GREATER SYRACUSE
LAND BANK

To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd
From: Katelyn Wright
Date: July 11, 2014
Re: Board of Directors Meeting – July 15, 2014

The Greater Syracuse Property Development Corporation Board of Directors will hold a regular meeting of the Board of Directors on **Tuesday, July 15, 2014 at 8:00 A.M.** in the Syracuse/Onondaga County Economic Development Office conference room at 333 W. Washington Street, Syracuse, NY 13202.

I. Call to order

II. Roll Call

III. Proof of Notice

IV. Minutes

June 17, 2014 & June 25, 2014

V. Executive Summary and Chief Financial Officer's Report

VI. Old Business

A. City funding contract for FY 2014-15

B. Professional Services Agreement re: Deconstruction Pilot Program
Discuss a sole-source procurement of professional services from Northeast Green Building Consulting, LLC for technical assistance managing the Land Bank's 2014 Deconstruction Pilot Program.

VII. New Business

A. Accept title to 606 Pond Street via donation from Wells Fargo Bank NA

B. Approve the Sale of Multiple Parcels of Real Property
1. 114-116 Pulaski Street
2. 142 Granger Street
3. 112 McCormick Avenue
4. 320 Mountainview Avenue
5. 408 Park Street
6. 1022 Highland Street
7. 1811 Butternut

C. Approve the sale of the following properties to Home HeadQuarters Inc. (HHQ) for renovation and sale in accordance with the terms and conditions of the existing Co-Development Agreement with HHQ
1. 236 Huntley Street

Procurement

D. Procure Asbestos Abatement and Air Monitoring for three deconstruction candidates

E. Renew subscription to eProperty Plus for August 2014 - August 2015. $3,087 for the year

F. Roof repairs at 449 S. Salina Street (Addis Building)

VIII. Discussion

A. Presentation on 678 W. Onondaga by Kathleen Discenna

B. Gothic Cottage (1631 S. Salina Street)

C. July 20th Butternut Street neighborhood clean-up

IX. Adjournment

GREATER SYRACUSE
LAND BANK

PLEASE POST **PLEASE POST** **PLEASE POST**

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

REGULAR MEETING OF THE BOARD OF DIRECTORS

IS SCHEDULED FOR

Tuesday, July 15, 2014

AT 8:00 A.M.

AT

WASHINGTON STATION
333 West Washington Street, Suite 130
Syracuse, NY 13202

For more information, please contact Katelyn Wright at 315-422-2301 or kwright@syracuselandbank.org

Minutes
Greater Syracuse Property Development Corporation
BOARD OF DIRECTORS MEETING
Tuesday, June 17, 2014 8:00 A.M.
333 W. Washington Street, Suite 130
Syracuse, NY 13202

Board Members Present: Vito Sciscioli, Mary Beth Primo, Dwight L. Hicks, Daniel Barnaba, Jim Corbett

Others Present: Katelyn Wright, John Sidd, Dan Hoosock, Kate Palermo, Paul Driscoll, Stephen Aemny, Ben Gray, Stephanie Pasquale, Kerry Quaglia, Steve Case, Tim Lynn, Honorable Nader Maroun, Sharon Sherman, Honorable Bob Dougherty, Rich Puchalski, Will Watkins, Mark Lichtenstein, Mohamad Galal

I. Call to order

Vito Sciscioli called the meeting to order at 8:05 AM

II. Roll Call

Mr. Sciscioli noted that all board members were present.

III. Proof of Notice

Mr. Sciscioli noted that proper notice of the meeting had been posted.

