

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 July 18, 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
James Corbett, Vice Chair

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

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

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

Resolution No.: 22 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>
EI-Java Abdul-Qadir	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

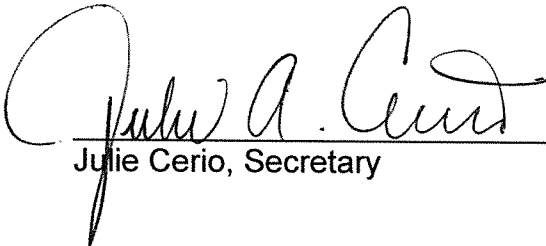
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 July 18, 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 17th day of August, 2017.



Julie Cerio, Secretary

“Schedule A”



July 18, 2017 Sales Summary

1) 104 Green St. Pl. – Vacant Single-Family House

Date Acquired: 03/31/2016 Listed: 01/18/2017
Current List Price: \$5,000 Days on Market: 167
Original List Price: \$12,900 Land Bank’s Renovation Est.: \$10,358.37

104 Green St. Pl. is a single-family home in need of minor renovations. This two-bedroom home is located in the Lincoln Hill neighborhood. It has no off-street parking and virtually no yard. The Land Bank has received three offers on the property – all applicants have agreed to complete the Land Bank’s minimum renovation specification.

Donald Leckie plans to purchase and renovate the property at 104 Green St. Pl. for his brother to live in. Mr. Leckie has over 30 years of experience in home construction and will be completing the renovations himself.

Building the Bridge USA plans to renovate the property and operate a rental office out of the building. Building the Bridge USA is a for-profit entity that has a long term vision of developing a home improvement and home remodeling business on the Northside training New Americans. They plan to first renovate this property to create their office and base on the Northside. This does not appear to be an allowed use in the Residential, Class B zoning district.

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

104 Green St. Pl. Purchase Offer		
Applicant	Donald Leckie	Building the Bridge USA
Offer	\$6,000	\$5,000
Plan	Renovate for Rental	Renovate for Business
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

2) 242 Bruce St. – Vacant Single-Family House

Date Acquired: 05/12/2015 Listed: 2/19/2016
Current List Price: \$6,900 Days on Market: 135
Original List Price: \$10,500 Land Bank’s Renovation Est.: \$24,930.65

242 Bruce St. is a single-family house in the Salt Springs neighborhood. 242 Bruce St. is in need of minor renovations and has been listed in the Land Bank’s Home Ownership Choice Program. The applicant, Stephen Oduro, plans to renovate the property to re-sell to an owner-occupant. Mr. Oduro has experience in renovating and selling properties in Syracuse and recently sold two properties that he renovated. Mr. Oduro will do a majority of the renovations himself and will hire contractors to complete the rest.

Based on the Land Bank’s disposition policy, staff recommend sale to Stephen Oduro and subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the property is re-sold to an owner-occupant.

"Schedule A"

242 Bruce St. Purchase Offer	
Applicant	Stephen Oduro
Offer	\$6,900
Plan	Renovate and Re-sell to an Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

3) 219 Crippen Ave. – Vacant Single-Family House

Date Acquired: 03/03/2016 Listed: 05/09/2017
 Current List Price: \$5,000 Days on Market: 56
 Original List Price: \$5,000 Land Bank’s Renovation Est.: \$52,463.25

219 Crippen is a three-bedroom, single-family house in need of major renovations. Crippen Avenue Properties LLC, operated by Ronald Reid, owns a multi-unit apartment building and a single-family rental on Crippen Ave. in the immediate vicinity of this property and owns and recently renovated a single-family home across the street. Mr. Reid plans to renovate the property to operate it as a rental and has agreed to complete the Land Bank’s minimum renovation specification. Crippen Avenue Properties, LLC recently purchased a vacant lot from the Land Bank at 212 Crippen, which is adjacent to their rental properties.

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

219 Crippen Ave. Purchase Offer	
Applicant	Crippen Avenue Properties, LLC
Offer	\$5,000
Plan	Renovate to Operate as a Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

4) 343 W. Colvin St. – Vacant Two-Family House

Date Acquired: 10/20/2016 Listed: 02/08/2017
 Current List Price: \$5,000 Days on Market: 146
 Original List Price: \$5,000 Land Bank’s Renovation Est.: \$37,467.25

343 W. Colvin St. is a two-family house in need of major renovations. Janaa Realty, LLC has offered to purchase the two-family house to operate it as a rental. Janaa Realty is operated by Ashraf Shedid, whose primary residence is in Brooklyn. Mr. Shedid owns one other rental property in Syracuse – a four-unit across the street from Dr. Weeks School – and spends a great deal of time in Syracuse managing this property. Mr. Shedid will manage the property himself and has a property management office located in Syracuse in his existing property at Hawley and Oak.

