

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 September 19, 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 El Java Abdul Qadir, to wit:

Resolution No.: 24 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.

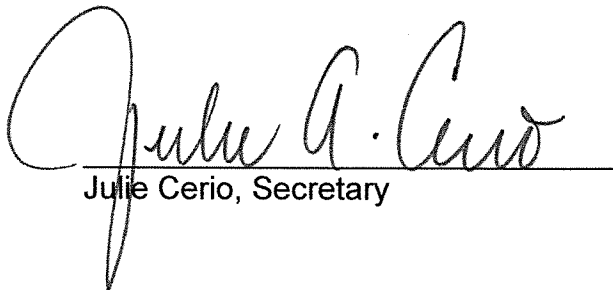
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

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 September 19, 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 17<sup>th</sup> day of October, 2017.

  
Julie Cerio, Secretary



## September 19, 2017 Sales Summary

### 1) 205 W. Beard Ave. – Vacant Two-Family House

Date Acquired: 11/03/214      Listed: 06/17/2016  
 Current List Price: \$3,500      Days on Market: 444  
 Original List Price: \$14,900      Land Bank's Minimum Renovation Est: \$34,436.50

205 W. Beard Ave. is a two-family house in Syracuse's Brighton neighborhood. It has been listed by the Land Bank for over a year and gone through several price reductions. Mr. Jackson owns and operates two other rental properties in Syracuse and a residential remodeling company, Alken Woodcraft. Mr. Johnson has agreed to complete the Land Bank's minimum renovation specifications.

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

205 W. Beard Ave. Purchase Offer	
Applicant	Kenneth Johnson
Offer	\$3,500
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

### 2) 327 W. Newell St. – Vacant Single-Family House

Date Acquired: 10/20/2016      Listed: 5/18/2017  
 Current List Price: \$9,900      Days on Market: 109  
 Original List Price: \$9,900      Land Bank's Minimum Renovation Est: \$17,481.10

327 W. Newell St. is a single-family home in the Brighton neighborhood in the Land Bank's Home Ownership Choice program. Somora Bullock has applied to purchase the property through the Public Employee's Discount Program. Ms. Bullock is a full-time employee with the Syracuse City School District as a Teaching Assistant. Ms. Bullock is first-time home buyer and has completed the first-time home buyers course with Home Headquarters. She has agreed to complete the Land Bank's minimum renovation specifications.

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

327 W. Newell St. Purchase Offer	
Applicant	Somora Bullock
Offer	\$4,900 (Public Employee Discount)
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

### 3) 904 Leymone Ave. – Vacant Single-Family House

Date Acquired: 0/03/2016      Listed: 07/18/2016

“Schedule A”

Current List Price: \$3,500

Days on Market: 413

Original List Price: \$9,900

Land Bank's Minimum Renovation Est: \$28,356.25

904 Leymone Ave. is a single-family home in the Court-Woodlawn neighborhood. This property is in need of major renovations and has been listed with the Land Bank for over a year. The buyers, Noel Farone and Brian Fitzgibbons, plan to purchase the property to renovate it and operate as a rental. The buyers plan to complete some of the work themselves as well as hire licensed contractors to complete the renovations. These first-time landlords agree to take the Land Bank's landlord training course.

Based on the Land Bank's disposition policy, staff recommend sale to Noel Farone and Brian Fitzgibbons subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

904 Leymone Ave. Purchase Offer	
Applicant	Noel Farone and Brian Fitzgibbons
Offer	\$3,500
Plan	Renovate to Operate as a Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**4) 213 Croly St. – Vacant Four-Unit Apartment**

Date Acquired: 12/18/2015

Listed: 5/18/2017

Current List Price: \$3,500

Days on Market: 109

Original List Price: \$5,000

Land Bank's Minimum Renovation Est: \$177,229.90

213 Croly St. is a four-unit apartment building in the Salt Springs neighborhood. The property has significant water damage from several holes in the roof as well as foundation issues and is in need of major renovations. Nhan Dang of Dang Properties has purchased four properties from the Land Bank and has discharged the enforcement mortgage on all the properties. His son, Anh Dang, has also purchased a property from the Land Bank which he renovated for his primary residence. Dang Properties, LLC has significant experience renovating properties as well as managing rentals. The buyers have shown proof of funds sufficient to cover the purchase and the renovation.