IV. Minutes

Jim Corbett moved to approve the minutes of the May 20, 2014 meeting of the board of directors. Dwight Hicks seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY MOVED TO APPROVE THE MINUTES OF THE MAY 20, 2014 BOARD OF DIRECTORS MEETING.**

V. Discussion

Mr. Sciscioli recommended an item be taken out of order since Paul Driscoll, Commissioner of Neighborhood & Business Development for the City of Syracuse was present to report on a change in the City's tax foreclosure policy. Mr. Driscoll reported that the City had, up until recently, bene accepting purchase offers for properties located outside of target areas where foreclosures were ongoing with the intention of taking title and selling properties to the land bank. In those target areas no private applications were being accepted since the Land Bank's sales procedure is preferable as it allows buyers to inspect property prior to submitting a purchase offer. Non-target areas are beginning to comprise a smaller area of the map as the City's implementation of its new tax collection policies proceeds and the administration recently decided to begin applying the same policy as was previously employed in the foreclosure target areas citywide. This stood to benefit buyers who would now be able to inspect properties prior to purchase, to benefit the City as the Land Bank could employ its 'enforcement mortgage,' and the Land Bank would stand to benefit as it could better brand itself as the source of available properties rather than allowing buyers to be confused by the two processes operating in parallel. Mr. Maroun indicated that the Council was upset that it wasn't apprised of this policy change and that there would be a committee meeting on this subject today at noon. Board members agreed that this change in policy appeared to be an improvement on all fronts and Mr. Dougherty agreed that it seemed to bring more clarity to the purchase process and would likely achieve better long-term outcomes for neighborhood redevelopment.

VI. Executive Summary/Chief Financial Officer's Report

Ms. Wright summarized the June 3 meeting of the Finance Committee, at which it reviewed the Land Bank's application for 501(c)(3) status.

Mr. Barnaba drew attention to the May financial statements and asked if it would be a fair assessment that so far this year cost of goods and maintenance costs re-classed to the balance sheet have been roughly equal to the revenue generated by property sales, and Katelyn confirmed that yes the organization was roughly breaking even, but that this analysis did not account for overhead costs.

VII. New Business

Authorizing the GSPDC to enter into a funding agreement with the City of Syracuse (FY 14/15)

Ms. Wright indicated that this contract had not yet been submitted to Common Council and that they had not yet had a chance to comment on proposed changes. Jim Corbett moved to table the issue until consensus was reached on a new draft. Mary Beth Primo seconded this motion. **ALL BOARD MEMBERS PRESENT AGREED TO TABLE THE ITEM UNTIL CONSENSUS WAS REACHED.**

Accept Phase VI properties from the City of Syracuse

Ms. Wright presented a summary of properties available for Land Bank acquisition in Phase VI of the City's foreclosure efforts, a projection of their cost and potential to generate revenue from sales, and an overview of the commercial properties included in Phase VI. After some discussion Dwight Hicks moved to pass a resolution authorizing the acquisition of multiple properties from the City of Syracuse. Mr. Corbett seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION TO AUTHORIZING THE ACQUISITION OF MULTIPLE PROPERTIES FROM THE CITY OF SYRACUSE.**

Approve the Sale of Multiple Parcels of Real Property

Ms. Wright indicated that the applicants for 449 S. Salina Street, known as the Addis Building, were present and were available to summarize their development proposal and answer any questions the board may have. Steve Case and Timothy Lynn described their proposal for mixed use renovation of the former department store using state and federal historic preservation tax credits.

Ms. Wright summarized the specifics of four additional purchase applications. Jim Corbett moved to approve the sale of multiple parcels of real property. Dwight Hicks seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION APPROVING THE SALES OF MULTIPLE PARCELS OF REAL PROPERTY.**

Approve the Sale of the Multiple Properties to Home HeadQuarters, Inc.

Ms. Wright explained that these properties would be renovated for sale to income-qualified owner occupants per the co-development agreement between Home HeadQuarters and the Land Bank using grant funds from the New York Attorney General. Dwight Hicks moved to pass a resolution authorizing the sale of multiple properties to Home HeadQuarters, Inc. Mary Beth Primo seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION APPROVING THE SALES OF MULTIPLE PARCELS OF REAL PROPERTY TO HOME HEADQUARTERS, INC.**

Authorizing the GSPDC to enter into lease agreements with Home HeadQuarters, Inc.

