

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session in the third floor conference room of the Central New York Philanthropy Center located at 431 East Fayette Street Syracuse, New York 13202 on April 19, 2016 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
James Corbett, Vice Chair
Daniel Barnaba, Treasurer
Julie Cerio, Secretary
El-Java Abdul-Qadir

FOLLOWING PERSONS WERE ALSO PRESENT:

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

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

Resolution No.: 9 of 2016

**RESOLUTION AUTHORIZING THE SALE OF
MULTIPLE PARCELS OF REAL PROPERTY**

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)(i) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") permits the GSPDC to dispose of real property by negotiation after listing the real property for sale with a licensed real estate broker and/or on the GSPDC's website; and

WHEREAS, Section 4(e)(i)(3) of the Property Disposition Policy permits the GSPDC to sell real property to an applicant who has not submitted the highest purchase offer for a variety of reasons consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; 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 County of Onondaga, 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, the Executive Director, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has 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, the GSPDC has determined that each Buyer is a qualified buyer and that that each Buyer's offer is reasonable and consistent with the GSPDC's mission and purpose; and

WHEREAS, the GSPDC has solicited competition for the each Property in accordance with the Property Disposition Policy; and

WHEREAS, if any Property is being sold to a Buyer who has not submitted the highest purchase offer for such Property, the Board of Directors has determined that the sale is justified for the reasons set forth on the Properties List, said reasons being consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, the GSPDC desires to sell each Property to the corresponding Buyer identified on the Properties List at the price set forth therein; and

WHEREAS, as may be noted on the 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 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>
James Corbett	VOTING	<u>Yes</u>
Daniel Barnaba	VOTING	<u>Yes</u>
Julie Cerio	VOTING	<u>Yes</u>
El-Java Abdul-Qadir	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 April 19, 2016 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 May, 2016.



Julie Cerio, Secretary

“Schedule A”



April 19, 2016 Sales Summary

1) 150 Temple Pl – Vacant Single-Family House

Date Acquired: 08/04/2014

Listing Price: \$9,900

Broker: Willowbank Company

Listed: 2/10/2016

Days on Market: 75

This 1,800 sq. ft. single-family home is located on a relatively quiet dead-end street on a hill on a large lot approximately 200’ by 125.’ It is a grand five-bedroom home with a great deal of original unpainted woodwork and a staircase that splits into a formal front stair and a back service stairwell leading to the kitchen, but needs extensive renovations. Milagros Otero and her husband will complete a majority of the renovations themselves and owner-occupy the property as their first home. Mr. Otero has over twenty years’ experience in construction and home renovation. They have completed the HUD approved first-time homebuyer course. The Otero’s will purchase the house and complete the renovation with cash. Based on Land Bank’s disposition policy staff recommend the sale to Milagros Otero subject to an enforcement mortgage to be discharged once the renovations are complete.

150 Temple Place Purchase Offer	
Applicant	Milagros Otero
Offer	\$9,900
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Agreed to the minimum renovation specifications provided by the Land Bank

2) 1423 West Colvin Street – Vacant Single-Family House

Date Acquired: 9/23/2014

Listing Price: \$9,900

Broker: Willowbank Company

Listed: 3/31/2015

Days on Market: 385

This home has been listed in the Home Ownership Choice program for over a year. Syracuse Habitat for Humanity, Inc. will purchase 1423 W. Colvin with the plan of renovating the property and then selling to an owner-occupant. Habitat will complete the renovations using volunteer labor. Syracuse Habitat for Humanity has built or renovated over 70 homes for low-income owner-occupants since its inception in 1984. Based on Land Bank’s disposition policy staff recommend the sale to Syracuse Habitat for Humanity, Inc. subject to an enforcement mortgage to be discharged once the renovations are complete and the home is made owner-occupied.

