

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 at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on May 16, 2017 at 8:30 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

EXCUSED:

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 Dan Barnaba, to wit:

Resolution No.: 17 of 2017

**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.

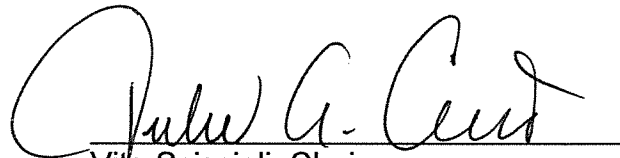
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 May 16, 2017 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 20th day of June, 2017.


~~Vito Sciscioli, Chairman~~
Julie Cerio, Secretary

“Schedule A”



GREATER SYRACUSE
LAND BANK

May 16, 2017 Sales Summary

1) **1204 Carbon St. – Vacant Two-Family House**

Date Acquired: 11/18/2016 Listed: 03/27/2017
 Current List Price: \$3,500 Days on Market: 36
 Original List Price: \$3,500

1204 Carbon St. is a vacant two family house in the Washington Square neighborhood in need of major renovations. The property has an unfinished addition built and needs significant investment for rehabilitation. Vu Nguyen has purchased two Land Bank properties, which he discharged his enforcement mortgage on one and finishing up the renovation of another. Mr. Nguyen has agreed to complete the Land Bank’s scope of work.

Based on the Land Bank’s disposition policy, staff recommend sale to Vu Nguyen, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

1204 Carbon St. Purchase Offer	
Applicant	Vu Nguyen
Offer	\$5,000
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

2) **708-8 ½ Second North St. – Vacant Two-Family House**

Date Acquired: 11/25/2015 Listed: 01/09/2017
 Current List Price: \$5,000 Days on Market: 138
 Original List Price: \$5,000

708-81/2 Second North Street is a two-family house in the Washington Square neighborhood in need of major renovations. Vu Nguyen has previously purchased two Land Bank properties and has successfully completed renovations and discharged his enforcement mortgage on one property. Timothy Nappa owner-occupies 709 Second North St. across the street from this property. The Land Bank originally listed this property due to Mr. Nappa expressing an interest in the property. Mr. Nappa has experience with home renovations and has agreed to complete the Land Bank’s renovation specs.

Richard Dauphin intends to relocate to Syracuse and owner-occupy this property. Land Bank staff were concerned with the feasibility of the plan presented. The property is not in move-in ready condition and would need significant investment to be habitable, although he states that he plans to move in and renovate while living there.

Based on the Land Bank’s disposition policies and because Mr. Nappa lives across the street and has a vested interest in stabilizing the value of his own home, staff recommend sale to the Timothy Nappa, subject to an enforcement mortgage to be discharged once their proposed renovations are completed.

708-8 ½ Second North St. Purchase Offer			
Applicant	Vu Nguyen	Timothy Nappa	Richard Dauphin
Offer	\$6,000	\$5,000	\$5,077.70
Plan	Renovate for Rental	Renovate for Rental	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications		

"Schedule A"

3) 120 Forest Ave. – Vacant Single-Family House

Date Acquired: 08/31/2017 Listed: 12/14/2016
 Current List Price: \$9,900 Days on Market: 139
 Original List Price: \$16,900

120 Forest Ave. is a vacant single-family house in the Brighton neighborhood. This house is listed in the Land Bank’s Home Ownership Choice Program and the applicant has agreed to occupy the house as his primary residence. Davon Kearse is a full-time employee with the Syracuse City School District and has applied to through the Public Employee Discount Program. Mr. Kearse plans to complete the renovations himself and with help from friends and family. Licensed contractors will be hired where needed.

Based on the Land Bank’s dispositions policies, staff recommend sale to Davon Kearse, subject to an enforcement mortgage to be discharged once the required renovations are complete and a residency enforcement mortgage requiring the property remain owner-occupied for five years.

