



To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd
From: Katelyn Wright
Date: October 30, 2017 – revised
Re: Board of Directors Special Meeting – October 31, 2017

The Greater Syracuse Property Development Corporation will hold a special meeting of the Board of Directors on **Tuesday, October 31, 2017 at 8:00 A.M.** in the third floor conference room at the CNY Philanthropy Center at 431 E. Fayette Street, Syracuse, NY 13202.

- I. Call to order
- II. Roll Call
- III. Proof of Notice

IV. New Business

A. 601-03 W. Newell – sell back to prior owner

Previous owner is appealing to the board to deviate from our policy prohibiting sale of property back to its former owner. Although the City did follow the proper foreclosure process, she had been making payments routinely and did not understand when the foreclosure date would occur and would have paid sooner to avoid foreclosure if she had understood that. She claims that she did not receive the City's foreclosure notice because it was sent to an old address (she did not note whether she updated the billing address on file with the Assessor's office) and that a language barrier prevented her from understanding the foreclosure notices she did receive. Note that included in her appeal packet is a foreclosure notice she received dated 6/9/16, stating that the property could be foreclosed upon as early as 7/11/16. She made numerous payments after that date and the property was ultimately foreclosed upon on March 24, 2017.

The Land Bank disposition policy lays out criteria to consider when considering deviation from this policy, but is designed to make exceptions when the property is the person's primary residence or a commercial property that is their primary source of income. If the Land Bank sells the property back to her now for our costs into it, the sales price would be \$2,598. The Land Bank listed the property for sale near the end of August for \$14,900 (it took 4 months to relocate a tenant with Catholic Charities' assistance and then a few weeks to get the property cleaned out and listed).

B. Request to amend 310 Hartson Street contract

Public employee previously offered full price, not willing to sign a five-year residency mortgage. He has changed his mind and would like to amend his offer to ½ price and consent to the five-year residency requirement.

C. 115 Sunrise Drive Rear – appeal to sell back to prior owner

Darlene Scott was an owner occupant at 115 Sunrise Drive Rear. She paid some back taxes in 12/16 and claims that she thought at that time it brought her current and was surprised to learn that her home was foreclosed upon on 10/26/17. She claims that her tax bills and the foreclosure notices were being sent to a former address where her estranged husband resides. The City's Law Department did provide us with a copy of a foreclosure notice sent to her house at 115 Sunrise Dr Rear on 7/21/17. She promises that if she can buy the property back she will change her billing address and be able to stay current in the future. She owed \$3,622.80 at the time of foreclosure. At closing we would have her pay this amount to the City to bring her property taxes current and pay the Land Bank an amount equal to our costs into the property. Marketing this property and finding another buyer willing to owner occupy would be a challenge as it sits far back from the road and, according to Ms. Scott, it is on a well and septic system. We

are seeking the board's authorization to sell the property back to the former owner occupant in exchange for her making the City and the Land Bank whole.

V. Old Business

A. Authorization to sell 118 Brooklea Place

This property was included on the board's 10/17 agenda, at which point an offer from a public employee – Mr. Ethan Williams - was left off the agenda. Ethan Williams is a full time employee of the Syracuse City School District. He had offered \$9,950.

When this omission was brought to our attention the board opted to let all four bidders resubmit bids, since Mr. Williams had now seen the agenda and the highest bid was known to him. All four applicants were told that they had the opportunity to resubmit and increase their offer.

118 Brooklea Pl. – Vacant Single-Family House

Date Acquired: 08/21/2017

Listed: 09/22/2017

Current List Price: \$19,900

Days on Market: 14

Original List Price: \$19,900

Land Bank's Minimum Renovation Est: \$9,872.50

118 Brooklea Pl. Offers listed on 10/17 agenda			
Applicant	Vernette Murray	Ryan Williams	Jessica Kempisty
Offer	\$28,000	\$26,500	\$20,000
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy	Renovate and Re-Sell to an Owner-Occupant
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications		

118 Brooklea Pl. Offers updated for 10/31 agenda				
Applicant	Vernette Murray	Ryan Williams	Jessica Kempisty	Ethan Williams
Offer	\$32,000	\$25,600	\$20,000	\$20,500 (Public Employee Discount Equivalent to \$30,450)
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy	Renovate and Re-Sell to an Owner-Occupant	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications			

Vernette Murray has helped her two children purchase land bank homes, which they owner occupy, and the quality of their renovations has been excellent. She increased her offer to \$32,000. Mr. Ethan Williams increased his offer to \$20,500, which due to the public employee discount counts at \$30,450. So the difference between the two highest offers, which both plan to occupy the house as their primary residence, is \$1,550.

