

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 October 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:

Daniel Barnaba, Treasurer
El-Java Abdul-Qadir
Julie Cerio, Secretary
James Corbett, Vice Chair

EXCUSED:

Vito Sciscioli, Chair

FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by Daniel Barnaba seconded by El Java Abdul Qadir to wit:

Resolution No.: 26 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>Excused</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.

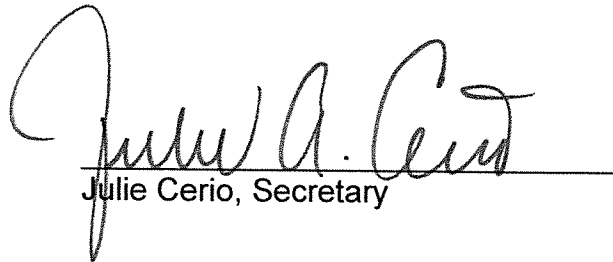
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 October 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 21st day of November, 2017.


Julie Cerio, Secretary



October 17, 2017 Sales Summary

1) 1017 Wadsworth St. – Vacant Single-Family House

Date Acquired: 8/21/2017	Listed: 09/15/2016
Current List Price: \$26,900	Days on Market: 18
Original List Price: \$26,900	Land Bank's Minimum Renovation Est: \$27,986.50

1017 Wadsworth St. is a single-family house in Syracuse's Court-Woodlawn neighborhood. The property is in need of minor renovations and was listed in the Land Bank's Home Ownership Choice Program. Multiple qualified offers were received by the Land Bank. All applicants have agreed to complete the mandatory renovation scope of work and to occupy the house as their primary residence or re-sell to an owner-occupant.

Stephen Oduro recently purchased a single-family home from the Land Bank, which he has renovated and will sell to an owner-occupant. Mr. Oduro plans to do the same for 1017 Wadsworth. Bret Johnson has experience renovating homes and plans to renovate the property and occupy it as his primary residence. Patrick Caples is a City of Syracuse Code Enforcement employee and has experience in home renovations, previously working as a contractor. Mr. Caples has applied through the Land Bank's Public Employee Discount Program and is entitled to a 50% discount off the list price.

Based on the Land Bank's disposition policy, staff recommend sale to Patrick Caples 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.

1017 Wadsworth St. Purchase Offer			
Applicant	Stephen Oduro	Bret A. Johnson	Patrick Caples
Offer	\$30,000	\$30,000	\$20,551(Public Employees Discount Equivalent to \$34,001)
Plan	Renovate to Re-Sell to an Owner-Occupant	Renovate to Owner-Occupy	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications		

2) 513 Wilkinson St. – Vacant Two-Family House

Date Acquired: 04/28/2017	Listed: 6/12/2017
Current List Price: \$7,900	Days on Market: 113
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$60,970.35

513 Wilkinson St. is a vacant two-family house in the Park Ave. neighborhood. The property is in need of major renovations. The Land Bank has received three offers on the property; all applicants have agreed to complete the Land Bank's mandatory renovation specifications.

RT & T Realty Travel & Trading Inc. plans to renovate to operate the property as a rental. This would be their first rental in Onondaga county. Patrice Samuels plans to renovate to owner-occupy and move her father into the second unit.

“Schedule A”

Diamond Recovery Property Management and Valerie Escoffery (joint applicant) plan to purchase to renovate and owner-occupy. Diamond Recovery Property Management is owned by Nyanibah Escoffery; she is purchasing the property with her mother Valerie Escoffery, who will reside in the property as her primary residence.

