

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 June 20, 2017 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
El-Java Abdul-Qadir
Julie Cerio, Secretary

EXCUSED:

James Corbett, Vice Chair

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 El Java Abdul Qadir, to wit:

Resolution No.: 20 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>Excused</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.

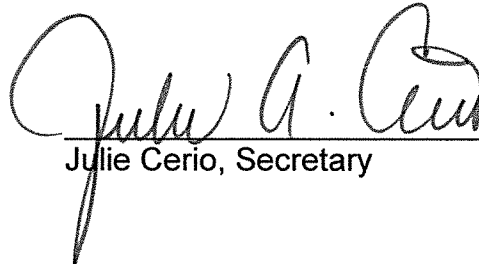
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 June 20, 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 18th day of July, 2017.



Julie Cerio, Secretary



June 20, 2017 Sales Summary

1) 107 & 105 Lawrence St. – Vacant Single-Family House and vacant lot

Date Acquired: 11/06/2015 Listed: 05/09/2017
 Current List Price: \$9,900 Days on Market: 28
 Original List Price: \$9,900 Land Bank's Renovation Est.: \$20,327.75

107 Lawrence St. is a single-family house on the Northside in need of major renovations. 105 Lawrence is a vacant lot next door. This property is in the Land Bank's Home Ownership Choice program and the applicant plans to renovate and owner-occupy the property. Kler Baw plans to renovate much of the property himself and hire contractors to complete other renovations.

Based on the Land Bank's disposition policy, staff recommend sale to Kler Baw, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a secondary residency enforcement mortgage ensuring the property remains owner-occupied for five-years

107 & 105 Lawrence St. Purchase Offer	
Applicant	Kler Baw
Offer	\$9,900
Plan	Renovate and Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

2) 3001-03 S. Salina St. & Corning Ave. – Vacant Three-Family House

Date Acquired: 10/20/2016 Listed: 11/09/2016
 Current List Price: \$5,000 Days on Market: 209
 Original List Price: \$9,900 Land Bank's Renovation Est.: \$59,927.95

3001-03 S. Salina St. and Corning Ave. is a large three-family house in need of major renovations. Claudius Aurelien and Jacqueline LaSonde plan to purchase, renovate, and reside in 3001-03 S. Salina St. The applicants will rent out the other two units. The applicants are relocating from New York City and plan to reside with family while completing the renovations. Mr. Aurelien and Ms. LaSonde have agreed to the Land Bank's mandatory renovation specifications. They are experienced in home renovations have a great deal of materials already in storage that they will be using for the project. The applicants will hire contractors for jobs they cannot complete themselves.

Based on the Land Bank's disposition policy, staff recommend sale to Claudius Aurelien and Jacqueline LaSonde, contingent upon their obtaining either a use variance (to keep it a three unit) or change of occupancy (for conversion to a two-unit) before taking title, and subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

3001-03 S. Salina St. Purchase Offer	
Applicant	Claudius Aurelien and Jacqueline LaSonde
Offer	\$5,000
Plan	Renovate and Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

“Schedule A”

3) 117-19 Malcolm Ave. – Vacant Two-Family House

Date Acquired: 10/03/2016	Listed: 11/21/2016
Current List Price: \$4,000	Days on Market: 197
Original List Price: \$9,900	Land Bank's Renovation Est.: \$49,052.95

117-19 Malcolm is a large two-family house in need of major renovations. Daniel Palmer plans to renovate the property and reside there as his primary residence. Mr. Palmer has experience in the home renovation field and will renovate the property with the help of his father and other contractors. Mr. Palmer has agreed to complete the Land Bank's renovation specification.

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

117-19 Malcolm Ave. Purchase Offer	
Applicant	Daniel Palmer
Offer	\$4,000
Plan	Renovate and Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

4) 128 Pattison St. – Vacant Single-Family House

Date Acquired: 03/31/2016	Listed: 2/24/2017
Current List Price: \$9,900	Days on Market: 102
Original List Price: \$9,900	Land Bank's Renovation Est.: \$12,718.10

128 Pattison St. is a vacant single-family house in Syracuse's Lincoln Hill neighborhood. This property is listed in the Land Bank's Home Ownership Choice Program. Real Estate Investment Group, LLC plans to purchase, renovate, and has agreed to sell the property to an owner-occupant post renovation. The principle of this LLC owns four rental properties in Syracuse and lives in Camillus.

Based on the Land Bank's disposition policy, staff recommend sale to Real Estate Investment Group, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the property is resold to an owner occupant.