1423 W. Colvin Street Purchase Offer	
Applicant	Syracuse Habitat for Humanity, Inc.
Offer	\$3,253.05
Plan	Renovate and Re-Sell to an Owner-Occupant
Notes/Recommendations	Agreed to the minimum renovation specifications provided by the Land Bank

3) 309-11 Liberty Street – Vacant Two-Family House

Date Acquired: 5/12/2015

Listing Price: \$13,200

Broker: Willowbank Company

Listed: 2/1/2016

Days on Market: 78

"Schedule A"

Amed Smith plans to renovate 309-11 Liberty St, occupy one of the units himself and operate the other as a rental. Mr. Smith has renovated a four-unit property, where he currently resides. Amed Smith has agreed to the minimum renovation specifications stipulated by the Land Bank and will finance the purchase and the renovation with cash on hand. Based on the Land Bank's disposition policy staff recommend sale to Amed Smith subject to an enforcement mortgage to be discharged once the renovations are complete.

309-11 Liberty Street Purchase Offer	
Applicant	Amed Smith
Offer	\$13,200
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Agreed to the minimum renovation specifications provided by the Land Bank

4) 300 W. Kennedy Street – Vacant Single-Family House

Date Acquired: 3/26/2014

Asking Price: \$9,900

Listed: 8/25/2015

Broker: Reppi Real Estate

Days on Market: 238

Willie Oxendine plans to purchase and renovate 300 W. Kennedy to operate as a rental. This is Mr. Oxendine's first rental property; he has asked Sam Reppi to act as an advisor/consult for the first year of operation. He has also provided the Land Bank with a detailed management plan and has years of success operating a successful business. Mr. Oxendine will complete a majority of the renovations himself and will finance the project with cash on hand. Based on the Land Bank's disposition policy staff recommend sale to Willie Oxendine subject to an enforcement mortgage to be discharged once the renovations are complete.

300 W. Kennedy St Purchase Offer	
Applicant	Willie Oxendine
Offer	\$9,900
Plan	Renovate for Rental
Notes/Recommendations	Agreed to the minimum renovation specifications provided by the Land Bank

5) 809-11 Onondaga Ave – Vacant Two-Family House

Date Acquired: 3/23/2015

Asking Price: \$14,900

Listed: 9/24/2015

Broker: Willowbank Company

Days on Market: 208

Syracuse Metro Properties, LLC owns Centennial Gardens, a large apartment complex on Centennial Dr. off of South Ave. 809-11 Onondaga Ave abuts the back side of Centennial Gardens. Syracuse Metro Properties, LLC plans to renovate the property and operate it as a rental in order to control the adjacent property. A few years ago they informed the City of their intent to purchase nearby properties in an effort to stabilize the surrounding neighborhood. Based on the Land Bank's disposition policy, staff recommend sale to Syracuse Metro Properties, LLC subject to an enforcement mortgage to be discharged once the renovations are complete.

809-11 Onondaga Ave Purchase Offer	
Applicant	Syracuse Metro Properties, LLC
Offer	\$14,900
Plan	Renovate for Rental
Notes/Recommendations	Agreed to the minimum renovation specifications provided by the Land Bank

"Schedule A"

6) 213 May Ave – Vacant Single-Family House

Date Acquired: 12/18/2015

Asking Price: \$10,200

Broker: Willowbank Company

Listed: 2/21/2016

Days on Market: 58

Rental Queen Syracuse, LLC plans to renovate 213 May Ave and operate the property as a rental. Rental Queen Syracuse, LLC is represented by Procopio Realty and will be managed by Applied Property Management. Procopio, who owns Applied Property Management, has successfully purchased and renovated several Land Bank homes having closed out all their enforcement mortgages to the satisfaction of Land Bank staff. Based on the Land Bank's disposition policy staff recommend sale to Rental Queen Syracuse, LLC subject to an enforcement mortgage to be discharged once the renovations are complete.