B. Hiring a Director of Administration/CFO

VI. Adjournment



PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

HAS SCHEDULED A SPECIAL MEETING OF THE BOARD OF DIRECTORS
FOR

8:00 AM Tuesday, October 31, 2017

At

The CNY Philanthropy Center
431 E. Fayette Street
Third Floor Conference Room
Syracuse, NY 13202

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

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

CERTIFICATE REGARDING NO CONFLICT OF INTEREST

MEETING DATE: October 31, 2017

The Greater Syracuse Property Development Corporation (the “GSPDC”) has this day considered numerous business items (each a “Transaction”) including, but not limited to, the sale of real or personal property to, undertaking projects with or on behalf of, and entering contracts with, certain individuals and business entities (each a “Stakeholder”).

I, the undersigned director, officer or employee of GSPDC, **DO HEREBY CERTIFY**, as follows:

1. I do not have any interest with regard to any Transaction which would cause the Transaction to be deemed a “related party transaction” (as defined in Section 102[a][24] of the New York Not-For-Profit Corporation Law), and no Relative (as defined in Section 102[a][22] of the New York Not-For-Profit Corporation Law) of mine or entity in which I have an ownership or beneficial interest has any such interest.

A “related party” as defined under Section 102(a)(23) of the New York Not-For-Profit Corporation Law means: (a) any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; (b) any relative of any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; or (c) any entity in which any individual described in clauses (a) and (b) above has a thirty-five percent or greater ownership or beneficial interest or, in the case of a partnership or professional corporation, a direct or indirect ownership interest in excess of five percent.

A “related party transaction” as defined under Section 102(a)(24) of the New York Not-For-Profit Corporation Law means any transaction, agreement or any other arrangement in which a related party has a financial interest and in which the GSPDC or any affiliate of the GSPDC is a participant.

2. I do not have any interest in, or relationship with, any Stakeholder which would violate the GSPDC’s Code of Ethics, Section 1614 of the New York Not-for-Profit Corporation Law, Sections 73 or 74 of the New York Public Officers Law, or Section 4.15 of the Intermunicipal Agreement between Onondaga County and the City of Syracuse dated March 27, 2012 or which would create a potential conflict of interest as defined pursuant to Article VIII of the Bylaws of the GSPDC.
3. The nature and extent of any interest I may have in any Stakeholder or Transaction is described in Exhibit A annexed hereto, such disclosure to be made a part of and set forth in the official minutes of the GSPDC.

BOARD OF DIRECTORS:

Vito Sciscioli, Chair

Daniel Barnaba, Treasurer

El-Java Williams Abdul-Qadir

James Corbett, Vice Chair

Julie Cerio

STAFF:

Katelyn E. Wright, Executive Director

Patrick Stanczyk

Jake Thorsen

David Rowe

Chamar Otis

Terri Luckett

TISDELL & MOORE

ATTORNEYS AND COUNSELORS AT LAW
UNIVERSITY BUILDING, SUITE 615
120 EAST WASHINGTON STREET
SYRACUSE, NEW YORK 13202-4172
TELEPHONE: (315) 474-2981
FAX: (315) 474-5574

ROBERT L. TISDELL
TIMOTHY A MOORE

SERVICE BY FAX
NOT ACCEPTED

October 11, 2017

Greater Syracuse Land Bank
431 East Fayette Street, Suite 375
Syracuse, New York 13202

RE: 601-03 Newell Street W & Berger Avenue
Tax Map No. 075.-14-05.1
Miguel Gonzalez and Luz Fererras

Dear Sir/Madam:

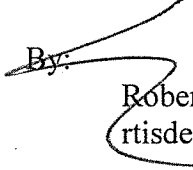
Please be advised that this office represents Miguel Gonzalez and Luz Fererras. Ms. Fererras does not read the English language very well and does not speak the English language very well.