128 Pattison St. Purchase Offer	
Applicant	Real Estate Investment Group, LLC
Offer	\$11,000
Plan	Renovate and Re-Sell to an Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

5) 149-51 Fage St. – Vacant Two-Family House

Date Acquired: 10/03/2016	Listed: 5/10/2017
Current List Price: \$7,900	Days on Market: 27
Original List Price: \$7,900	Land Bank's Renovation Est.: \$40,707.40

149-51 Fage St. is a two-family house in the Brighton neighborhood. Ms. Jimenez plans to renovate the property and reside there as her primary residence. She will operate the second unit as a rental. The property will be renovated by family and friends and licensed contractors will be hired when necessary.

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

"Schedule A"

149-51 Fage St. Purchase Offer	
Applicant	Gisela Jimenez
Offer	\$7,900
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

6) 159 E. Bissell Ave. – Vacant Two-Family House

Date Acquired: 3/31/2016	Listed: 9/13/2016
Current List Price: \$5,000	Days on Market: 266
Original List Price: \$9,900	Land Bank's Renovation Est.: \$30,551.50

159 E. Bissell Ave. is a vacant two-family home in the Elmwood neighborhood. KM Family Homes, LLC is a partnership between Lamar Kearse Jr. and Christopher Murray. KM Family Homes, LLC recently purchased and renovated a Land Bank property at 107-09 Rockland Ave and discharged their enforcement mortgage. They plan to purchase 159 E. Bissell to operate it as a rental property.

Based on the Land Bank's disposition policy, staff recommend sale to KM Family Homes, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

159 E. Bissell Ave. Purchase Offer	
Applicant	KM Family Homes, LLC
Offer	\$5,000
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

7) 205 Lewis St. – Vacant Single-Family House

Date Acquired: 3/24/2017	Listed: 5/10/2017
Current List Price: \$7,900	Days on Market: 27
Original List Price: \$9,900	Land Bank's Renovation Est.: \$12,411.30

205 Lewis St. is a vacant two-family home in the Far Westside neighborhood. Edward Morris plans to purchase and renovate the property to operate it as a rental. Mr. Morris has purchased several Land Bank properties and completed the necessary renovations. The applicant plans to convert the small two-family into a single-family house.

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

205 Lewis St. Purchase Offer	
Applicant	Edward Morris
Offer	\$7,900
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

8) 240 W. Pleasant Ave. – Vacant Single-Family House

Date Acquired: 3/24/2017	Listed: 4/21/2017
Current List Price: \$12,900	Days on Market: 46
Original List Price: \$12,900	Land Bank's Renovation Est.: \$9,347.55

240 W. Pleasant Ave. is a single-family house in Syracuse's Brighton neighborhood. The property is in need of minor renovations and was listed in the Land Bank's Home Ownership Choice program. The Land Bank received several offers for this property – all applicants plan to reside at the property as their primary residence and agreed to complete the mandatory renovation specifications.

“Schedule A”

Based on the Land Bank’s disposition policy, staff recommend sale to the highest bidder, Alitizann Jones, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and with a second enforcement mortgage requiring the property remain owner occupied for five years.

240 W. Pleasant Ave. Purchase Offer			
Applicant	Alitizann F. Jones	Alicia Dudley	William Flowers
Offer	\$14,000	\$13,000	\$13,500
Plan	Renovate to Owner-Occupy		
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications		

9) 2401 Midland Ave & W. Pleasant Ave. – Vacant Three-Family House

Date Acquired: 3/24/2017	Listed: 4/19/2017
Current List Price: \$7,900	Days on Market: 49
Original List Price: \$9,900	Land Bank’s Renovation Est.: \$40,043.50

2401 Midland Ave & W. Pleasant Ave. is a three-family house in Syracuse’s Brighton neighborhood. The property is in need of major renovations. The Land Bank received several offers for this property – all applicants have agreed to complete the Land Bank’s mandatory renovation specification. Mr. Ndizeye plans to finance the renovations through Home Headquarters and has a contractor lined up to complete the work.

Based on the Land Bank’s disposition policy, staff recommend sale to the high bidder, Jean Claude Rwsa Ndizeye, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

2401 Midland Ave & W. Pleasant Ave. Purchase Offer			
Applicant	Jean Claude Rwsa Ndizeye	Fredrick Jones	Rosheene Miller
Offer	\$10,400	\$9,000	\$7,900
Plan	Renovate for Rental		
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications		

10) 2411 Lodi St. – Vacant Two-Family House

Date Acquired: 11/18/2016	Listed: 5/18/2017
Current List Price: \$9,900	Days on Market: 19
Original List Price: \$9,900	Land Bank’s Renovation Est.: \$23,918.20

2411 Lodi St. is a vacant two-family house in Syracuse’s Washington Square neighborhood. Kiet Pham plans to purchase and renovate the property to operate as a rental. Mr. Pham has purchased two Land Bank properties and has successfully discharged his enforcement mortgage on one and is nearly done with the second.