Ms. Wright explained that this lease agreement would authorize Home HeadQuarters to contract with demolition contractors on the Land Bank's behalf and that their demolition expenses would be reimbursed out of NY Attorney General grant funds. She further explained that the Land Bank's grant agreement with the OAG required that nine properties be demolished by the end of 2014 and that six would be completed in the course of the Land Bank's deconstruction pilot program but these lease agreements would enable Home HeadQuarters to manage three additional demolitions in order for the Land Bank to meet this benchmark.

<u>Hire an Executive Assistant/Special Projects Coordinator</u>

Ms. Wright indicated that she'd interviewed multiple candidates for this position, and that the job listing had been reviewed by the full board and that she'd selected Kate Palermo from the field of candidates as best suited to the Land Bank's needs. She indicated that Kate was in the audience and would be ready start work sometime between July 1 and July 15. Mary Beth Primo moved to pass a resolution to hire Kate Palermo for the position of Executive Assistant/Special Projects Coordinator. Dwight Hicks seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION TO HIRE KATE PALERMO FOR THE POSITION OF EXECUTIVE ASSISTANT/SPECIAL PROJECTS COORDINATOR.**

Mary Beth Primo left at 9:00 AM

Procurement

<u>Asbestos & Lead Surveys</u>

Ms. Wright indicated that 1806 Lodi and 123 Henderson would be included in the second batch of three deconstructions to be included in the 2014 deconstruction pilot program and that 117 Spring and 3644 Midland were candidates for renovation using unrestricted Land Bank funds, and that a total project budget would be developed and proposed to the board, but that the cost of abating lead and asbestos would first have to be determined by conducting a survey. Mr. Barnaba noted that this meant funds had to be expended in order to determine how much additional funds would have to be expended and Ms. Wright noted that yes, it was a two-step process to develop a full scope of work and project budget and that the full renovation budget would be subject to board approval before any decision to move forward with renovation was made.

Mr. Hicks moved to procure asbestos and lead surveys on 117 Spring Street, 3644 Midland, and 1806 Lodi from Churchill Environmental and 123 Henderson from HSE. Mr. Barnaba seconded this motion. **ALL BOARD MEMBERS PRESENT MOVED TO PROCURE ASBESTOS AND LEAD SURVEYS ON 117 SPRING STREET, 3644 MIDLAND, AND 1806 LODI FROM CHURCHILL ENVIRONMENTAL AND 123 HENDERSON FROM HSE.**

<u>Asbestos Abatement</u>

Ms. Wright indicated that the last group of properties for which surveys were complete enabled them to obtain quotes for asbestos abatement, which must be undertaken prior to deconstruction work commencing. Mr. Barnaba asked if it would be better to choose deconstruction candidates based on abatement costs and Ms. Wright indicated that yes, for the 2015 deconstruction program more lead-time would be spent evaluating those costs to identify ideal candidates, but that would require the Land Bank to bear the cost of surveying a large number of properties in order to determine which would be cheapest to abate.

Jim Corbett moved to procure Asbestos Abatement of 165 Culbert, 201 Furman, 552 Gifford, and 611 Park Street from Summit. Dan Barnaba seconded this motion. **ALL BOARD MEMBERS PRESENT MOVED TO PROCURE ASBESTOS ABATEMENT OF 165 CULBERT, 201 FURMAN, 552 GIFFORD, AND 611 PARK STREET FROM SUMMIT.**

<u>125 Hoefler St. Sidewalks</u>

Ms. Wright explained that the City had condemned this sidewalk and that it needed to be replaced, that in addition to the City's quote they obtained two more and found a contractor able to replace the sidewalk for $2000 less than the City quote. She noted that this item had been a source of concern for some board members but that the Land Bank had so far acquired more than 100 vacant lots and only three had been condemned so it did not appear to present an unmanageable cost for the Land Bank to bear. Jim Corbett moved to procure the replacement of the sidewalk at 125 Hoefler Street from S&S Masonry. Dan Barnaba seconded this motion. **ALL BOARD MEMBERS PRESENT MOVED TO PROCURE THE REPLACEMENT OF THE SIDEWALK AT 125 HOEFLER STREET FROM S&S MASONRY.**

