

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 August 17, 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 Julie Cerio, seconded by Jim Corbett, to wit:

Resolution No.: 23 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.

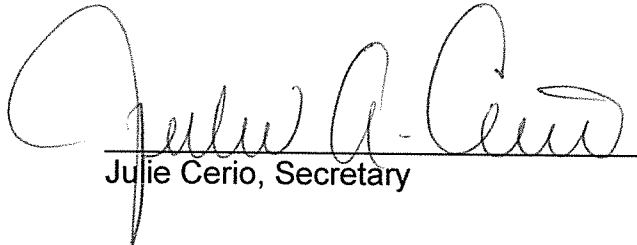
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 August 17, 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 19th day of September, 2017.


Julie Cerio, Secretary

"Schedule A"



August 17, 2017 Sales Summary

1) 2515-17 Midland Ave. – Vacant Two-Family House

Date Acquired: 05/26/2016 Listed: 12/13/2016
Current List Price: \$7,900 Days on Market: 231
Original List Price: \$13,900 Land Bank's Renovation Est.: \$ 29,356.35

2515-17 Midland Ave. is a vacant two-family house in the Brighton neighborhood. The City had recommended it be sold to an owner-occupant and it was listed in our Home Ownership Choice program until last month, during which time we didn't receive any qualified offers. Donald Jacobs resides in Syracuse and plans to purchase the property to operate it as a rental. Mr. Jacobs will be using experienced contractors to complete the renovations and will be managing the property himself post-renovation. Mr. Jacobs has agreed to complete the Land Bank's minimum renovation specifications.

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

2515-17 Midland Ave. Purchase Offer	
Applicant	Donald Jacobs
Offer	\$7,900
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

2) 163 E. Bissell St. – Vacant Two-Family House

Date Acquired: 03/31/2016 Listed: 11/17/2016
Current List Price: \$5,000 Days on Market: 257
Original List Price: \$9,900 Land Bank's Renovation Est.: \$21,831.45

163 E. Bissell St. is a two-family house in the Elmwood neighborhood. The City had recommended it be sold to an owner-occupant and it was listed in our Home Ownership Choice program until last month, during which time we didn't receive any qualified offers. KM Family Homes, LLC has offered to purchase and renovate the property to operate it as a rental. KM Family Homes has previously purchased two properties from the Land Bank including one adjacent to 163 E. Bissell St. and another on Rockland. The enforcement mortgage on the Rockland property has been discharged and we were satisfied with the quality of their work. KM Family Homes is a partnership between Lamar Kearse Jr. and Christopher Murray. Mr. Kearse is a Syracuse resident who is responsible for the renovations and the maintenance of the properties.

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.

“Schedule A”

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

3) 169 E. Bissell St. – Vacant Single Family House

Date Acquired: 09/24/2015 Listed: 11/15/2016
 Current List Price: \$6,900 Days on Market: 259
 Original List Price: \$12,900 Land Bank's Renovation Est.: \$23,468.10

169 E. Bissell St. is a single-family house in the Elmwood neighborhood. The City had recommended it be sold to an owner-occupant and it was listed in our Home Ownership Choice program until last month, during which time we didn't receive any qualified offers. KM Family Homes, LLC has offered to purchase and renovate the property to operate it as a rental.

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.

169 E. Bissell St. Purchase Offer	
Applicant	KM Family Homes, LLC
Offer	\$6,900
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

4) 136 Baldwin Ave. – Vacant Single-Family House

Date Acquired: 03/31/2016 Listed: 07/11/2016
 Current List Price: \$9,900 Days on Market: 386
 Original List Price: \$9,900 Land Bank's Renovation Est.: \$13,513.20

136 Baldwin Ave. is a vacant, single-family home in the Elmwood neighborhood. The City had recommended it be sold to an owner-occupant and it was listed in our Home Ownership Choice program until December 2016, during which time we didn't receive any qualified offers. Tashia Thomas Neal, who lives a block away on E. Bissell St., has offered to purchase and renovate the property to operate it as a rental. Ms. Neal plans to rent the property to her parents, but will maintain ownership of the property. Tashia Thomas Neal owns her own home as well as a rental property in Syracuse. She is experienced in home renovations and property management.

