-apply for a use variance with these purchasers, in the hopes that they can renovate as a two-family. It needs major renovations. This home has been marketed as a potential package with 219 Gere Ave. for a total price of \$10,000.

219 Gere Ave. is a vacant single-family home with two bedrooms and one bathroom. It needs major renovations. The Land Bank just demolished 215 Gere Ave. next door, resulting in a nonbuildable lot and we have begun the process to merge these two parcels together.

Benzion Klein and Shmuel Schlaff of 110 Knowland LLC are experienced real estate investors. While this will be their first purchase from the Land Bank, they own many other rental properties. They plan to renovate and operate both as rental properties.

Based on the Land Bank's disposition policies, staff recommend sale to 110 Knowland LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

126, 215, and 219 Gere Ave. Purchase Offer	
Applicant	110 Knowland LLC
Offer	\$10,500
Plan	Renovate for Rental

**12) 334 and 336 Green St – Two Vacant Single-Family Homes
and
100, 102, and 104 Green St Ct – Three Nonbuildable Lots**

The Land Bank acquired the three Green St Ct properties in April and June of 2014. Each contained a small single-family home, all so close together that their eaves overlapped. Two shared one water and sewer line. All were extremely deteriorated and we used unrestricted funds to demolish them in 2016. We acquired the two Green St homes in June and October of 2017. Both were extremely deteriorated and after a long time on the market we thought about demolishing both buildings and asking the City of Syracuse to abandon Green St Ct so that we could merge all five parcels and the abandoned right of way into one large rectangular parcel. We were recently approached by A Tiny Home for Good, who is interested in building tiny homes on the three rear parcels, renovate 336, tear 334 down to the foundation, repair the foundation, and build a new two-family home on that site. Since this proposal was submitted, they have secured the funding for the three tiny homes and the renovation of 336 and they are still raising funds for the 334 Green St portion of the project.

Based on the Land Bank's disposition policies, staff recommend sale to A Tiny Home for Good, Inc. subject to an enforcement mortgage to be discharged once the proposed development is complete and with closing contingent upon their securing the necessary permits for this project.

334 and 336 Green St and 100, 102, and 104 Green St Ct Purchase Offer	
Applicant	A Tiny Home for Good, Inc.
Offer	\$1

13) 119 Schneider Street – Non-Buildable Vacant Lot

Date Acquired: 9/26/2019
Dimensions: 35' x 92.03'

The City demolished the house at 119 Schneider St. in the fall of 2019, just after the Land Bank took title. Since the lot is nonbuildable, both neighbors were offered an opportunity to purchase all or half of the lot. Only

“Schedule A”

Selena M. Swanagan, the owner-occupant at 117 Schneider St., expressed interest in purchasing. Ms. Swanagan would like to acquire the lot for additional yard space and to build a shed.

Based on the Land Bank’s disposition policies, staff recommends sale of 119 Schneider Street to Selena M. Swanagan contingent upon her resubdividing and combining it with her adjacent property.

119 Schneider Street Purchase Offer	
Applicant	Selena M. Swanagan
Offer	\$151

14) 2509 Lodi Street – Non-Buildable Vacant Lot

Date Acquired: 11/19/2014
Dimensions: 24.75’ x 105’

The Land Bank has owned the vacant lot at 2509 Lodi Street since November of 2014. Both adjacent neighbors were offered an opportunity to buy years ago and neither expressed an interest. 209 LeMoyne, LLC recently purchased the adjacent property at 2507 Lodi Street and would like to use the property to expand the yard and possibly add a driveway. We again reached out to the other neighbor, and only 209 Lemoyne LLC expressed an interest in purchasing.

Based on the Land Bank’s disposition policies, staff recommends sale of 2509 Lodi Street to 209 LeMoyne, LLC contingent upon them resubdividing and combining it with their adjacent property.

2509 Lodi Street Purchase Offer	
Applicant	209 LeMoyne, LLC
Offer	\$976

15) 103 Onondaga Ave. – Buildable Vacant Lot

Date Acquired: 5/26/16
Dimensions: 60’ x 95’

The Land Bank demolished a burned out six-unit apartment building on this site using Attorney General grant funds in May of 2019. The other adjacent property is already quite large and irregularly shaped, so the owner-occupant at 105 Onondaga Ave is the most logical purchaser.

Based on the Land Bank’s disposition policies, staff recommends sale of 103 Onondaga Ave. to Valerie Bush, contingent upon them resubdividing and combining it with their adjacent property.

103 Onondaga Ave. Purchase Offer	
Applicant	Valarie Bush
Offer	\$151

“Schedule A”