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

213 Croly St. Purchase Offer	
Applicant	Dang Properties, LLC
Offer	\$3,649
Plan	Renovate to Operate as Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**5) 817 Onondaga Ave. – Vacant Single-Family House**

Date Acquired: 9/02/2015

Listed: 7/02/2016

Current List Price: \$9,900

Days on Market: 507

Original List Price: \$14,900

Land Bank's Renovation Est.: \$28,043.25

817 Onondaga Ave. is a vacant single-family house in the Elmwood neighborhood, which was listed in our Home Ownership Choice program for most of that time. We previously had an owner occupant under contract, but they were unable to secure financing for the renovations so we put the property back on the market. The property is in need of major renovations. Willie Oxendine plans to purchase the property to renovate and operate it as a rental. Mr. Oxendine has purchased a Land Bank property previously and has discharged his enforcement mortgage and lives nearby on Parkway Dr.

“Schedule A”

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

817 Onondaga Ave. Purchase Offer	
Applicant	Willie Oxendine
Offer	\$9,900
Plan	Renovate to Operate as Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**6) 137 Hall Ave. – Vacant Single-Family House**

Date Acquired: 05/26/2016	Listed: 2/16/2017
Current List Price: \$3,500	Days on Market: 200
Original List Price: \$5,000	Land Bank’s Renovation Est: \$51,630.80

137 Hall Ave. is a single-family house in need of major renovations. The property was originally listed in the Land Bank’s Home Ownership Choice program but removed after six months with no interest from a potential owner-occupant. Catherine Green has offered to purchase and renovate the property to operate it as a rental. Ms. Green has hired a contractor who will be completing the required scope of renovations.

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

137 Hall Ave. Purchase Offer	
Applicant	Catherine Green
Offer	\$3,500
Plan	Renovate to Operate as Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**7) 259 Croly St. – Vacant Single-Family House**

Date Acquired: 6/22/2015	Listed: 7/16/2015
Current List Price: \$2,500	Days on Market: 781
Original List Price: \$14,900	Land Bank’s Renovation Est: \$28, 238.00

259 Croly St. is a vacant single-family house in the Salt Springs neighborhood. This property has been listed for sale for over two years. Michael Walter has offered to purchase the property to renovate it to use as his primary residence. Mr. Walter has experience in home renovation and maintenance and works full-time as a Maintenance Director at Central Park Rehabilitation and Nursing. He will be conduct the majority of the renovations himself.

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

259 Croly St. Purchase Offer	
Applicant	Michael Walter
Offer	\$2,500
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**8) 201 N. Collingwood Ave. – Vacant Single-Family House**

Date Acquired: 6/29/2017	Listed: 7/12/2017
Current List Price: \$19,900	Days on Market: 54

**“Schedule A”**

Original List Price: \$19,900

Land Bank’s Renovation Est: \$21,355.10

201 N. Collingwood Ave is a vacant-single family house in Syracuse’s Eastwood neighborhood. This property is listed in the Land Bank’s Home Ownership Choice Program. The Land Bank has received two offers on the property both applicants plan to renovate the property to re-sell to an owner-occupant.

Akkad Properties, LLC, owned by Thomas Delgado, owns several properties in Syracuse and is currently flipping another house in Eastwood. Mr. Delgado is a licensed architect and is experienced in managing home renovation projects. Indaria Jones has offered to purchase, renovate, and re-sell the property to an owner-occupant. Indaria Jones plans to hire JE Bryant & Associates LLC to complete the proposed renovations.

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

<b>201 N. Collingwood Ave. Purchase Offer</b>		
<b>Applicant</b>	<b>Akkad Properties, LLC</b>	<b>Indaria Jones</b>
<b>Offer</b>	<b>\$23,500</b>	<b>\$22,000</b>
<b>Plan</b>	<b>Renovate to Re-Sell to an Owner-Occupant</b>	
<b>Notes/Recommendations</b>	<b>Applicant has agreed to mandatory renovation specifications</b>	

**9) 406 Avery Ave. – Vacant Two-Family House**

Date Acquired: 6/29/2017

Listed: 7/12/2017

Current List Price: \$7,900

Days on Market: 21

Original List Price: \$7,900

Land Bank’s Renovation Est: \$106,265.90

406 Avery Ave. is a vacant two-family house in the Tipp Hill Neighborhood. This property has been vacant for many years and is fire damaged. The Land Bank received two offers on this property. Both applicants are have proposed to renovate and operate the property as a rental. Both applicants have previously purchased property from the Land Bank and have exceeded the Land Bank’s minimum renovations specifications. Both buyers’ renovations have been featured by the Land Bank in various promotional materials given the quality of their work.