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

136 Baldwin Ave. Purchase Offer	
Applicant	Tashia Thomas Neal
Offer	\$10,000
Plan	Renovate to Operate as a Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

5) 310 Hartson Ave. – Vacant Two-Family House

Date Acquired: 03/03/2016 Listed: 06/08/2017
 Current List Price: \$9,900 Days on Market: 54
 Original List Price: \$9,900 Land Bank's Renovation Est.: \$23,432.60

"Schedule A"

310 Hartson St. is a vacant two-family house in need of major renovations. Jimmy Garcia has offered to purchase and renovate the property to operate it as a rental. Mr. Garcia is a full-time employee with the City of Syracuse who already resides in the City. Mr. Garcia is experienced in home renovations and plans to do most of the work himself with the help of family and friends who are also in the construction trades. Mr. Garcia will finance the project through Home Headquarters.

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

310 Hartson St. Purchase Offer	
Applicant	Jimmy Garcia
Offer	\$9,900
Plan	Renovate to Operate as Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

6) A portion of 134 W. Borden Ave. – Nonbuildable Vacant Lot

Date Acquired: 12/22/2016

This summer the Land Bank installed a pocket park at 134 W. Borden Ave. A driveway at the rear of the lot is used by the tenants in an adjacent rental property at 307 Landon Ave. The Land Bank plans to sell the driveway to the adjacent property owner and adjust the lot line.

Based on the Land Bank's disposition policies staff recommend sale to Lisateen and Eugene McClain contingent upon the approval of a lot line adjustment to combine this property with their adjacent property.

134 W. Borden Ave. Purchase Offer	
Applicant	Eugene and Lisateen McClain
Offer	\$1
Notes	Lot-line adjustment

7) 157 W. Corning Ave. – Buildable Vacant Lot

Date Acquired: 06/29/2017

Martha Jackson owns the property at 153-55 W. Corning Ave. Ms. Jackson plans to purchase the lot to install fencing and a patio. Based on the Land Bank's disposition policies staff recommend sale to Martha Jackson contingent upon her resubdividing and combining this property with her adjacent property.

157 W. Corning Ave. Purchase Offer	
Applicant	Martha Jackson
Offer	\$151
Notes	Side-Lot

8) 1128 W. Onondaga St. – Buildable Vacant Lot

Date Acquired: 04/27/2016

1128 W. Onondaga St. was recently demolished by the Land Bank and is now a vacant lot. Abdul-Raoof and Arleata Mustafa own and live in the adjacent property and plan to expand their yard. Based on the Land Bank's disposition policies staff recommend sale to Abdul-Raoof and Arleata Mustafa contingent upon their resubdividing and combining this property with their adjacent primary residence.

"Schedule A"

1128 W Onondaga St. - Purchase Offer	
Applicant	Abdul-Raof and Arleata Mustafa
Offer	\$151
Notes	Side-Lot

9) 628 and 630 W. Newell St. – Non-Buildable Vacant Lots (combined would be buildable)

Date Acquired: 08/31/2016 and 05/26/2016

628 and 630 W. Newell St. were recently demolished by the Land Bank. Coretta Washington owns and lives in a house adjacent to the lot and would like to expand her existing yard. Based on the Land Bank's disposition policies staff recommend sale to Coretta Washington contingent upon her resubdividing and combining this property with her adjacent primary residence.

628 and 630 W. Newell St. – Purchase Offer	
Applicant	Coretta Washington
Offer	\$151
Notes	Side-Lot

10) A portion of 105 Lawrence St. – Nonbuildable Vacant Lot

Date Acquired: 11/25/2015

The Land Bank previously approved selling 105 (a vacant lot) and 107 Lawrence (a single-family house) to Kler Baw. The driveways for 107 and 103 both encroach on 105 and so we propose splitting 105 down the middle to eliminate both encroachments. The owner of 103 Lawrence, Thomas Sikora, will also remove some asphalt to make his driveway narrower (12' wide max allowed by zoning) and add more to make it longer so that the parking is located behind the building setback line and complies with zoning regulations.

Based on the Land Bank's disposition policies staff recommend sale to Thomas J. Sikora contingent upon the approval of a lot line adjustment to combine this property with his adjacent property.

105 Lawrence St. Purchase Offer	
Applicant	Thomas J. Sikora
Offer	\$1
Notes	Lot-line adjustment

11) A portion of 770 Butternut St. – Nonbuildable Vacant Lot

Date Acquired: 11/19/2014

The Land Bank installed a pocket park here this summer, which includes a plaza with three raised beds toward the front of the lot and a grass lawn in the rear that we thought kids would play in. The neighboring property owner states that her tenants complain people are loitering in the rear of the lot at night and she would like to merge it with her adjacent property at 778-80 Butternut and fence it in.

Based on the Land Bank's disposition policies staff recommend sale to Houen Sim contingent upon the approval of a lot line adjustment to combine this property with his adjacent property.

770 Butternut St. Purchase Offer	
Applicant	Houen Sim
Offer	\$1
Notes	Lot-line adjustment