She is sure she did not receive the attached notice that the property was being taken and when shown a certified receipt she advised it was not her signature. They did get a notice in 2016 approximately June 9th, 2016 about a problem with the taxes. . After that Ms. Fererras paid, on June 14th, 2016 a payment in the amount of \$992.37, on August 8th, 2016 she paid an additional \$930.00, on November 8, 2016 she paid an additional \$2,534.41, on December 1, 2016 she paid an additional \$1,344.06; on January 18, 2017 she paid an additional \$1,170.08 and on March 8, 2017 she paid \$2,060.00. As you can see, the March, 2017 payment was paid two weeks before the Land Bank took title. No one told my client that the Land Bank was taking title to her property at that time she paid the taxes and that the property would be taken away from her two weeks later. Enclosed please find her bank statement showing that she had enough money to pay the back taxes and the judgment owed to the court system.

They had previously lived at this property and rented the property. My client informed me that they have an income of approximately \$35,000.00 a year. The property generates enough in rents to pay the property taxes. This appears to be a colossal mistake by everyone. Please advise.

Sincerely,

TISDELL & MOORE

By: 

Robert L. Tisdell
rtisdell@centralny.twcbc.com

RLT/mew
enc

COMMISSIONER OF FINANCE
122 CITY HALL, SYRACUSE, NY 13202

THE CITY OF SYRACUSE

OFFICE HOURS { 8:00 A.M. TO 5:00 P.M.
MONDAY THRU FRIDAY

VALID UNTIL 04/06/17

PROPERTY NO. 1364006301

BOOK 01

PAGE 422

TRACT

LOT

BLOCK

LOTS P2&3 BLK E TR LOGAN AMD

PROPERTY OWNER

GONZALEZ MIGUEL

ADDRESS

601-03 NEWELL ST W & BERGER AVE

TAX YEAR OF

WARD	KIND OF TAX	SALE	TOTAL TAX	VALUATION
13	C/CD/SCH/WD	14	1,133.34	

Tax Map
Book—Plate

Parcel No.

07 088
0199

Description of Property 62.50X100 ANG WH

COUNTY	CITY
TAX SALE	TAX SALE
FEE TO DATE	FEE TO DATE & REDEMPT.
COUNTY TOTAL	SUB TOTAL — CITY
	COUNTY TOTAL
	TOTAL CITY AND COUNTY

1,309.34

426.30

1,735.64

1,735.64

1,735.64

\$ 1,309.34

REMITTANCES BY CASH, CERTIFIED CHECK OR MONEY ORDER

MAKE CHECKS

PAYABLE TO Commissioner of Finance

TAX PAYER COPY

T-84 REV. 84

Cash Drawer Receipt

City Hall
233 L. Washington St. Room 122
Syracuse, NY 13202

Date: 5/8/2017 10:05 AM
Receipt No: 98426
Name: GONZALEZ
ISC CITY
Amount Due: \$2,060.00
Receipt No: 1364006301

To: \$2,060.00
Total: \$2,060.00
Total Check: \$0.00
Change Due: \$0.00
Comments: CASH
Drawer/SCOOK
Cashier

Thank You

COMMISSIONER OF FINANCE
122 CITY HALL, SYRACUSE, NY 13202

THE CITY OF SYRACUSE

OFFICE HOURS { 8:00 A.M. TO 5:00 P.M.
MONDAY THRU FRIDAY

VALID UNTIL 04/06/17

PROPERTY NO. 1364006301

BOOK OK

PAGE 455

TRACT

LOT

BLOCK

LOTS P2&3 BLK E TR LOGAN AMD

PROPERTY OWNER
GONZALEZ MIGUEL
ADDRESS

601-03 NEWELL ST W & BERGER AVE

TAX YEAR OF 10

WARD	KIND OF TAX	SALE	TOTAL TAX	VALUATION
13	C/CO/SCH/WD	13	146.62	

Tax Map
Book—Plate

Parcel No.