<u>117 Spring Street clean-out</u>

Ms. Wright explained that this property was a candidate for renovation and that a great deal of trash and debris needed to be removed before it was surveyed for asbestos and lead and, even if the Land Bank chose not to proceed with renovation, this would need to occur prior to marketing the property for sale. Dwight Hicks moved to authorize procurement of clean-out services from Feher. Mr. Barnaba seconded this motion. **ALL BOARD MEMBERS PRESENT MOVED TO AUTHORIZE PROCUREMENT OF CLEAN-OUT SERVICES AT 117 SPRING STREET FROM FEHER.**

VIII. Adjournment

Jim Corbett moved to adjourn the meeting. Dan Barnaba seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY AGREED TO ADJOURN THE MEETING AT 9:23 AM.**

Minutes
Greater Syracuse Property Development Corporation
SPECIAL MEETING OF THE BOARD OF DIRECTORS
Wednesday, June 25, 2014 8:00 A.M.
333 W. Washington Street, Suite 130
Syracuse, NY 13202

Board Members Present: Vito Sciscioli, Dwight L. Hicks, Daniel Barnaba, Jim Corbett

Board Members Excused: Mary Beth Primo

Others Present: Katelyn Wright, John Sidd, Dan Hoosic, Andrew Erickson

I. Call to order

Vito Sciscioli called the meeting to order at 8:04 AM.

II. Roll Call

Mr. Sciscioli noted that Mary Beth Primo and Dwight Hicks were not present.

III. Proof of Notice

Mr. Sciscioli noted that proper notice of the meeting had been posted.

IV. New Business

Forming a Steering Committee for the Land Bank's 2014 Deconstruction Pilot Project

Ms. Wright explained that a committee was needed to review responses to the Land Bank's RFP for deconstruction services and that additional expertise could be brought to bear in making this decision by including outside experts on this committee, in addition to board members. Mr. Sidd explained that the Board could create a subcommittee of board members and empower this committee to enter into contracts on behalf of the organization, or simply create a subcommittee which would bring recommendations to the board, or create a "committee of the corporation" that might include members outside the board of directors, but that could only make recommendations to the full board.

Ms. Hicks arrived at 8:17 AM.

All board members present agreed that they'd prefer recommendations be brought to the full board and contracts be awarded only by vote of the full board and that it ought to be a committee of the corporation in order to include outside experts. Ms. Wright explained that Syracuse University Center for Sustainable Community Solutions (CSCS) staff had volunteered to sit on the committee pro bono, but that she and CSCS staff agreed that Northeast Green Building Consulting, LLC would bring additional subject-matter expertise pertaining to the technical aspects of deconstructing buildings that the rest of the committee does not possess. Mr. Sciscioli stated that he felt if they were to be paid experts that they should not actually sit on the committee, but be engaged to advise the committee. All board members present agreed. Mr. Corbett moved to create a committee of the corporation, consisting of Mary Beth Primo, Dwight L. Hicks, Vito Sciscioli, Mark Lichtenstein, Brenda Griffin, Katelyn Wright, and Andrew Erickson, to review proposals for deconstruction services and make a recommendation to the full board regarding awarding of deconstruction contracts. Dan Barnaba seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY MOVED TO CREATE A COMMITTEE OF THE CORPORATION, CONSISTING OF MARY BETH PRIMO, DWIGHT L. HICKS, VITO SCISCIOLI, MARK LICHTENSTEIN, BRENDA GRIFFIN, KATELYN WRIGHT, AND ANDREW ERICKSON, TO REVIEW**

PROPOSALS FOR DECONSTRUCTION SERVICES AND MAKE A RECOMMENDATION TO THE FULL BOARD REGARDING AWARDING OF DECONSTRUCTION CONTRACTS.