213 May Ave Purchase Offer	
Applicant	Rental Queen Syracuse, LLC
Offer	\$10,200
Plan	Renovate for Rental
Notes/Recommendations	Agreed to the minimum renovation specifications provided by the Land Bank

7) 205 Turtle Street & Lodi Street – Industrial Vacant Lot 81' by 50'

Date Acquired: 11/19/2014

Asking Price: \$1,250

James Anthis owns Anthis Painting Co., Inc., which is located across the street from the industrially zoned vacant lot. Mr. Anthis plans to clean up the lot and pave it to use as parking. He will be paving the entire parcel and understands that he'll be responsible to comply with the City's sidewalk ordinance. Based on the Land Bank's disposition policies staff recommend sale subject to an enforcement mortgage allowing 24 months for the development of a paved parking lot.

205 Turtle Street & Lodi Street Purchase Offer	
Applicant	James Anthis
Offer	\$500
Plan	Parking-Lot

8) 224 Kellogg Street – Buildable Vacant Lot 50 x 132

Date Acquired: 9/24/2015

Edwin Cruz-Melendez wishes to expand his existing property at 220-222 Kellogg Street to include the vacant lot at 224 Kellogg St. Cruz-Melendez plans to install a fence as well as a playground set for his young children. The permit for the fencing he wishes to install requires the lots be merged. Based on the Land Bank's disposition policy staff recommend sale to Edwin Cruz-Melendez with the deed to be conveyed once he applies to resubdivide and combine the two parcels.

224 Kellogg Street Purchase Offer	
Applicant	Edwin Cruz-Melendez
Offer	\$151
Plan	Side-Lot

9) 415 Lodi Street – Buildable Vacant Lot 60' x 72'

Date Acquired: 9/24/2015

“Schedule A”

While this is a buildable lot, the property is located in a busy street and is an unlikely location for new construction. The neighboring homeowners at 417 Lodi Street, Sue Ellen Holmes and her husband James Holmes, want to construct a garage on the property. The plans they have submitted show that they will need the entire 60’ lot to construct the garage, which includes two vehicle bays, an additional 12’ for equipment storage for the physically handicapped children that they foster, and a 5.5’ handicap access ramp – this would not leave enough room for the required 4’ building setback and a 12’ driveway for the neighboring property.

The neighboring property owner, a landlord, has expressed interest in purchasing half of the lot in order to provide legal off-street parking for his tenants. He is now tax-current, but was delinquent when he first expressed interest in the property.

Based on the Land Bank’s disposition policies, staff recommend sale to Mr. Holmes subject to an enforcement mortgage requiring that they develop the garage within 24 months.

415 Lodi Street Purchase Offer	
Applicant	James E. Holmes
Offer	\$151
Plan	Side-Lot and Construct Garage

10) 427 Elliott Street – Vacant Nonbuildable Lot 42 x 62

Date Acquired: 12/4/2013

Maria Acevedo wishes to expand her existing property at 425 Elliott Street, which is her primary residence, to include the vacant lot at 427 Elliott St. The Land Bank will utilize available Attorney General grant funds to cover the cost of resubdivision and deed recording. Based on the Land Bank’s disposition policies staff recommend sale to Ms. Acevedo contingent upon her combining the two parcels.

427 Elliott Street Purchase Offer	
Applicant	Maria Acevedo
Offer	\$1
Plan	Side-Lot

11) 411 Hudson Street –Vacant Buildable Lot 40 x 132

Date Acquired: 2/23/2015

Pauline Finch wishes to expand her existing property at 415 Hudson Street to include the vacant lot at 411 Hudson. Despite the fact that this is a buildable lot, there is not likely much demand for new construction here in the near-term. Across the street and to the north this property is bordered by land owned by Onondaga County recently acquired for sewer mitigation projects. Based on the Land Bank’s disposition policies staff recommend sale to Pauline Finch with the deed to be conveyed once she applies to resubdivide and combine the two parcels.

411 Hudson Street	
Applicant	Pauline Finch
Offer	\$175
Plan	Side-Lot