07 088

0199

Description of Property 62.80X100 ANG WH

COUNTY	CITY
TAX SALE	TAX SALE 204.21
FEE TO DATE	FEE TO DATE & REDEMPT. 124.27
	SUB TOTAL — CITY 120.15
COUNTY TOTAL	COUNTY TOTAL 1324.31
	TOTAL CITY AND COUNTY 304

\$ 204.21

REMITTANCES BY CASH, CERTIFIED CHECK OR MONEY ORDER

MAKE CHECKS

PAYABLE TO Commissioner of Finance

TAX PAYER COPY

T-84 REV. 84

THE CITY OF SYRACUSE

OFFICE HOURS { 8:00 AM TO 5:00 PM.
MONDAY THRU FRIDAY

VALID UNTIL 02/06/17

PROPERTY OWNER
GONZALEZ MIGUEL

ADDRESS
601-03 NEWELL ST W & BERGER AVE

PROPERTY NO. 1364006301

BOOK
TRACT
LOT

PAGE 371

BLOCK
LOTS P2&3 BLK E TR LOGAN AMD

TAX YEAR OF 13

WARD	KIND OF TAX	SALE	TOTAL TAX	VALUATION
13	CAD SCH/WD	13	718.28	

Tax Map
Book—Plate

Parcel No.

07 088
0199

Description of Property 62.80X100 ANG WH

COUNTY		CITY	
	718.28		
TAX SALE	804.47	TAX SALE	40.00
FEE TO DATE	273.51	FEE TO DATE & REDEMT.	52.10
		SUB TOTAL — CITY	92.10
COUNTY TOTAL	1,077.98	COUNTY TOTAL	1,077.98
		TOTAL CITY AND COUNTY	1,170.08

\$ 844.47 REMITTANCES BY CASH, CERTIFIED CHECK OR MONEY ORDER

MAKE CHECKS
PAYABLE TO Commissioner of Finance

TAX PAYER COPY

T-84 REV. 84

City Hall
233 L Washington St Room 122
Syracuse, NY 13202

Cash Drawer Receipt

Date: 1/18/2017 12:40 PM
Receipt No. 88744
Name: GONZALLZ

TSC CITY
Remarks/Acct: Amt Due: \$92.10
1364006301

TSC COUNTY
Remarks/Acct: Amt Due: \$1,077.98
1364006301

Total Amt Due: \$1,170.08
Total Cash: \$1,200.10
Total Check: \$0.00
Change Due: \$-30.02
Comments: CASH=====

