

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 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on October 20, 2015 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, Vice-Chair  
Julie Cerio, Director

**ABSENT:**

**FOLLOWING PERSONS WERE ALSO PRESENT:**

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

The following resolution was offered by Julie Cerio, seconded by Dan Barnaba to wit:

Resolution No.: 28 of 2015

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

The foregoing Resolution was thereupon declared and duly adopted.

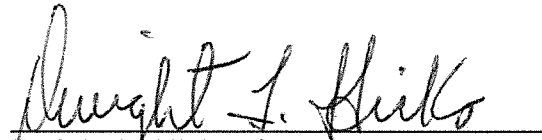
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

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 October 20, 2015 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 20<sup>th</sup> day of October, 2015.

  
Dwight L. Hicks, Secretary



## October 20, 2015 Sales Summary

### 1) 1307 South Geddes Street –Vacant Single-Family House

Date Acquired: 10/01/14

Asking Price: \$6,900

Listed: 05/7/2015

Days on Market: 166

Appraised Value: \$7,500

Broker: Willowbank Company

Norris Rodgers owns and manages six rental properties in the City of Syracuse. Rodgers plans to renovate and operate this property as a rental, as well. This property has been on the market for a long period of time and has experienced several reductions in asking price. Based on the Land Bank's disposition policy staff recommend the sale to Norris Rodgers.

1307 S. Geddes St Purchase Offer		
Applicant	Alec Bush	Norris Rodgers
Offer	\$3,500	\$5,000
Plan	Renovate and Operate as a Rental	Renovate and Operate as a Rental
Notes/Recommendations	Plans to Invest \$4,951	Plans to Invest \$10,700

### 2) 212 May Ave – Buildable Residential Vacant Lot

Date Acquired: 07/02/2014

Asking Price: \$151

Listed: Land Bank Website

Days on Market: N/A

Appraised Value: \$1,250

Broker: N/A

Royston Melville, owner of 214 May Ave, intends to extend his existing property to create yard space and add landscaping. 214 May is normally his primary residence, but is currently boarded up while the owner is overseas on active duty. He has provided verification of these details and looks forward to working on this project once he returns home. Based on market conditions and the number of vacant homes currently located on this block, it is not a likely location for new construction in the near term. Based on the Land Bank's disposition policies staff recommend the sale to Royston Melville.

212 May Ave Purchase Offer	
Applicant	Royston Melville
Offer	\$151
Plan	Side-lot
Notes/Recommendations	See Above

### 3) 528 Rich St – Buildable Residential Vacant Lot

Date Acquired: 09/24/2015

Asking Price: \$151

Listed: Land Bank Website

Days on Market: N/A

Appraised Value: \$1,000

Broker: N/A

Zoe Heyward, owner of 230 Crescent Ave, plans to expand her current yard with the adjacent vacant lot. She intends to fence in her property, build and shed, and install a driveway. While this is dimensionally buildable, new

**"Schedule A"**

construction is not likely here due to the lot's irregular shape. Based on the Land Bank's disposition policies staff recommend the sale to Zoe Heyward.

528 Rich St Purchase Offer	
Applicant	Zoe Heyward
Offer	\$151
Plan	Side-lot
Notes/Recommendations	See Above

**4) 406 Danforth St – Vacant two-family house**

Date Acquired: 05/20/2015

Asking Price: \$9,900

Appraised Value: \$13,000

Listed: 06/16/2015

Broker: Willowbank

Days on Market: 126

The applicant has been working closely with Land Bank staff to refine his renovation plan for 406 Danforth St. The applicant has significant experience in performing home renovations and works in the construction trades. He plans to invest \$94,100 into the house for renovations and do much of the work himself. The applicant will live in the house as his primary residence and utilize a portion of the house for a rental unit. Based on the Land Bank's disposition policies staff recommend the sale to Mark Onofri.