Based on the Land Bank’s disposition policy, staff recommend sale to Diamond Recovery Property Management LLC and Valerie Escoffery subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

513 Wilkinson St. Purchase Offer			
Applicant	RT&T Realty Travel & Trading Inc.	Patrice Samuels	Diamond Recovery Property Management & Valerie Escoffery
Offer	\$7,900	\$8,500	\$9,100
Plan	Renovate for Rental	Renovate to Owner-Occupy	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications		

3) 635 E. Willow St. – Vacant Multi-Unit Apartment

Date Acquired: 04/15/2015	Listed: 9/27/2017
Current List Price: \$3,500	Days on Market: 6
Original List Price: \$3,500	Land Bank’s Minimum Renovation Est: \$120,230.20

635 E. Willow St is a vacant multi-unit building in need of major renovations. The property is configured as four, one-bedroom units. Michael Saba owns a taxi business across the street on Willow and plans to move into 635 Willow St after it is renovated and rent out the additional units.

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

635 E. Willow St. Purchase Offer	
Applicant	Michael Saba
Offer	\$3,500
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

4) 1429 S. McBride St. – Vacant Single-Family House

Date Acquired: 03/31/2016	Listed: 09/14/2016
Current List Price: \$5,000	Days on Market: 400
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$22,179.95

1429 S. McBride St. is a single family house on the Southside. The property is in need of major renovations and is in the Land Bank’s Home Ownership Choice Program. Michael Quartey plans to renovate to occupy as his primary residence. Mr. Quartley is relocating from New Jersey and has contacted local contractors with help with skilled work.

Based on the Land Bank’s disposition policy, staff recommend sale to Michael Quartey 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.

1429 S. McBride St. Purchase Offer	
Applicant	Michael Quartey
Offer	\$5,000
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

5) 320 Rowland St. – Vacant Two-Family House

Date Acquired: 06/30/2016	Listed: 09/07/2017
Current List Price: \$9,900	Days on Market: 26
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$44,339.70

320 Rowland St. is a large two-family house in the Skunk City neighborhood. The Land Bank received two offers on this property. Draksin Properties Inc. owns many properties on the Westside of Syracuse including the adjacent property at 318 Rowland. George Draksin owns Draksin Properties, Inc. and resides on Rowland.

Daniel Annan owns the adjacent property at 322 Rowland, which he currently operates as a rental. Mr. Annan is a full-time Syracuse City School District employee and has applied through the Land Bank's Public Employee Discount Program and has agreed to live in the property as his primary residence for five-years. Mr. Annan plans to rent out the additional unit.

Based on the Land Bank's disposition policy, staff recommend sale to Daniel Annan 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.

320 Rowland St. Purchase Offer		
Applicant	Draksin Properties, Inc.	Daniel Annan
Offer	\$9,900	\$5,000 (Public Employee Discount Equivalent to \$9,950)
Plan	Renovate for Rental	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

6) 3321 S. Salina St.– Vacant Single-Family House

Date Acquired: 08/31/2016	Listed: 10/27/2016
Current List Price: \$3,500	Days on Market: 341
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$28,866.30

3321 S. Salina St. is a vacant single-family house in the Brighton neighborhood. The property is in need of major renovations and has significant water damage. The property was originally listed in the Land Bank's Home Ownership Choice program but was removed after it was listed for several months with no interest from an owner-occupant. Devon Watson plans to renovate the property to operate it as a rental for some of his family members. Mr. Watson purchased a house from the Land Bank earlier this year on S. Salina a block away from this property and resides there as his primary residence. Mr. Watson is a general contractor.

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

3321 S. Salina St. Purchase Offer	
Applicant	Devon Watson
Offer	\$3,500
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

7) 1119 Park St.– Vacant Single-Family House

Date Acquired: 12/22/2016	Listed: 01/17/2017
Current List Price: \$9,900	Days on Market: 259
Original List Price: \$13,900	Land Bank's Minimum Renovation Est: \$19,762

1119 Park St. is a vacant single-family house on the Northside. Ivy Pham has offered to purchase the property to renovate and operate as a rental. Ms. Pham plans to purchase the property but have her father, Vu Nguyen complete the renovations and manage the rental. Mr. Nguyen has purchased several properties from the Land Bank and has successfully completed the renovations and discharged his enforcement mortgage. Mr. Nguyen lives on Park St. and is excited to renovate a property in his immediate area.

