

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on March 30, 2020 at 10:15 AM, with board members participating via teleconference and the public able to listen in to said conference.

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
Patrick Hogan, Vice Chair
Michael LaFlair, Treasurer

EXCUSED:

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.: 11 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>Yes</u>
Patrick Hogan	VOTING	<u>Yes</u>
Mike LaFlair	VOTING	<u>Yes</u>
Julie Cerio	VOTING	<u>Yes</u>
El-Java Abdul-Qadir	VOTING	<u>Absent</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 March 30, 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 21st day of April, 2020.


Julie Cerio, Secretary



March 30, 2020 Sales Summary

1) 139 Coolidge Ave. – Vacant Single-Family Property

Date Acquired: 11/29/2018 Listed: 04/11/2019
 Current List Price: \$8,900 Days on Market: 327 days
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$33,480

139 Coolidge Ave. is a vacant single-family property located in the Southwest neighborhood. This property has four bedrooms, two full bathrooms, and is located in a floodplain.

Robyn Barrett is a CNY native who currently lives in San Diego, CA and visits friends and family in Syracuse often. She has owned two rental properties in San Diego for several years and just recently purchased one in Syracuse. She loves the older homes with lots of character in Syracuse and wants to bring them back to their original glory, help in the revitalization of Syracuse city neighborhoods, and provide good quality rentals. Her close friend is a contractor locally and will manage the renovations. This is Robyn’s first purchase from the Land Bank and she plans to renovate 139 Coolidge Ave. to operate it as a rental.

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

139 Coolidge Ave. Purchase Offer	
Applicant	Robyn Barrett
Offer	\$8,900
Plan	Renovate for Rental

2) 108 Rockland Ave. – Vacant Single-Family Property

Date Acquired: 09/24/2015 Listed: 10/26/2016
 Current List Price: \$3,500 Days on Market: 1225
 Original List Price: \$12,800 Land Bank’s Minimum Renovation Est: \$23,065

108 Rockland Ave. is a vacant single-family home in the Elmwood neighborhood with three bedrooms, one bathroom, and a one-car attached garage in the basement to the rear of the home off of Onondaga Creek Parkway. It has had accepted offers in the past, however the property has not been successfully sold.

Brad Olton is a US Navy Veteran new to Syracuse who just recently closed on his own home in the Near Westside neighborhood. He has experience running large scale projects and managing budgets, and also had the opportunity to learn from his parents who were active in the real estate industry. He plans to renovate 108 Rockland Ave. to re-sell to an owner-occupant.

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

108 Rockland Ave. Purchase Offer	
Applicant	Brad Olton
Offer	\$3500
Plan	Renovate to Re-Sell to Owner-Occupant

3) 233 Empire Ave. – Vacant Single-Family Property

Date Acquired: 11/08/2019	Listed: 12/19/2019
Current List Price: \$10,000	Days on Market: 74 days
Original List Price: \$14,900	Land Bank's Minimum Renovation Est: \$33,668

233 Empire Ave. is a small, vacant, single-family home in the North Valley neighborhood with two bedrooms, one bathroom, a single-car detached garage, and a large partially-fenced yard. Overall this home needs minor renovation however there is significant foundation repair required. It is in the Home Ownership Choice Program.

William Scott and his step-father Otis Finch have both purchased from the Land Bank in the past and have successfully completed renovation projects. They are experienced investors and plan to renovate 233 Empire Ave. to re-sell to an owner-occupant.

Based on the Land Bank's disposition policies, staff recommend sale to William Scott and Otis Finch subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the home is sold to an owner-occupant.

233 Empire Ave. Purchase Offer	
Applicant	William Scott and Otis Finch
Offer	\$10,000
Plan	Renovate to Re-Sell to Owner-Occupant

4) 102 Charlotte St. – Vacant Single-Family Property

Date Acquired: 11/29/2017	Listed: 05/18/2018
Current List Price: \$9,900	Days on Market: 655 days
Original List Price: \$14,900	Land Bank's Minimum Renovation Est: \$23,413

102 Charlotte St. is a vacant single-family home with two bedrooms and one bathroom. It is located on a dead-end street in the Far Westside neighborhood and does not have a legal driveway. The roofline will need to be changed to create adequate access to the second floor. This property had an accepted offer in the past but was not successfully sold.

William Coon has a Bachelor of Science in Mechanical Engineering and has worked in construction his entire career. For about eight years he owned and operated a residential construction business and is well versed in all aspects of construction. He currently works in the construction field as a Project Manager for a local solar company building utility-scale electric fields all across NYS. He intends to do the majority of the renovation

himself including the electric work as he is a City of Syracuse electrical license holder, and intends to occupy the home.