120 Forest Ave. Purchase Offer	
Applicant	Davon Kearse
Offer	\$5,000 (Public Employee’s Discount equivalent to a \$9,950 offer)
Plan	Renovate to Owner-Occupy
Notes	Applicant has agreed to mandatory renovation specifications

4) 409 Bradley St. – Vacant Single-Family House

Date Acquired: 04/27/2016 Listed: 12/14/2016
 Current List Price: \$5,000 Days on Market: 139
 Original List Price: \$5,000

409 Bradley St. is a vacant single-family house on the Near Westside in need of major renovations. This property is in the Land Bank’s Home Ownership Choice program and qualifies for the Home Ownership discount. Kate Connor plans to purchase, renovate, and occupy the property. Ms. Connor plans to do many of the renovations herself along with her family who are in the construction trades. Ms. Connor has completed the Home Headquarters Homebuyer Education Course.

Based on the Land Bank’s dispositions policies, staff recommend sale to Kate Connor, subject to an enforcement mortgage to be discharged once the required renovations are complete and a residency enforcement mortgage requiring the property remain owner-occupied for five years.

409 Bradley St. Purchase Offers	
Applicant	Kate Connor
Offer	\$4,000 (Home Ownership Discount)
Plan	Renovate to Owner-Occupy
Notes	Applicant has agreed to mandatory renovation specifications

5) 211-13 Cherry St. – Vacant Mixed-Use Building

Date Acquired: 8/05/2015 Listed: 03/29/2017
 Current List Price: \$49,900 Days on Market: 34
 Original List Price: \$49,900

211-13 Cherry St. is a mixed-use building in a Local Business, Class A zoning district on the Near Eastside. Ed Perry plans to purchase, renovate, and own and operate a barber shop in this property. Mr. Perry teaches for the Syracuse City School District as a Barber Instructor. This property does not qualify for the Land Bank’s Public Employee Discount Program, which only applies to 1-4 unit residential properties that the buyer will occupy as their primary residence.

Based on the Land Bank's disposition policies, staff recommend sale to Ed Perry subject to an enforcement mortgage to be discharged once the renovations are complete.

211-13 Cherry St. Purchase Offer	
Applicant	Ed Perry
Offer	\$49,900
Plan	Renovate for Rental
Notes	Applicant has agreed to mandatory renovation specifications

6) 212 Crippen Ave. – Vacant Buildable Lot

Date Acquired: 10/09/2013

Dimensions: 61 x 121

Ronald Reid of Crippen Avenue Properties, LLC plans to purchase the vacant lot at 212 Crippen Avenue. Mr. Reid owns and has recently renovated the apartment building at 216 Crippen Ave. and a single-family house at 210 Crippen. Mr. Reid plans to keep the lot as extra green space for the tenants of 210 Crippen Ave. Based on the Land Bank's disposition policies, staff recommend sale to Crippen Avenue Properties, LLC contingent upon them merging the property with their adjacent parcel.

212 Crippen Ave. Purchase Offer	
Applicant	Crippen Avenue Properties, LLC
Offer	\$151
Notes	Side-Lot

7) 110 Daisy St. – Vacant Non-buildable Lot

Date Acquired: 08/31/2016

Dimensions: 38 x 66

Holy Ghost Deliverance Church recently purchased 106-08 Daisy Street and they wish to acquire this nonbuildable lot, which will provide space for them to construct an addition onto their church. Based on the Land Bank's disposition policies, staff recommend sale to Holy Ghost Deliverance Church contingent upon them merging the property with their adjacent parcel.

110 Daisy St. Purchase Offer	
Applicant	Holy Ghost Deliverance Church
Offer	\$151
Notes	Side-Lot

8) 514 W. Genesee St. Rear – Vacant Non-Buildable lot

Date Acquired: 03/03/2016

Dimensions: 10 x 26 (triangle)

This is a landlocked, nonbuildable commercial lot. Plum Street Management Co, LLC is the only adjacent property owner. Based on the Land Bank's disposition policies, staff recommend sale to Plum Street Management Co, LLC contingent upon them merging the property with their adjacent parcel.

514 W. Genesee St. Rear Purchase Offer	
Applicant	Plum Street Management Co, LLC
Offer	\$151
Notes	Side-Lot