Procurement: Air Monitoring of Asbestos Abatement

Ms. Wright noted that the board had approved asbestos abatement of 201 Furman, 552 Gifford, and 611 Park on June 17th in anticipation of their deconstruction, but that air monitoring must be procured by the property owner so that their oversight of the abatement is independent of the abatement contractor. She presented four quotes for air monitoring at the above addresses. Dan Barnaba moved to procure air monitoring services for 551 Gifford from Churchill Environmental and for 201 Furman and 611 Park from HSE, the lowest bidders for each property. Mr. Hicks seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY MOVED TO PROCURE AIR MONITORING SERVICES FOR 551 GIFFORD FROM CHURCHILL ENVIRONMENTAL AND FOR 201 FURMAN AND 611 PARK FROM HSE, THE LOWEST BIDDERS FOR EACH PROPERTY.**

V. Discussion

Professional Services Agreement re: Deconstruction Pilot Program
Ms. Wright indicated that she'd planned to discuss a sole-source procurement of professional services from Northeast Green Building Consulting, LLC for technical assistance managing the Land Bank's 2014 Deconstruction Pilot Program, but that she'd received a proposed contract from them shortly before the meeting. There was some discussion of whether the committee possessed the necessary technical expertise without engaging paid experts and whether a noncompetitive procurement was appropriate or whether other contractors in the region possess these skills. Ms. Wright and Mr. Erickson indicated that Josh and Kevin Stack are widely understood to be the experts in deconstruction in this region. There was further discussion of their pricing and the cost proposed. All agreed to table the issue for further discussion at the July meeting and to allow Katelyn time to do further research on the issue.

VI. Adjournment

Jim Corbett moved to adjourn the meeting. Vito Sciscioli seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY AGREED TO ADJOURN THE MEETING AT 8:43 AM.**

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation (“GSPDC”) was convened in public session at the offices of the GSPDC located at 333 West Washington Street, Suite 130, Syracuse, New York 13202 on July 15, 2014 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
Mary Beth Primo, Vice Chair
Daniel Barnaba, Treasurer
Dwight L. Hicks, Secretary
James Corbett

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John P. Sidd, Esq.	GSPDC Counsel

The following resolution was offered by Mary Beth Primo, seconded by Jim Corbett, to wit:

Resolution No.: 24 of 2014

RESOLUTION AUTHORIZING THE ACQUISITION OF A CERTAIN PARCEL OF REAL PROPERTY FROM WELLS FARGO BANK NA

WHEREAS, New York Not-For-Profit Corporation Law §1608(b) authorizes the GSPDC to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

WHEREAS, New York Not-For-Profit Corporation Law §1608(g) requires that any acquisition of real property by the GSPDC, from entities other than political subdivisions, be limited to real property that is tax delinquent, tax foreclosed, vacant or abandoned; and

WHEREAS, Wells Fargo Bank NA ("Wells Fargo") has offered to donate to the GSPDC a certain parcel of real property commonly known as 606 Pond Street in the

City of Syracuse, County of Onondaga and State of New York, being a two-family house and being all of current City tax map parcel 009.-06-03.0 (the "Real Property"); and

WHEREAS, GSPDC staff members have evaluated the Real Property in accordance with the GSPDC's Policy Governing Acceptance of Donated Real Property and have recommended that the GSPDC accept the Real Property; and

WHEREAS, the GSPDC desires to acquire title to the Real Property from Wells Fargo.

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 GSPDC is hereby authorized to acquire title to the Real Property from Wells Fargo.

Section 3. The Chairman and the Executive Director of the GSPDC are each hereby authorized and directed 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.

Section 4. The other officers, employees and agents of the GSPDC are hereby authorized and directed for and in the name and on behalf of the GSPDC 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	____
Mary Beth Primo	VOTING	____
Daniel Barnaba	VOTING	____
Dwight L. Hicks	VOTING	____
James Corbett	VOTING	____

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 "Agency"), 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 November 12, 2013 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 15th day of July, 2014.