Drawer/ Cashier: CD02/ SCOOK

***** Thank You *****

RETURN ALL PARTS OF THIS BILL WHEN YOU PAY

COMMISSIONER OF FINANCE
122 CITY HALL, SYRACUSE, NY 13202

THE CITY OF SYRACUSE

OFFICE HOURS { 8:00 AM. TO 5:00 P.M.
MONDAY THRU FRIDAY

VALID UNTIL 01/06/17

PROPERTY NO. 1364006301

BOOK 01

PAGE 471

TRACT

LOT

BLOCK

LOTS P2&3 BLK E TR LOGAN AMD

PROPERTY OWNER
MUIRHEAD BRANDON

ADDRESS
601-03 NEWELL ST W & BERGER AVE

TAX YEAR OF 12

WARD	KIND OF TAX	SALE	TOTAL TAX	VALUATION
13	C/CD/SCH/WD	12	736.26	

Tax Map Book—Plate
Parcel No.
07 088 0199

Description of Property 62. BOX 100 ANG WH UNF

COUNTY	CITY
TAX SALE	864.61
FEE TO DATE	477.45
COUNTY TOTAL	1,344.06
	TOTAL CITY AND COUNTY 1,344.06

\$ 864.61

REMITTANCES BY CASH, CERTIFIED CHECK OR MONEY ORDER

MAKE CHECKS
PAYABLE TO Commissioner of Finance

TAX PAYER COPY

T-84 REV. 84

Cash Drawer Receipt
City Hall
233 E Washington St. Room 122
Syracuse, NY 13202
Date: 12/14/2016 10:35 AM
Receipt No. 83746
Name: MUIRHEAD
TSC CITY Amt Due \$1,344.06
Remarks/Act: 1364006301
Total Amt Due: \$1,344.06
Total Cash: \$1,350.00
Total Check: \$0.00
Change Due: \$-5.94
Comments: CASH
Drawer/ CD02/
CASHIER SCOOK
Thank You

RETURN ALL PARTS OF THIS BILL WHEN YOU PAY

COMMISSIONER OF FINANCE

122 CITY HALL, SYRACUSE, NY 13202

THE CITY OF SYRACUSE

OFFICE HOURS { 8:00 A.M. TO 5:00 P.M.
MONDAY THRU FRIDAY

VALID UNTIL 12/06/16

PROPERTY OWNER
MUIRHEAD BRANDON

ADDRESS
601-03 NEWELL ST W & BERGER AVE

PROPERTY NO. 1364006301

BOOK

PAGE 463

TRACT

LOT

BLOCK

LOTS P2&3 BLK E TR LOGAN AND

TAX YEAR OF 11

Tax Map
Book—Plate
Parcel No.

WARD	KIND OF TAX	SALE	TOTAL TAX	VALUATION
13	CYCO/SCH/WD	11	1,354.34	JB

07 088
0199

Description of Property 62.80X100 ANG WH UNF

COUNTY	CITY
TAX SALE	1,546.86
FEE TO DATE	987.55
COUNTY TOTAL	2,534.41
TOTAL CITY AND COUNTY	2,534.41

\$ 1,546.86

REMITTANCES BY CASH, CERTIFIED CHECK OR MONEY ORDER

T-84 REV. 84

MAKE CHECKS

PAYABLE TO Commissioner of Finance

TAX PAYER COPY

***** Thank You *****

Drawer/ Cashier: CD04/ SBARRY
Total Amt Due: \$2,534.41
Total Cash: \$2,550.45
Total Check: \$0.00
Change Due: \$-16.04
Comments: CASH
TSC CITY Amt Due: \$2,534.41
Remarks/Account: 1364006301

Cash Drawer Receipt

Date: 11/8/2016 12:51 PM
Receipt No: 80265

City Hall
233 E Washington St. Room 122
Syracuse, NY 13202

COMMISSIONER OF FINANCE
122 CITY HALL, SYRACUSE, NY 13202

THE CITY OF SYRACUSE

OFFICE HOURS { 8:30 A.M. TO 5:00 P.M.
MONDAY THRU FRIDAY

VALID UNTIL 09/06/16

PROPERTY NO. 1364006301

BOOK OM

PAGE 401

TRACT

LOT

BLOCK

PROPERTY OWNER

MUIRHEAD BRANDON
ADDRESS

601-03 NEWELL ST W & BERGER AVE

LOTS P2&3 BLK E TR LOGAN AMD

TAX YEAR OF

11

WARD	KIND OF TAX	SALE	TOTAL TAX	VALUATION
13	C/CD/BCH/WD.	11	501.52	

Tax Map
Book—Plate

Parcel No.

07 08B
0199

Description of Property 62.80X100 ANG WH UNF

COUNTY	CITY
TAX SALE	TAX SALE
FEE TO DATE	FEE TO DATE & REDEMPT.
COUNTY TOTAL	SUB TOTAL — CITY
	COUNTY TOTAL
	TOTAL CITY AND COUNTY

\$

REMITTANCES BY CASH, CERTIFIED CHECK OR MONEY ORDER

MAKE CHECKS
PAYABLE TO Commissioner of Finance

TAX PAYER COPY

Date: 8/8/2016 12:02 PM
Receipt No: 66597
Name: TSC CITY
Remarks/Act: Amt Due: \$70.60
TSC COUNTY
Remarks/Act: Amt Due: \$859.40
Total Amt Due: \$930.00
Total Cash: \$930.00
Total Check: \$0.00
Change Due: \$0.00
Comments: CASH
Drawer/ CD09/
Cashier: SBARKY