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

343 W. Colvin St. Purchase Offer	
Applicant	Janaa Realty, LLC
Offer	\$5,000
Plan	Renovate to Operate as Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

"Schedule A"

5) 2321 S. State St. – Vacant Two-Family House

Date Acquired: 06/11/2015 Listed: 2/16/2017
 Current List Price: \$5,000 Days on Market: 142
 Original List Price: \$9,900 Land Bank's Renovation Est: \$37,488.91

2321 S. State St. is a large two-family property in the Brighton Neighborhood in need of major renovations. Building 2Gether, LLC plans to purchase and renovate the property for rental. Building 2Gether, LLC is owned by Ashley Rougier, whose primary address is in Brooklyn, where she and her partner own other rental properties. She has hired A&M Property Management to manage the property in Syracuse. She has experience in home renovation and construction and will conduct much of the work themselves and hire contractors when needed.

Based on the Land Bank's disposition policy, staff recommend sale to Building 2Gether, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

2321 S. State St. Purchase Offer	
Applicant	Building 2Gether, LLC
Offer	\$5,000
Plan	Renovate to Operate as Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

6) 3730-32 S. Salina St. – Vacant Two-Family House

Date Acquired: 06/30/2016 Listed: 4/17/2017
 Current List Price: \$9,900 Days on Market: 78
 Original List Price: \$9,900 Land Bank's Renovation Est.: \$46,930.35

3730-32 S. Salina St. is a large two-family house in the Brighton neighborhood in need of major renovations. Sinai Realty Holdings Corp is a newly formed corporation that plans to renovate and operate the property as a rental. Abdelaziz Wahed Abdelrahman, who is a 50% owner of Sinai Realty Holdings Corp., plans to move to Syracuse to manage the renovation and manage the property as a rental (he plans to purchase additional investment properties in Syracuse). Mr. Abdelrahman has secured an apartment here and has experience managing rentals in other cities.

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

3730-32 S. Salina St. Purchase Offer	
Applicant	Sinai Realty Holdings Corp.
Offer	\$9,900
Plan	Renovate to Operate as Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

7) 255-57 W. Brighton Ave. – Vacant Two-Family House

Date Acquired: 08/04/2016 Listed: 2/16/2017
 Current List Price: \$9,900 Days on Market: 66
 Original List Price: \$9,900 Land Bank's Renovation Est: \$26,242.45

255-57 W. Brighton Ave. is a two-family house in need of major renovations. Ms. Francis Green and Mr. Arius Adams have offered to purchase the property to renovate and operate it as a rental. Ms. Green is original from Syracuse but now lives in Maryland. She has family members who are experienced in home renovations and who live in Syracuse who will be managing and completing the renovation on her behalf. The buyers have retained McKenzie Realty to manage the rental property.

“Schedule A”

Based on the Land Bank’s disposition policy, staff recommend sale to Francis Green & Arius Adams, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

255-57 W. Brighton Ave. Purchase Offer	
Applicant	Francis Green & Arius Adams
Offer	\$9,900
Plan	Renovate to Operate as Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

8) 147-49 Palmer Ave. – Nonbuildable Vacant Lot

Date Acquired: 11/18/2016

Dimensions: 35’ X 125’

Mae T. Khabir plans to purchase 147-49 Palmer Ave. to extend her driveway and add a patio area for her house. Ms. Khabir owns and occupies 151-53 Palmer Ave.

Based on the Land Bank’s disposition policies staff recommend sale to Mae T. Khabir contingent upon her resubdividing and combining this property with his adjacent primary residence.

147-49 Palmer Ave. Purchase Offer	
Applicant	Mae T. Khabir
Offer	\$151
Notes	Side-Lot

9) A Portion of 1424 W. Colvin Street

See attached resubdivision map. The Land Bank owns and wishes to combine 1424 and 1428 W. Colvin. 1424 is a single-family home and 1428 is a vacant lot. In preparing to apply for resubdivision, we came to find out that the neighbor’s driveway and fence from 1434 is encroaching upon 1428. We are seeking the board’s authorization to convey a few feet of 1428 to Brenda L Burley and Carl J Spara, the owners of 1434 W. Colvin, in order to eliminate the encroachment and proceed with the resubdivision. See attached resubdivision map.