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

2411 Lodi St. Purchase Offer	
Applicant	Kiet Pham
Offer	\$9,990
Plan	Renovate For Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

11) 315 Kellogg St. – Vacant Single-Family House

Date Acquired: 9/24/2015	Listed: 1/23/2017
Current List Price: \$5,000	Days on Market: 134
Original List Price: \$9,900	Land Bank’s Renovation Est.: \$31,269.70

"Schedule A"

315 Kellogg St. is a vacant single-family house on Syracuse's Near Westside was previously illegally converted to a two family. This property is listed in the Land Bank's Home Ownership Choice Program and the applicant has agreed to reside in the property as her primary residence. Ms. Fuentes plans to reside on the first floor and her adult daughter will reside in the upstairs apartment.

Based on the Land Bank's disposition policy, staff recommend sale to Joana Fuentes, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring the property remain owner occupied for five years.

315 Kellogg St. Purchase Offer	
Applicant	Joana Fuentes
Offer	\$5,200
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

12) 111 Griffin St. – Nonbuildable Vacant Lot

Date Acquired: 09/24/2015

Andre Ash has offered to purchase 111 Griffin St., a vacant nonbuildable lot. Mr. Ash owner-occupies 109 Griffin St. which is adjacent to the lot. Based on the Land Bank's disposition policies staff recommend sale to Andre Ash contingent upon him resubdividing and combining this property with his adjacent primary residence.

111 Griffin St. Purchase Offer	
Applicant	Andre Ash
Offer	\$151
Notes	Side-Lot

13) 155 Clyde Ave. – Buildable Vacant Lot

Date Acquired: 11/19/2014

The Land Bank demolished a house located at 155 Clyde Ave. using AG funds in 2015. The next door neighbor wishes to purchase it now. The Land Bank will use the last of AG side lot funding to replace the sidewalk and remove a tree prior to sale. Based on the Land Bank's disposition policies staff recommend sale to the adjacent homeowner, Robbie L. Thomas, contingent upon her merging this parcel with her adjacent property.

155 Clyde Ave.	
Applicant	Robbie L. Thomas
Offer	\$151
Notes	Side-Lot

14) 1341 W. Onondaga Street – Buildable Vacant Lot

Date Acquired: 06/03/2015

Stephanie Black owns a rental property at 1347 W Onondaga St. Ms. Black plans to purchase the adjacent lot to her property to expand her yard and driveway. Based on the Land Bank's disposition policies staff recommend sale to Stephanie Black contingent upon her resubdividing and combining this property with her adjacent primary residence.

1341 W. Onondaga St. Purchase Offer	
Applicant	Stephanie Black
Offer	\$151
Notes	Side-Lot

"Schedule A"

15) 1605 S. State St. – Buildable Vacant Lot

Date Acquired: 03/24/2017

Jacqueline McKinney is an owner-occupant residing at 110 Woodland, which is adjacent to this parcel. She plans to merge the two parcels together and expand her yard. Based on the Land Bank's disposition policy, staff recommend sale to Jacqueline McKinney contingent upon her resubdividing and combining this property with her adjacent primary residence.

1605 S. State St. Purchase Offer	
Applicant	Jacqueline McKinney
Offer	\$151
Notes	Side-Lot

16) 428 Hawley Ave. – Buildable Vacant Lot

Date Acquired: 01/23/2015

Demolished: 7/5/2016

This property was demolished using unrestricted funds. Laci's Real Estate Ventures intends to construct two 'tiny homes' here that will be occupied by formerly homeless female veterans. Each home will be 12' square and they intend for them to be lately self-sufficient with regard to utilities, using solar panels on the roofs and a water tower on site to hold collected rainwater. Once built, the property will be managed by the Rescue Mission.

Based on the Land Bank's disposition policy, staff recommend sale to Laci's Real Estate Ventures, LLC contingent upon the buyer obtaining all of the necessary permits for construction prior to taking title and subject to an enforcement mortgage to be discharged once the project is fully built.

428 Hawley Ave. Purchase Offer	
Applicant	Laci's Real Estate Ventures, LLC
Offer	\$151
Notes	Plans to build two "tiny homes"

17) 1421-23 South Ave. – Commercial Vacant Lot

Date Acquired: 04/27/2016

Allan and Earline own a two-story commercial building next door to this lot. They currently lease out the commercial ground floor and the upper floor is vacant. They state that they may expand their parking lot at a future date, but that immediately they plan to resubdivide and combine this lot with their adjacent property and fence it to stop cut-through traffic. Based on the Land Bank's disposition policies staff recommend sale to Allan and Earline Llewellyn contingent upon their combining this parcel with their adjacent property.

1421-23 South Ave. Purchase Offer	
Applicant	Allan and Earline Llewellyn
Offer	\$1000
Notes	See notes above