Cash Drawer Receipt

City Hall
233 E. Washington St. Room 122
Syracuse, NY 13202

**** Thank You ****

COMMISSIONER OF FINANCE
122 CITY HALL, SYRACUSE, NY 13202

THE CITY OF SYRACUSE

OFFICE HOURS { 8:00 A.M. TO 5:00 P.M.
MONDAY THRU FRIDAY

VALID UNTIL 07/06/16

PROPERTY NO. 1364006301

BOOK ON

PAGE 376

TRACT

LOT

BLOCK

LOTS P2&3 BLK E TR LOGAN AMD

PROPERTY OWNER
CALLAHAN DEBORAH A

ADDRESS
603 NEWELL ST. W & BERGER AVE

TAX YEAR OF 10

WARD	KIND OF TAX	SALE	TOTAL TAX	VALUATION
13	C (CD) SCH/WD	10	500.64	

Tax Map
Book—Plate

Parcel No.

07.08B
0199

Description of Property 62.80X100 ANG WH UNF

COUNTY	500.64	CITY	
TAX SALE	560.72	TAX SALE	30.00
FEE TO DATE	353.25	FEE TO DATE & REDEMP.	47.40
		SUB TOTAL — CITY	77.40
COUNTY TOTAL	913.97	COUNTY TOTAL	913.97
		TOTAL CITY AND COUNTY	991.37

\$ 590.72

REMITTANCES BY CASH, CERTIFIED CHECK OR MONEY ORDER

MAKE CHECKS

PAYABLE TO Commissioner of Finance

TAX PAYER COPY

T-84 REV. 84

City Hall
233 E. Washington St. Room 122
Syracuse, NY 13202

Cash Drawer Receipt
6/14/2016 11:22 AM
56260

Date
Receipt No.
Name
TSC CITY
Remarks/Act.
Amt Due: \$77.40
Due: 1364006301 \$913.97

TSC COUNTY
Remarks/Act.
Total Amt Due: \$991.37
Total Cash: \$1,000.00
Total Check: \$0.00
Change Due: \$-8.63

CASH
CD04/
SBARRY
Drawer/
Cashier

Thank You



DEPARTMENT OF FINANCE

Stephanie A. Miner, Mayor

Miguel Gonzalez
128 E Clarke Pl 10D
Bronx, NY 10452

91 7199 9991 7035 4397 2802

Address: 601-03 Newell St W & Berger Ave **Tax Account #:** 075.-14-05.1
Legal Description: LOTS P2&3 BLK E TR LOGAN AMD
Assessed to: Miguel Gonzalez and Luz Ferreras
Delinquent Tax Years: 2010-2015
Amount Due and Owing: \$ 11,056.28, plus interest, fees, and penalties

A SEARCH OF PUBLIC RECORDS indicates that you hold a recorded legal interest in the above listed real property located within the City of Syracuse, New York.

PLEASE BE ADVISED that this property is tax delinquent for a period of at least one year from the date of the tax sales held pursuant to the City's Tax Assessment Act, and the subject property has not been redeemed. The City of Syracuse now possesses the right to take title, by Tax Deed, to the premises.

PLEASE BE FURTHER ADVISED that you have 30 days to pay the delinquent taxes and legal charges against this property in the above amount for the tax years listed. Failure to pay by the close of business (5:00 PM) on or before 7/11/2016 will result in the City completing an action to seize this property by the filing of a Tax Deed with the Onondaga County Clerk. The Tax Deed will extinguish any and all interest or ownership rights you may have to the property.

PLEASE pay all delinquent taxes at City Hall, Finance Department, Room 122. Payment must be made in cash or certified check. Any questions concerning this notice can be directed to the Department of Finance at 315-448-8310.