406 Danforth St Purchase Offer	
Applicant	Mark Onofri
Offer	\$3,000
Plan	Renovate to Occupy as Primary Residence
Notes/Recommendations	Plans to invest \$94,100 in Renovations

**5) 913 Carbon Street- Vacant Single-Family House**

Date Acquired: 07/17/2015

Asking Price: \$4,900

Appraised Value: \$12,000

Listed: 09/14/2015

Broker: Saya Realty

Days on Market: 36

Dalier Rodriguez plans to renovate and occur 913 Carbon as his primary residence. Rodriquez has completed the Homebuyer Education course with Home HeadQuarters. Based on the Land Bank's disposition policies staff recommend the sale to Dalier Rodriguez.

913 Carbon St Purchase Offers			
Applicant	Dalier Rodriguez	Aye Phyu Aung	Khuon Huynh
Offer	\$4,900	\$5,500	\$5,000
Plan	Renovate and Occupy as Primary Residence	Renovate and Operate as a Rental	Renovate and Operate as a Rental
Notes/Recommendations	Plans to Invest \$11,300 in Renovations	Plans to Invest \$11,600 in Renovations	Plans to invest \$10,000 in Renovations

**6) 1541-43 South Ave - Vacant Two-Family House**

Date Acquired: 2/23/2015

Asking Price: \$6,900

Appraised Value: \$9,000

Listed: 7/28/2015

Broker: Willowbank

Days on Market: 84

**"Schedule A"**

The applicant owns 13 rental units throughout Onondaga County, he has purchased, renovated, and manages all of the properties. He has operated as a landlord for six years. He plans to operate the property as a rental after performing the necessary renovations for the property. Based on the Land Bank's disposition policies staff recommend the sale to Michael and Bethaney Hemmer.

1541-43 South Ave Purchase Offer	
Applicant	Michael and Bethaney Hemmer
Offer	\$5,000
Plan	Renovate and Operate as Rental
Notes/Recommendations	Plans to invest \$30,750 in renovations

**7) 109 Benedict Ave-Vacant Single-Family House**

Date Acquired: 2/23/2015

Asking Price: \$7,900

Appraised Value: \$10,000

Listed: 6/24/2015

Broker: Willowbank

Days on Market: 118

Darian Coker plans to purchase, renovate and occupy the house as his primary residence. He has agreed to complete the Minimum Renovation Specifications outlined by the Land Bank. His family is in the construction business and due to self-performed labor he estimates that the renovation costs will total \$11,380. Based on the Land Bank's disposition policies staff recommend the sale to Darian Coker.

109 Benedict Ave Purchase Offers		
Applicant	CNY Better Homes Realty, Inc	Darian Coker
Offer	\$6,100	\$7,900
Plan	Renovate and Operate as Rental	Renovate to Occupy as Primary Residence
Notes/Recommendations	Plans to invest \$6,675 in Renovations	Plans to invest \$11,380 in Renovations

**8) 203 Douglas Street- Vacant Single-Family House**

Date Acquired: 2/23/2015

Asking Price: \$3,900

Appraised Value: \$9,000

Listed: 6/15/2015

Broker: Saya Realty

Days on Market: 127

John Lanzafame has owned rental properties in the past and has worked in property management. Has over 20 years' experience performing home renovations, including stalling new roofs, siding, windows, electric, and plumbing. Based on the Land Bank's disposition policies staff recommend the sale to John Lanzafame.

203 Douglas St Purchase Offers			
Applicant	Begija and Stojan Topalovic	John Lanzafame	AKJ Holdings
Offer	\$2,000	\$3,900	\$2,000
Plan	Renovate and Operate as Rental	Renovate and Operate as Rental	Renovate and Operate as Rental
Notes/Recommendations	Plans to invest \$15,950 in renovations	Plans to invest \$12,300 in renovations	Plans to invest \$6,700 in renovations

**9) 220 McKinley Ave – Vacant Single Family House**

Date Acquired: 05/12/2015

Asking Price: \$8,500

Appraised Value: \$10,000

Listed: 07/24/2015

Broker: Reppi Real Estate

Days on Market: 88

University Hill Apartments owns 40 properties in the University Hill Neighborhood. They intend to purchase and renovate 220 McKinley then re-sell the property to their Chief Property Manager and his family. University Hill Apartments is offering financing to their employee. University Hill Apartments wants to reward their long-term employee with the opportunity to be a home-owner as well as have their property manager nearby many of their rental properties. Based on the Land Bank's disposition policies staff recommend the sale to University Hill Apartments.

