

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 16, 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  
James Corbett  
Julie Cerio

ABSENT:

Dwight L. Hicks, Secretary

FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by Jim Corbett, seconded by Julie Cerio to wit:

Resolution No.: 32 of 2014

**RESOLUTION AUTHORIZING THE SALE OF  
220 SHUART AVENUE TO FRANK WIECHOWSKI**

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, subject to obtaining such competition as is feasible under the circumstances, when the disposal is within the mission, purpose, or governing statute of the GSPDC; and

WHEREAS, Section 5 of the Property Disposition Policy requires that all disposals of GSPDC property be made to qualified buyers; and

WHEREAS, under Section 5 of the Property Disposition Policy, an applicant is disqualified if a property owned by the applicant has been foreclosed upon for tax-delinquency by the City of Syracuse or County of Onondaga and transferred to the GSPDC; and

WHEREAS, the GSPDC owns a certain parcel of real property situate in the City of Syracuse, County of Onondaga, and State of New York commonly known as 220 Shuart Avenue and identified by City of Syracuse tax map 019.-16-11.0 (the "Property"); and

WHEREAS, the GSPDC acquired title to the Property from the City of Syracuse following a tax foreclosure proceeding; and

WHEREAS, prior to the tax foreclosure proceeding, Frank Wiechowski (the "Buyer") owned the Property; and

WHEREAS, the Buyer is therefore a disqualified buyer pursuant to Section 5(a)(ii) of the Property Disposition Policy; and

WHEREAS, due to compelling circumstances involving the Buyer, the subject matter of which is private, the Board of Directors has decided to waive the Buyer's disqualification and sell the Property to the Buyer without following the disposition procedures set forth in Section 4 of the Property Disposition Policy; and

WHEREAS, the Buyer has demonstrated his ability to pay the Property's outstanding taxes owed to the City of Syracuse and to remain current on the Property's taxes in the future; and

WHEREAS, the Buyer, upon purchasing the Property, intends to occupy it as his primary residence and to make certain repairs and improvements to the Property;

WHEREAS, transferring title to the Property to the Buyer will benefit the public by increasing tax revenues, helping to enhance property values in the neighborhood in which the Property is located, and abating safety hazards which may be present at the Property; and

WHEREAS, the GSPDC desires to sell the Property to the Buyer for a purchase price of one dollar (\$1.00) in addition to requiring the Buyer to pay all real property taxes which were due and owing at the time of the seizure to the City of Syracuse; and



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 Property to the Buyer in accordance with the terms of this Resolution.

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 | <u>Yes</u>     |
| Daniel Barnaba  | VOTING | <u>Yes</u>     |
| Dwight L. Hicks | VOTING | <u>Excused</u> |
| James Corbett   | VOTING | <u>Yes</u>     |
| Julie Cerio     | VOTING | <u>Yes</u>     |

The foregoing Resolution was thereupon declared and duly adopted.

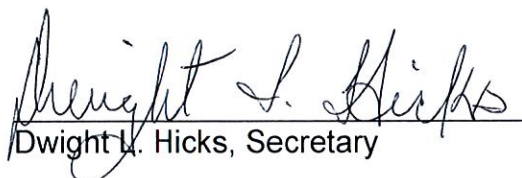
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

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 September 16, 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 21<sup>st</sup> day of October, 2014.

  
Dwight L. Hicks, Secretary