Dated: 6/09/2016

Very truly yours,

Martha A. Maywalt
First Deputy Commissioner of Finance



D E P A R T M E N T O F F I N A N C E

Stephanie A. Miner, Mayor

City Court Clerk
OBO People of the State of New York
505 S. State Street
Syracuse, NY 13202

91 7199 9991 7035 4397 2888

Address: 601-03 Newell St W & Berger Ave **Tax Account #:** 075.-14-05.1
Legal Description: LOTS P2&3 BLK E TR LOGAN AMD
Assessed to: Miguel Gonzalez and Luz Fererras
Delinquent Tax Years: 2010-2015
Amount Due and Owing: \$ 11,056.28, plus interest, fees, and penalties

Dear Sirs,

A SEARCH OF PUBLIC RECORDS indicated that you hold a lien on the above listed real property located within the City of Syracuse, New York, in the amount of \$100.00 filed on 10/04/2013 , Attorney: City Court Clerk, Index No. 2013TC4992 as judgment creditor of: Miguel Ivan Gonzalez.

PLEASE BE ADVISED that this property is tax delinquent for a period of at least one year from the date of tax sales held pursuant to the City's Tax Assessment Act, and the subject property has not been redeemed. The City of Syracuse now possesses right to take title, by Tax Deed, to the premises.

PLEASE BE FURTHER ADVISED that you have 30 days to pay the delinquent taxes and legal charges against this Property in the above amount for the tax years listed. Failure to pay by the close of business (5:00 p.m.) on or before 7/11/2016 will result in the City completing an action to seize this property by the filing of a Tax Deed with the Onondaga County Clerk. The Tax Deed will extinguish any and all interest or rights you may have to the property.

PLEASE pay all delinquent taxes at City Hall, Finance Department, Room 122. Payment must be made in cash or certified check. Any questions concerning this notice can be directed to the Department of Finance at 315-448-8310.

Dated: 6/09/2016

Very truly yours,

Martha A. Maywalt
First Deputy Commissioner of Finance



BANK OF AMERICA, N.A. (THE "BANK")

Transaction
History

JUAN A GONZALEZ BOFA CORE CHECKING
LUZ GONZALEZ ***** 3174

Last Posting Date 10/06/2017 Date/Time Printed 10/10/2017 10:10:00

Since Last Statement Summary

Last Statement Date 09/20/2017
Balance Last Statement (\$) \$978.81
Deposits/Credits (+) # 2 \$7,650.00 Holds (-)
Withdrawals/Debits (-) # 25 \$4,032.94 Pending Credits (+)
Available Balance (\$) \$11,372.93
#Counts include posted items only--Intraday items are not included in the counts
Balance Last Statement, Deposits/Credits, Withdrawals/Debits may not total to Available Balance.

Date	Description	Amount included in Available Balance	Type	Amount	Available Balance
Processing	TRANSFER TO ACCT #3190 ON 10/10 VIA CALL AGENT		Debit	-\$25.00	\$11,372.93
Processing	ACH HOLD FARMERS INS EFT PYMT ON 10/10		Debit	-\$362.00	\$11,397.93
Processing	ACH HOLD FORD MOTOR CREDI DES:CHECKPM ON 10/10		Debit	-\$1,098.26	\$11,759.93
Processing	BANK OF AMERICA ATM 10/08 #000000009512 DEPOSIT BOSTON AVE BRIDGEPORT CT		Credit	\$350.00	\$12,858.19
Processing	BANK OF AMERICA ATM 10/08 #000000009509 DEPOSIT BOSTON AVE BRIDGEPORT CT		Credit	\$4,650.00	\$12,508.19
10/06/2017	BKOFAMERICA ATM 10/06 #000009142 DEPOSIT WESTHILL SYRACUSE NY		Deposit	\$650.00	\$7,858.19

For additional information or service, please contact the Customer Service Center at 1-800-432-1000
* = Item(s) included in Previous Statement(s).