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

<b>406 Avery Ave. Purchase Offer</b>		
<b>Applicant</b>	<b>Dwell Equity Group, LLC</b>	<b>Coral Real Estate, LLC</b>
<b>Offer</b>	<b>\$10,520</b>	<b>\$7,900</b>
<b>Plan</b>	<b>Renovate for Rental</b>	
<b>Notes/Recommendations</b>	<b>Applicant has agreed to mandatory renovation specifications</b>	

**10) 211 Milton Ave. – Vacant Single-Family House**

Date Acquired: 5/26/2017

Listed: 6/26/2017

Current List Price: \$9,900

Days on Market: 70

Original List Price: \$9,900

Land Bank’s Renovation Est.: \$35,741

211 Milton Ave. is a vacant single-family house in the Tipp Hill neighborhood. The property is in need of major renovations and is listed the Land Bank’s Home Ownership Choice program. Coral Real Estate, LLC has offered to purchase the property to renovate it and re-sell it to an owner-occupant. Coral Real Estate previously purchased property from the Land Bank and exceeded the Land Bank’s renovation specification and discharged the enforcement mortgage.

“Schedule A”

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

211 Milton Ave. Purchase Offer	
Applicant	Coral Real Estate, LLC
Offer	\$9,900
Plan	Renovate and Re-Sell to an Owner-Occupant
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**11) 406 Nottingham Ave. – Buildable Vacant Lot**

Date Acquired: 05/26/2017

Dimensions: 59’ x 115’

406 Nottingham Ave. is a residential buildable vacant lot in the University Neighborhood. Stephen and Christina Feikes have offered to purchase the vacant lot to protect their property at 1009 Cumberland Ave., the back yard of which is adjacent to this property. The Feikes have experienced many hardships with speculative buyers in the adjacent properties and are eager to control this site.

Based on the Land Bank’s disposition policies staff recommend sale to Stephen and Christina Feikes contingent upon her resubdividing and combining this property with their adjacent primary residence.

406 Nottingham Ave. Purchase Offer	
Applicant	Stephen and Christina Feikes
Offer	\$4,000
Notes	Side-Lot

**12) 742 Butternut St. – Commercial Vacant Lot**

Date Acquired: 10/03/2016

Dimensions: 42’ x 152’

Stephen Hess has offered to purchase the vacant commercial lot at 742 Butternut St. Mr. Hess owns the adjacent property at 732 Butternut St. Mr. Hess intends to merge the parcels and use this additional space for green space and parking.

Based on the Land Bank’s disposition policies staff recommend sale to Stephen Hess contingent upon her resubdividing and combining this property with his adjacent property.

742 Butternut St. Purchase Offer	
Applicant	Stephen Hess
Offer	\$151
Notes	Side-Lot

**13) 114 W. Borden Ave. – Buildable Residential Vacant Lot**

Date Acquired: 1/7/15

Dimensions: 50’ x 132’

This property was acquired in January 2015 via tax foreclosure and was just demolished on September 14, 2017. The next door neighbors have diligently worked with the Land Bank to monitor the property and report squatters and break-ins. The property was a beautiful single family home at one time but the water damage was too extensive to save it. Land Bank staff salvaged wood paneling, doors, trim, and fixtures from the house, which can be resold. We also sold a

“Schedule A”

number of doors, a claw foot tub, light fixtures, and other architectural elements to a family renovating a house that they purchased from the Land Bank located on W. Kennedy Street and sold the stone steps from the front of the house to an individual that repurposes them in commercial landscaping. This building was ultimately demolished during Home HeadQuarters’ 2017 block blitz, which focused on the 100 and 200 blocks of W. Borden Ave.

Based on the Land Bank’s disposition policies staff recommend sale to Virginia and Ruben Turner who have owned their home next door since 1996, contingent upon their resubdividing and combining this property with their adjacent property.

114 W. Borden Ave. Purchase Offer	
Applicant	Virginia and Ruben Turner
Offer	\$151
Notes	Side-Lot