220 Mckinley Ave Purchase Offer	
Applicant	University Hill Apartments
Offer	\$6,000
Plan	Redevelop and Re-sell to an Owner-Occupant
Notes/Recommendations	Plants to invest \$32,000 in Renovations

**10) 211 Bruce St- Vacant Single-Family House**

Date Acquired: 04/15/2015

Asking Price: \$9,900

Appraised Value: \$14,000

Listed: 9/24/2015

Broker: Willowbank

Days on Market: 26

The Applicant has hired JE Bryant & Associates LLC to create a redevelopment plan and manage the redevelopment of 211 Bruce. Owens is the Commissioner of Facilities Management for Onondaga County and is experienced in managing construction projects. He plans to have his daughter reside in house and eventually purchase the house from Owens. Based on the Land Bank's disposition policies staff recommend the sale to Duane Owens.

211 Bruce St Purchase Offers			
Applicant	Karen Raymond	Duane Owens	Syracuse Prime Properties
Offer	\$10,500	\$9,900	\$9,900
Plan	Renovate and Operate as a Rental	Redevelop and Re-sell to an Owner Occupant	Renovate and Operate as a Rental
Notes/Recommendations	Plans to invest \$10,714 in Renovations	Plans to Invest \$26,300 in Renovations	Plans to invest \$11,070 in Renovations

**11) 262 Crolly St- Vacant Single- Family House**

Date Acquired: 08/05/2015

Asking Price: \$13,900

Appraised Value: \$15,000

Listed: 08/20/2015

Broker: Willowbank

Days on Market: 61

The applicant is experienced in renovating and managing rental properties and owns a total of 21 properties in Syracuse either by herself or as a member of Oakwood Funding or BBC Enterprise. Based on the Land Bank's disposition policies staff recommend the sale to Hanie Eng.

262 Crolly St Purchase Offer	
Applicant	Hanie Eng
Offer	\$14,500
Plan	Renovate and Operate as a Rental
Notes/Recommendations	Invest \$6,450 in Renovations



**12) 415 Sterling St.- Vacant Single-Family House**

Date Acquired: 02/23/2015

Asking Price: \$5,000

Listed: 06/22/2015

Days on Market: 120

Appraised Value: \$9,000

Broker: Willowbank

Aaron Johnson owns and operates two rental properties in the City of Syracuse. Johnson plans to occupy 415 Sterling while completing renovations. Based on the Land Bank's disposition policies staff recommend the sale to Aaron Johnson.

415 Sterling St Purchase Offer	
Applicant	Aaron Johnson
Offer	\$2,500
Plan	Renovate and Occupy as Primary Residence
Notes/Recommendations	Plans to invest \$7,700

**13) 1413 W Colvin St- Vacant Single-Family House**

Date Acquired: 09/03/2014

Asking Price: \$9,900

Listed: 03/31/2015

Days on Market: 203

Appraised Value: \$21,000

Broker: Willowbank

Chareeta Wright plans to renovate and occupy 1413 W Colvin St. The property is listed as part of the Land Bank's home ownership choice program. Based on the Land Bank's disposition policies staff recommend the sale to Chareeta Wright.

1413 W Colvin St Purchase Offer	
Applicant	Chareeta Wright
Offer	\$6,000
Plan	Renovate and Occupy as Primary Residence
Notes/Recommendations	Plans to invest \$9,600 in Renovations

**14) 211 Beecher St – Vacant Single-Family House**

Date Acquired: 11/19/2014

Asking Price: \$9,900

Listed: 8/3/2015

Days on Market: 78

Appraised Value: \$10,000

Broker: Saya Realty

The Beltran's own four rental properties in Syracuse. All of their properties have undergone significant renovations to bring up to code. Emerito Beltran acts as the property manager for all their properties. Based on the Land Bank's disposition policy staff recommend the sale to Maria and Emerito Beltran.

