



To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd
From: Katelyn Wright
Date: September 29, 2014
Re: SPECIAL Board of Directors Meeting – September 30, 2014

The Greater Syracuse Property Development Corporation will hold a special meeting of the Board of Directors on **Tuesday, September 30, 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. **New Business**

A. Procurement of property and liability insurance covering the land bank's real estate portfolio

B. Accept title to 1079 W. Onondaga Street by donation via Wells Fargo Bank NA
Comes with \$40,000 cash donation "in lieu of demolition"

C. Award contract for 600 Rowland roof replacement to George McQueen
Previously approved low-bidder never provided necessary insurance certificates.

The Roofing Guys	\$12,125.00
O'Brian Home Remodeling Services	\$7,500.00
George McQueen	\$9,200.00
JK General Contracting	\$10,500.00
RC Home Improvement	\$13,195.00

D. Procure clean-out services for 226 Delhi

This property will subsequently either be renovated with AG funds or listed on the MLS

Recycall	\$3,195.00
Dee's Property Maintenance, LLC	\$2,820.00
CNY Cleaning Solutions, LLC	\$3,446.00

V. **Adjournment**



PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

SPECIAL MEETING OF THE BOARD OF DIRECTORS

IS SCHEDULED FOR

Tuesday, September 30, 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

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 September 30, 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
Daniel Barnaba, Treasurer
Dwight L. Hicks, Secretary
James Corbett
Julie Cerio

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright Executive Director

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No.: 27 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 1079-81 W. Onondaga Street in the City of Syracuse, County of Onondaga and State of New York, being a

vacant three-family house and being all of current City tax map parcel 092.-14-03.0 (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	___
Julie Cerio	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 September 30, 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 30th day of September, 2014.

Dwight L. Hicks, Secretary