____
Dwight L. Hicks, Secretary

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session at the offices of the GSPDC located at 333 West Washington Street, Suite 130, Syracuse, New York 13202 on July 15, 2014 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
Mary Beth Primo, Vice Chair
Daniel Barnaba, Treasurer
Dwight L. Hicks, Secretary
James Corbett

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John P. Sidd, Esq.	GSPDC Counsel

The following resolution was offered by _______, seconded by _________, to wit:

Resolution No.: 25 of 2014

RESOLUTION AUTHORIZING THE SALE OF MULTIPLE PARCELS OF REAL PROPERTY

WHEREAS, New York Not-For-Profit Corporation Law §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 §1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, Section 4 of the GSPDC's Disposition of Real and Personal Property (the "Property Disposition Policy") permits the GSPDC to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the GSPDC, subject to obtaining such competition as is feasible under the circumstances; and

WHEREAS, Section 4 of the Property Disposition Policy also permits the GSPDC to dispose of property by negotiation when the fair market value of the property does not exceed Fifteen Thousand Dollars ($15,000.00), subject to obtaining such competition as is feasible under the circumstances; 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 City of Syracuse, County of Onondaga, and 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, each Property's appraised fair market value is set forth on the Properties List; and

WHEREAS, GSPDC staff, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, have 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, GSPDC staff have determined that each Buyer is a qualified buyer; and

WHEREAS, the GSPDC has obtained such competition as is feasible under the circumstances for each Property by advertising the Property on its website and/or listing the Property with a licensed real estate broker; and

WHEREAS, if any Property with a fair market value exceeding Fifteen Thousand Dollars ($15,000) is being disposed of by negotiation, whether or not the Property's purchase price exceeds its fair market value, GSPDC staff have determined that selling the Property to the proposed Buyer will benefit the public by increasing tax revenues, helping to enhance property values in the neighborhood in which the Property is located, and/or abating safety hazards that may be present at the Property; and

WHEREAS, as each Buyer's plans are consistent with the mission, purpose and governing statute of the GSPDC, the Property Disposition Policy permits the GSPDC to sell each Property to the corresponding Buyer by negotiation; and

WHEREAS, if any Property is being disposed of for less than fair market value, the Board of Directors (the "Board") has considered the information set forth in Section 4(g)(ii) of the Property Disposition Policy and has determined that there is no reasonable alternative to the proposed transfer that would achieve the same purpose of such transfer; and

WHEREAS, the GSPDC desires to sell each Property to the corresponding Buyer identified on the Properties List at the price which was offered by each Buyer, as set forth on the Properties List; and

WHEREAS, as may be noted on 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 will be agreeable in form and content to the Executive Director and GSPDC counsel.

Section 3. The Chairman, Vice Chairman and the Executive Director of the GSPDC are each hereby authorized and directed 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.

Section 4. The other officers, employees and agents of the GSPDC are hereby authorized and directed for and in the name and on behalf of the GSPDC 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	____
Mary Beth Primo	VOTING	____
Daniel Barnaba	VOTING	____
Dwight L. Hicks	VOTING	____
James Corbett	VOTING	____

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 May 20, 2014 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 15th day of July, 2014.

____
Dwight L. Hicks, Secretary

“Schedule A”

GREATER SYRACUSE
LAND BANK

July 15, 2014 Sales Summary

1) 114-16 Pulaski Street – occupied two-family house

Date Acquired: 3/12/14
Asking Price: $33,000 | Appraised Value: $33,000
Listed: N/A tenant at foreclosure has right of first refusal | Broker: N/A

Based on the Land Bank’s disposition policies I recommend sale to Barbara Kowal who was living in the property at the time of foreclosure.

114-16 Pulaski Street Purchase Offer	
Applicant	**Barbara Kowal**
Offer	**$27,900** (qualifies for affordable home ownership 10% discount)
Plan	**Owner-occupy property**
Notes/Recommendations	Tenant living in property at time of foreclosure. Land Bank has a policy to offer current residents in residential properties the first opportunity to buy, before advertising properties for sale.

2) 142 Granger Street – vacant single-family house

Date Acquired: 4/23/14
Asking Price: $10,200 | Appraised Value: $8,500
Listed: 5/27/14 | Broker: Willowbank Company

Based on the Land Bank’s disposition policies I recommend sale to Rescue Mission Alliance. Given the industrial context of this area between West Street and Onondaga Creek there is no viable market for market-rate housing and the RM is seeking to take control of available properties

142 Granger Street Purchase Offer	
Applicant	**Rescue Mission Alliance**
Offer	**$5,000**
Plan	**Renovate and rent as affordable ‘transitional’ housing**
Notes/Recommendations	Property is adjacent to the Rescue Mission complex of properties currently undergoing renovation. RM is engaged in developing a long-range campus plan and is seeking to purchase adjacent vacant properties in order to control security and stem criminal activity.