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

102 Charlotte St. Purchase Offer	
Applicant	William Coon
Offer	\$10,000
Plan	Renovate to Owner-Occupy

5) 1227 Park St. – Vacant Single-Family Property

Date Acquired: 09/26/2019 Listed: 10/15/2019
 Current List Price: \$5,000 Days on Market: 140 days
 Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$33,400

1227 Park St. is a one-bedroom, one-bathroom, 880 square foot home on the Northside. It is in need of major renovation.

Marlon Simmons has worked as a rehab manager for a couple projects with responsibilities including ensuring the successful completion of the project on time and within budget. He oversaw the work being done, scheduled contractors and processed payment and change orders. Marlon plans to make 1227 Park St. a two-bedroom home to re-sell.

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

1227 Park St. Purchase Offer	
Applicant	Marlon Simmons
Offer	\$5,000
Plan	Renovate to Re-Sell

6) 1017 Ballantyne Rd. – Vacant Single-Family Property

Date Acquired: 05/26/2017 Listed: 11/12/2019
 Current List Price: \$5,000 Days on Market: 113 days
 Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$27,800

1017 Ballantyne Rd. is a small, 736 square foot, two-bedroom home in the North Valley neighborhood. It has a driveway and a one-car detached garage. Overall, this home is in fair condition, but will still require substantial renovations.

Magnus Dallas and Willie Clayton have both purchased from the Land Bank before. Mr. Dallas acquired his primary residence from the Land Bank and this will be his first investment property. Mr. Clayton owns several rental properties. They will be working together on this purchase to renovate 1017 Ballantyne Rd. to operate as a rental.

“Schedule A”

Based on the Land Bank’s disposition policies, staff recommend sale to Magnus Dallas and Willie Clayton, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

1017 Ballantyne Rd. Purchase Offer	
Applicant	Magnus Dallas and Willie Clayton
Offer	\$5,000
Plan	Renovate for Rental

7) 118 Strand Pl. – Vacant Single-Family Property

Date Acquired: 10/30/2018 Listed: 09/26/2019
 Current List Price: \$5,000 Days on Market: 159 days
 Original List Price: \$5,000 Land Bank’s Minimum Renovation Est: \$63,185

And

1124 Park St. – Vacant Single-Family Property

Date Acquired: 08/17/2017 Listed: 01/27/2020
 Current List Price: \$9,900 Days on Market: 35 days
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$44,495

These two properties were listed as a bundle for \$10,000. 118 Strand Pl. is a small, vacant, single-family home off Mary St. on the Northside. It has three bedrooms and one bathroom. This home has some water damage and will require major renovations.

1124 Park St. is a small, vacant, single-family home around the corner from 118 Strand Pl. on the Northside. It has three bedrooms, one bathroom, and no driveway. It will require major renovations.

Sally Koundoul of Apollo 13, LLC lives next to 1124 Park St. and has just completed the renovation of the home next to 118 Strand Pl. at 120 Strand Pl., which he purchased from the Land Bank. He intends to renovate both homes to operate as rentals. He also owns two other rental properties in close proximity to his home and is eager to continue fixing up properties in his neighborhood.

Based on the Land Bank’s disposition policies, staff recommend sale to Apollo 13 LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

118 Strand Pl. and 1124 Park St. Purchase Offer	
Applicant	Apollo 13, LLC
Offer	\$10,000
Plan	Renovate for Rentals

8) 134 Nelson Street – Non-Buildable Vacant Lot

Date Acquired: 08/05/2015
 Dimensions: 29’ x 100’

“Schedule A”

The Land Bank demolished a dilapidated house at 134 Nelson Street in November 2016 using CDBG funds. Eric E. Roller is the owner-occupant at 136 Nelson Street and would like to purchase the property to fence it in for additional greenspace for his children to play. This lot is steeply sloped and only has 29’ of frontage, with tax-current properties on either side making it an undesirable building site. Based on the Land Bank’s disposition policies, staff recommends sale of the lot to Eric E. Roller contingent upon him resubdividing and combining it with his adjacent property.

134 Nelson Street Purchase Offer	
Applicant	Eric E. Roller
Offer	\$151.00

9) 407 Hartson Street – Buildable Vacant Lot

Date Acquired: 10/26/2017

Dimensions: 40’ x 100’

The Land Bank demolished a dilapidated, mold-filled house at 407 Hartson Street in January 2020 using CRI grant funds. The property is located in the FEMA floodplain, making new construction in this location cost-prohibitive and unlikely. Luis Cruz is the adjacent owner occupant at 409 Hartson Street and would like to fence in the property and use it for additional greenspace for his pets and children. 409 Hartson also shares a driveway with 407 Hartson Street and Mr. Cruz would like to improve the driveway and possibly add an addition onto the existing garage in the future. Based on the Land Bank’s disposition policies, staff recommends sale of the lot to Luis Cruz contingent upon him resubdividing and combining it with his adjacent property.

407 Hartson St Purchase Offer	
Applicant	Luis Cruz
Offer	\$151.00