211 Beecher St Purchase Offer	
Applicant	Maria and Emerito Beltran
Offer	\$5,000
Plan	Renovate and Operate as a Rental
Notes/Recommendations	Plans to Invest \$17,520 in Renovations

**15) 306 Catherine St- Residential Vacant Lot**

Date Acquired: 04/23/2014

Asking Price: \$151

Appraised Value: \$5,000 (with structure)

"Schedule A"

Listed: Land Bank Website Broker: N/A

Days on Market: N/A

Michael DeSalvo owns a business next door to this vacant lot. The applicant wants to create green space and additional parking for his business. Based on the Land Bank's disposition policies staff recommend the sale to Michael DeSalvo.

306 Catherine St Purchase Offer	
Applicant	Michael DeSalvo
Offer	\$151
Plan	Side-lot
Notes/Recommendations	See Above

**16) 1212 N State St- Vacant Single-Family House**

Date Acquired: 06/04/2014

Asking Price: \$5,000

Appraised Value: \$9,000

Listed: 07/13/2015

Broker: Saya Realty

Days on Market: 99

Wanna Aung has previously owned properties in Syracuse and has acted as a property manager for his family rental business. Based on the Land Bank's disposition policies staff recommend sale to Wanna Aung.

1212 N State St Purchase Offer	
Applicant	Wanna Aung
Offer	\$3,000
Plan	Renovate and Occupy as Primary Residence
Notes/Recommendations	Plans to Invest \$9,500 in Renovations

**17) 705-07 Marcellus Street- Commercial Vacant Lot**

Date Acquired: 04/23/2014

Asking Price: N/A

Appraised Value: \$5,000

Listed: N/A

Broker: N/A

Days on Market: N/A

Rockwest Realty owns two properties on Marcellus Street and plans to use this commercially zoned parcel for additional parking. The applicant has been in contact with Land Bank staff and has provided an acceptable site plan. Based on the Land Bank's disposition policies staff recommend sale to Rockwest Realty, LLC.

705-07 Marcellus Street Purchase Offer	
Applicant	Rockwest Realty, LLC.
Offer	\$5,000
Plan	Parking
Notes/Recommendations	See above

**18) 143 Coolidge Ave- Vacant Two-Family House**

Date Acquired: 05/20/2015

Asking Price: \$9,900

Appraised Value: \$10,000

Listed: 7/22/2015

Broker: Willowbank

Days on Market: 90

**“Schedule A”**

Joseph Knighton plans to renovate the property by himself and with help from family members. Knighton will occupy one apartment in the house while operating the other unit as a rental to generate income. Based on the Land Bank’s disposition policies staff recommend the sale to Joseph Knighton.

143 Coolidge Ave Purchase Offer	
Applicant	Joseph Knighton
Offer	\$9,000
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Plans to Invest \$2,200 in Renovations

**19) 110 Eureka St- Vacant Two-Family House**

Date Acquired: 09/02/2015

Asking Price: \$12,600

Appraised Value: \$15,000

Listed: 9/24/2015

Broker: Willowbank

Days on Market: 26

John Barrett owns and rents two properties on Eureka St. He has experience renovating and managing these units. Based on the Land Bank’s disposition policies staff recommend the sale to John Barrett.

110 Eureka St Purchase Offer	
Applicant	John Barrett
Offer	\$11,500
Plan	Renovate and Operate as a Rental
Notes/Recommendations	Plans to invest \$28,100 in Renovations

**20) 1204 Butternut St – Residential Vacant Lot**

Date Acquired: 12/18/2013

Asking Price: \$151

Appraised Value: \$1,000

Listed: N/A

Broker: N/A

Days on Market: N/A

Alberto Ginarte and Odalis Gaskins-Ginarte own a market next-door to the lot. The applicants requested the Land Bank fence the lot to stop cut through traffic by neighbors which has been a reported problem for their business. The Land Bank has agreed to fence the property so the applicants can utilize the lot for parking. Based on the Land Bank’s disposition policies staff recommend sale to Alberto Ginarte and Odalis Gaskins-Ginarte.

1204 Butternut St Purchase Offer	
Applicant	Alberto A Ginarte and Odalis N Gaskins-Ginarte
Offer	\$151
Plan	Parking for Business
Notes/Recommendations	See Above