

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 at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on October 20, 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:

Vito Sciscioli, Chair
Patrick Hogan, Vice Chair
Michael LaFlair, Treasurer

EXCUSED:

El-Java Abdul-Qadir
Julie Cerio, Secretary

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered Mike LaFlair, seconded by Patrick Hogan, to wit:

Resolution No.: 32 of 2020

**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>
Patrick Hogan	VOTING	<u>Yes</u>
Michael LaFlair	VOTING	<u>Yes</u>
Julie Cerio	VOTING	<u>Excused</u>
El-Java Abdul-Qadir	VOTING	<u>Excused</u>

The foregoing Resolution was thereupon declared and duly adopted.

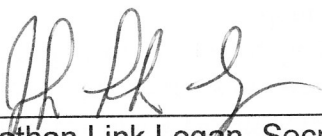
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 October 20, 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 17th day of November, 2020.



Jonathan Link Logan, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

204 Coral Ave
073.-15-11.0

Buyers' Names:

Mario Millimaci

Purchase Price:

\$1,000

Benefit to the Community Resulting from the Sale:

This sale will:

- Save the Land Bank the cost of a demolition
- Return this property to taxable status
- Create an opportunity for an owner-occupant buyer to later buy this home move-in ready

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

Mr. Millimaci is in the construction trades and has presented a budget and proof of financing showing that he is capable of bringing this property up to code. It wasn't listed for sale since we categorized it as a demolition candidate. It needs significant foundation repair, but the house is otherwise in pretty good shape.

Property Address and Tax Parcel Number:

110 Belle Ave
072.-16-37.0

Buyers' Names:

Antonio Oselmo

Purchase Price:

\$1,000

Benefit to the Community Resulting from the Sale:

This sale will:

- Save the Land Bank the cost of a demolition
- Return this property to taxable status
- Create an opportunity for an owner-occupant buyer to later buy this home move-in ready

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

This house has new windows, siding, and a new roof, but the inside is covered in mold. We had Churchill Environmental inspect and they determined that it has not permeated the structural framing of the house, but that it should be gutted to the studs and the framing should be cleaned. We still considered it to be a demo candidate due to the high cost of renovations.

Mr. Oselmo lives next door and works in the construction trades. He has shown that he has sufficient skills and financing to handle this project. He plans to sell the house to his son, who will reside there. This project is financially viable for him since they will do almost all of the labor their selves.

Property Address and Tax Parcel Number:

115 Beard Place
084.-17-19.0

Buyers' Names:

LaMar Neal

Purchase Price:

\$1,000

Benefit to the Community Resulting from the Sale:

This sale will:

- Save the Land Bank the cost of a demolition
- Return this property to taxable status
- Remove this blighted eyesore from the block

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

Mr. Neal's grandmother is an owner-occupant next door. He and many of his family members are in the construction trades. He wishes to renovate this house and occupy it as his primary residence. It is visible from Sankofa Park and from South Presbyterian Church and removing this blighted eyesore from the area will be a big improvement. There is another demo candidate on the other side of his grandmother's house and we assured him we would seek to demolish it as soon as we can. He wants two-years to complete the renovations.

Property Address and Tax Parcel Number:

404 Merriman Ave
097.-16-51.0

Buyers' Names:

Nelly Torres

Purchase Price:

\$1,000

Benefit to the Community Resulting from the Sale:

This sale will:

- Save the Land Bank the cost of a demolition
- Return this property to taxable status
- Increase owner-occupancy in this neighborhood
- Remove this blighted eyesore from the block

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

Ms. Torres has applied for several Land Bank properties over the past few months and keeps being outbid. She is preapproved for construction financing from Home HeadQuarters and is very eager to become a first-time homeowner. Her stepfather owns a construction business and is willing to assist her with the renovations, which is what will make this a cost effective project for her.