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

1119 Park St. Purchase Offer	
Applicant	Ivy Pham
Offer	\$10,000
Plan	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

8) 224-26 McKinley Ave –Buildable Residential Vacant Lot

Date Acquired: 02/22/2017
Dimensions: 40' x 132'

224-26 McKinley is a buildable residential vacant lot. University Hill Apartments owns property on both sides on the vacant lot. University Hill Apartments just completed the renovation at 220 Mckinley, which was purchased from the Land Bank.

Based on the Land Bank's disposition policies staff recommend sale to University Hill Apartments, Inc. contingent upon them resubdividing and combining this property with their adjacent property.

224-26 McKinley Ave Purchase Offer	
Applicant	University Hill Apartments, Inc.
Offer	\$976
Notes	Side-Lot

9) 410 E. Glenn Ave. –Buildable Residential Vacant Lot

Date Acquired: 10/09/2013
Dimensions: 40' x 170'

410 E. Glenn is a buildable residential vacant lot. The adjacent property owner Jeremy Brown has offered to purchase the lot to install a fence and maintain the property as his side-lot. The lot line is less than one foot from the corner of his house so this will give him more of a buffer between his home and his neighbors.

The other adjacent property owner formerly owned this lot and allowed it to be foreclosed upon for unpaid taxes. He has now brought his taxes current on his adjacent house, but is still considered disqualified from buying this property. He has offered \$750 for the lot.

“Schedule A”

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

410 E. Glenn Ave. Purchase Offer	
Applicant	Jeremy Brown
Offer	\$3,153
Notes	Side-Lot

10) 1018 W. Colvin St. – Non-Buildable Residential Vacant Lot

Date Acquired: 11/25/15

Dimensions: 33’ x 132’

This property was acquired in November 2015 via tax foreclosure and was demolished on September 22, 2017. The next door neighbors on both sides of the parcel have offered to purchase the lot. The neighbors agreed to split the lot and each take half.

Based on the Land Bank’s disposition policies staff recommend sale of half the parcel to Real Estate Investment Group, LLC. and the other half to Ronald E. and Barbara Leigh contingent upon their resubdividing and combining this property with their adjacent properties.

1018 W. Colvin Ave. Purchase Offer	
Applicant	Real Estate Investment Group, LLC.
Offer	\$75.50
Notes	Side-Lot

1018 W. Colvin Ave. Purchase Offer	
Applicant	Ronald E Leigh and Barbara Leigh
Offer	\$75.50
Notes	Side-Lot

11) 313 Marguerite Ave. –Buildable Residential Vacant Lot

Date Acquired: 06/30/2016

Dimensions: 40’ x 127’

Tenesha Keene is an owner-occupant that resides at 315 Marguerite Ave. in Syracuse, NY. Ms. Keene has applied to purchase the property through the Land Bank’s Mow-to-Own program. Ms. Keene will be responsible for maintenance and upkeep of the property for a six-month period.

Based on the Land Bank’s disposition policies staff recommend sale to Tenesha Keene contingent upon her resubdividing and combining this property with his adjacent property and maintaining the property for six-months.

313 Marguerite Ave. Purchase Offer	
Applicant	Tanesha Keene
Offer	\$1
Notes	Side-Lot

12) 105 Lawrence Street – Nonbuildable Residential Vacant Lot

Date Acquired: 11/25/15

Dimensions: 33’ x 87.5’

“Schedule A”

Thomas J. Sikora owns a rental property located at 103 Lawrence. Its driveway is located on 105 Lawrence. The Land Bank owns the vacant lot at 105 and a single-family house at 107. The driveway for 107 is also located on 105. We intend to split 105 down the middle and join each driveway to the appropriate house. In order for the City to approve the lot line adjustment Mr. Sikora will have to go to the expense of making his driveway narrower and longer. In exchange for this consideration we are proposing to sell him the lot for \$1.

Based on the Land Bank’s disposition policies staff recommend sale to Thomas J Sikora contingent upon him resubdividing and combining this property with his adjacent property and maintaining the property for six-months.

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