3) 112 McCormick Avenue – vacant residential lot, nonbuildable

Date Acquired: 4/23/14
Asking Price: $750 | Appraised Value: $500
Listed: 5/27/14 | Broker: Willowbank Company

Based on the Land Bank’s disposition policies I recommend sale to Rescue Mission Alliance. See notes above. This property is adjacent to 142 Granger Street and is too small to be legally buildable by right.

333 W. Washington Street, Suite 130; Syracuse NY 13202 / P: 315-422-2301 / F: 315-435-3669
www.syracuselandbank.org

112 McCormick Avenue Purchase Offer	
Applicant	**Rescue Mission Alliance**
Offer	**$750**
Plan	**Adjoin to 142 Granger Street**
Notes/Recommendations	See notes above.

4) 320 Mountainview Avenue – vacant single-family house

Date Acquired: 1/8/14
Asking Price: $19,900 Appraised Value: $18,000
Listed: 6/23/14 Broker: Willowbank Company

Based on the Land Bank's disposition policies and stated preference for owner-occupancy, I recommend sale to David Huang. This property is in a very desirable neighborhood and located across the street from Homer Wheaton Park, but it is much smaller than the neighboring homes and requires extensive renovations due to long-term neglect.

320 Mountainview Avenue Purchase Offer		
Applicant	**David Huang**	Theresa White
Offer	**$20,500**	$5,800
Plan	**Renovate and owner occupy**	Renovate and sell to an owner occupant
Notes/Recommendations	Plans on investing $16,200, but will do most of the labor himself. Applicant has construction experience and references.	Plans to invest $46,100 into the property and flip for a profit of approx. $12,000

5) 408 Park Street – partially occupied three-unit

Date Acquired: 3/12/14
Asking Price: $39,000 Appraised Value: $26,000
Listed: 4/8/14 Broker: Tempo Enterprises

Based on the Land Bank's disposition policies I recommend sale to Galal K. Galal as their renovation budget and experience in rental property management are better suited to successfully redevelop this deteriorated property.

408 Park Street Purchase Offer		
Applicant	**Galal K. Galal**	Robert Harris
Offer	**$25,000**	$39,000
Plan	**Renovate and occupy one unit**	Plans to renovate and owner occupy, eventually move family into the downstairs unit.
Notes/Recommendations	Very thorough plan. Plans to invest nearly $26,000 mostly in roof work. Plan to purchase for their son, whom they disclose works for Tempo Enterprises, for him to live in and manage. Experience with rental property management and code requirements for three-families.	Only plans to invest $1,400 but will do all labor himself. Doesn't appear to have sufficient plan for needed renovations, no experience with rental property management.

6) 1022 Highland Street – vacant single-family

Date Acquired: 12/4/13
Asking Price: $19,599 Appraised Value: $15,000
Listed: 12/20/13 Broker: Tempo Enterprises

Based on the Land Bank's disposition policies I recommend sale to Robert Okun. This property has been on the market for more than six months and this is the first proposal we've received that includes an adequate plan for renovating the structure.

1022 Highland Street Purchase Offer	
Applicant	**Robert Okun**
Offer	**$8,000**
Plan	**Renovate and occupy**
Notes/Recommendations	Plans to invest $13,000 in renovations. Currently owns a small single-family home in the Salt Springs neighborhood, which he plans to either rent out or sell. Wishes to move into a larger property so his aging father can move in with him.

7) 1811 Butternut – vacant single-family

Date Acquired: 12/4/13
Asking Price: $18,275 Appraised Value: $13,000
Listed: 3/24/14 Broker: Tempo Enterprises

Based on the Land Bank's disposition policies I recommend sale to Jeffrey and Carol Kemp. This property has been on the market for more than three months and no other applicants have presented an adequate plan for renovation. It was listed with the 60-day restriction favoring applications from owner-occupants, but the amount of necessary repairs seemed to deter applicants who would reside in the property.