***** 3174

Date	Description	Type	Amount	Available Balance
10/05/2017	IRS DES:USATAXPYMT ID:221767802581421 ID:3387702000 PPD	Other Payment	-\$300.00	\$7,208.19
10/05/2017	Agent Assisted transfer from SAV 3190 Confirmation# 3522956071	Transfer	\$2,000.00	\$7,508.19
10/05/2017	BKOFAMERICA ATM 10/05 #000008932 DEPOSIT WESTHILL SYRACUSE NY	Deposit	\$3,500.00	\$5,508.19
10/02/2017	Agent Assisted transfer from CHK 6989 Confirmation# 3479572871	Transfer	\$1,520.00	\$2,008.19
09/29/2017	AUTOZONE 2956 09/29 #000714868 PURCHASE AUTOZONE 2956 40 SYRACUSE NY	Debit	-\$19.00	\$488.19
09/29/2017	CHECKCARD 0928 NEW YORK STATE DMV SYRACUSE NY 24755417272732720000175	Debit	-\$317.00	\$507.19
09/28/2017	EFX 09/28 #000428918 WITHDRWL 7030 MEYERS ROAD EAST SYRACUSE NY FEE	Fee	-\$2.50	\$824.19
09/28/2017	AUTOZONE 2956 09/28 #000959797 PURCHASE AUTOZONE 2956 40 SYRACUSE NY	Debit	-\$18.45	\$826.69
09/28/2017	AUTOZONE 4745 09/28 #000741903 PURCHASE AUTOZONE 4745 30 SYRACUSE NY	Debit	-\$39.38	\$845.14
09/28/2017	EFX 09/28 #000428918 WITHDRWL 7030 MEYERS ROAD EAST SYRACUSE NY	Withdrawal	-\$23.00	\$884.52
09/28/2017	CHECKCARD 0926 SUNY UP UNIV PARKING SYRACUSE NY 24755417270162704855711	Debit	-\$6.00	\$907.52
09/26/2017	RITE AID STORE 09/26 #000356018 PURCHASE RITE AID STORE - SYRACUSE NY	Debit	-\$74.79	\$913.52
09/25/2017	CHECKCARD 0922 CITY OF SYRACUSE SYRACUSE NY 24224437266103026935028	Debit	-\$0.50	\$988.31
09/22/2017	Counter Credit	Deposit	\$10.00	\$988.81
09/20/2017	Monthly Maintenance Fee	Fee	-\$12.00	\$978.81

For additional information or service, please contact the Customer Service Center at 1-800-432-1000
 * = Item(s) included in Previous Statement(s).

NNY

**** 3174

Date	Description	Confirmation#	Type	Amount	Available Balance
09/20/2017	Agent Assisted transfer to CHK 6989	6392749021	Fee	-\$50.00	\$990.81
09/19/2017	CHECKCARD 0917 MCDONALD'S F2078	SYRACUSE NY 24427337261710032898578	Debit	-\$6.45	\$1,040.81
09/19/2017	CHECKCARD 0917 MCDONALD'S F2078	SYRACUSE NY 24427337261710032898552	Debit	-\$7.10	\$1,047.26
09/19/2017	CHECKCARD 0917 GWFL - 410 ONONDAGA	SYRACUSE NY 24269797261100256880286	Debit	-\$14.71	\$1,054.36
09/18/2017	CHECKCARD 0917 TLR cash withdrawal from CHK 3174 Confirmation# 2974362706	Banking Ctr CLINTON SQUARE #0000401 NY	Debit	-\$10.00	\$1,069.07
09/18/2017	CHECKCARD 0914 MCDONALD'S F2078	SYRACUSE NY 24427337258710052369091	Debit	-\$6.45	\$1,079.07
09/11/2017	FARMERS INS DES:EFT PYMT ID:P53188342844RCD ID:1952575893 PPD	INDN:LUZ RONDON 47 CO	Other Payment	-\$362.00	\$1,085.52
09/11/2017	Check		Single Check	-\$100.00	\$1,447.52
09/11/2017	BKOFAMERICA ATM 09/10 #000005968 DEPOSIT	CLINTON SQUARE SYRACUSE NY	Deposit	\$650.00	\$1,547.52

No More Activity For This Account

**** 3174

For additional information or service, please contact the Customer Service Center at 1-800-432-1000
* = Item(s) included in Previous Statement(s).

NNY