1811 Butternut Street Purchase Offer	
Applicant	**Jeffrey and Carol Kemp**
Offer	**$13,000**
Plan	**Renovate and sell to an owner occupant**
Notes/Recommendations	Plan to invest $25,000 in renovations (materials) and perform all their own labor. Jeff Kemp has 10+ years of experience as a home remodeler and flipper

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation (“GSPDC”) was convened in public session at the offices of the GSPDC located at 333 West Washington Street, Suite 130, Syracuse, New York 13202 on Tuesday, July 15, 2014 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
Mary Beth Primo, Vice Chair
Daniel Barnaba, Treasurer
Dwight L. Hicks, Secretary
James Corbett

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John P. Sidd, Esq.	GSPDC Counsel

The following resolution was offered by _______, seconded by _________, to wit:

Resolution No.: 26 of 2014

RESOLUTION AUTHORIZING THE SALE OF CERTAIN PARCELS OF REAL PROPERTY TO HOME HEADQUARTERS, INC.

WHEREAS, New York Not-For-Profit Corporation Law § 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 § 1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, Section 4 of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") permits the GSPDC to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the GSPDC; and

WHEREAS, the GSPDC owns certain parcels of real property situate in the City of Syracuse, County of Onondaga, and more particularly identified on the List of Properties attached hereto as Exhibit A (collectively, the "Properties" or individually, a "Property"); and

WHEREAS, each Property's appraised fair market value is set forth on the List of Properties (the appraisal reports are available for public review at the office of the GSPDC); and

WHEREAS, the GSPDC and Home HeadQuarters, Inc. ("HHQ") have entered into a certain Co-Development Agreement for the purpose of working together to renovate 40 single-family homes in the City of Syracuse which were previously tax-delinquent, vacant, blighted, and underutilized with the intent of selling the properties to low-income owner occupants; and

WHEREAS, in order to facilitate the development of the properties, the Co-Development Agreement provides that HHQ will purchase each property at a price equal to the total cost incurred by the GSPDC in acquiring and maintaining the property from the date of the GSPDC's acquisition until conveyance to HHQ; and

WHEREAS, the GSPDC has selected the Properties to be renovated and sold in accordance with the terms and conditions of the Co-Development Agreement; and

WHEREAS, selling the Properties to HHQ will ultimately benefit the public by increasing tax revenues, helping to enhance property values in the neighborhood in which the Properties are located, increasing opportunities for affordable home ownership, and abating safety hazards that may be present at the Properties; and

WHEREAS, as the Properties' development pursuant to the Co-Development Agreement is consistent with the mission, purpose and governing statute of the GSPDC, the Property Disposition Policy permits the GSPDC to sell the Properties to HHQ for less than fair market value by negotiation; and

WHEREAS, for each Property, the Board of Directors has considered the information set forth in Section 4(g)(ii) of the Property Disposition Policy and has determined that there is no reasonable alternative to the proposed transfer that would achieve the same purpose of such transfer; and

WHEREAS, the GSPDC desires to sell each of the Properties to HHQ for the price set forth opposite each Property's address on the List of Properties which was calculated in accordance with the Co-Development Agreement.

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 HHQ in accordance with the terms and conditions of the Co-Development Agreement.

Section 3. The Chairman and the Executive Director of the GSPDC are each hereby authorized and directed 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.

Section 4. The other officers, employees and agents of the GSPDC are hereby authorized and directed for and in the name and on behalf of the GSPDC 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	____
Mary Beth Primo	VOTING	____
Daniel Barnaba	VOTING	____
Dwight L. Hicks	VOTING	____
James Corbett	VOTING	____

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 May 20, 2014 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 15th day of July, 2014.

____

Dwight L. Hicks, Secretary

SCHEDULE A
List of Properties

Property Address	Appraised Value	Sale Price
236 Huntley	$33,000	$2,624.83