

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 November 21, 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

Julie Cerio, Secretary

James Corbett, Vice Chair

**Absent:**

Daniel Barnaba, Treasurer

El-Java Abdul-Qadir

**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 James Corbett, to wit:

Resolution No.: 28 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>Excused</u>
Julie Cerio	VOTING	<u>Yes</u>
El-Java Abdul-Qadir	VOTING	<u>Excused</u>

The foregoing Resolution was thereupon declared and duly adopted.

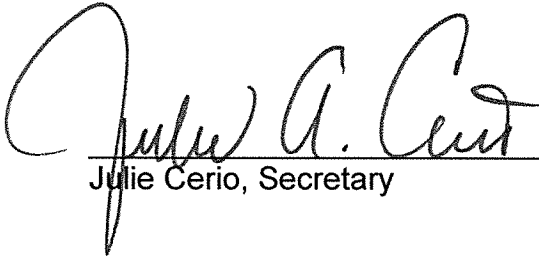
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

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 November 21, 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 19<sup>th</sup> day of December, 2017.

  
Julie Cerio, Secretary



## November 21, 2017 Sales Summary

### 1) 220 Arlington Ave. – Vacant Single-Family House

Date Acquired: 10/20/2017      Listed: 10/24/2017  
 Current List Price: \$29,900      Days on Market: 14  
 Original List Price: \$29,900      Land Bank's Minimum Renovation Est: \$36,612.25

220 Arlington Ave. is a single-family house in the Strathmore neighborhood. The property is in need of major renovations and was listed in the Land Bank's Home Ownership Choice program. The Land Bank received three offers on this property. All bidders agreed to renovate to reside in the property as their primary residence.

Mary Margaret O'Hara is an employee with the City of Syracuse. Ms. O'Hara obtained quotes from a contractor to renovate the property beyond the Land Bank's scope of work – finishing the attic into usable third-floor space, opening up the kitchen and dining room into one large space, and moving the front door to the right to improve the functionality of the small living room. Ms. O'Hara has applied through the Public Employee Discount Program and plans to owner-occupy the house.

Kyrie Kline is originally from the Strathmore neighborhood and plans to renovate the property to owner-occupy. Christina Stevens-Singletary is a first-time home-buyer and plans to owner-occupy the property.

Based on the Land Bank's disposition policy, staff recommend sale to the high bidder, Mary Margaret O'Hara, 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.

220 Arlington Ave. Purchase Offer			
Applicant	Mary Margaret O'Hara	Kyrie Kline	Christina Stevens-Singletary
Offer	\$17,050 (Public Employee Discount Equivalent to \$32,000)	\$30,500	\$29,900
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications		

### 2) 132 E. Colvin St. – Vacant Single-Family House

Date Acquired: 06/22/2015      Listed: 01/26/2017  
 Current List Price: \$9,900      Days on Market: 285  
 Original List Price: \$29,900      Land Bank's Minimum Renovation Est: \$26, 225.20

132 E. Colvin St. is a large single-family house in need of major renovations. The property is listed in the Land Bank's Home Ownership Choice program and Patrice and Gary Samuels plan to renovate the property and occupy it as their primary residence.

Based on the Land Bank's disposition policy, staff recommend sale to the Patrice and Gary Samuels 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.

“Schedule A”

132 E. Colvin St. Purchase Offer	
Applicant	Patrice and Gary Samuels
Offer	\$7,900
Plan	Renovate to Owner-Occupy
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**3) 2109 Valley Dr. – Vacant Single-Family House**

Date Acquired: 09/21/2017      Listed: 10/03/2017  
 Current List Price: \$54,900      Days on Market: 35  
 Original List Price: \$54,900      Land Bank’s Minimum Renovation Est: \$10,682.83

2109 Valley Dr. is a vacant single-family house in the South Valley neighborhood. The house is in need of minor renovations and was listed in the Land Bank’s Home Ownership Choice Program. The Land Bank received two offers on the property.

Kerry King is a firefighter employed by the Syracuse Fire Department. He has applied through the Public Employee discount program, which entitles him to 50% off the listing price (up to a maximum discount of \$20,000). Mr. King plans to complete the minor renovations and occupy the property as his primary residence.

DCS Investment Group, LLC plans to renovate the house and sell it to an owner-occupant.

Based on the Land Bank’s disposition policy, staff recommend sale to Kerry King 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.

2109 Valley Dr. Purchase Offer		
Applicant	Kerry King	DCS Investment Group
Offer	\$38,000 (Public Employee Discount Equivalent to \$58,000)	\$55,900
Plan	Renovate to Owner-Occupy	Renovate and Re-Sell to an Owner-Occupant
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

**4) 623 Plymouth Dr. – Vacant Single-Family House**

Date Acquired: 03/24/2017      Listed: 06/26/2017  
 Current List Price: \$16,900      Days on Market: 134  
 Original List Price: \$19,900      Land Bank’s Minimum Renovation Est: \$40,976.35

623 Plymouth Dr. is a vacant single-family house in the Eastwood neighborhood in need of major renovations. When the Land Bank acquired the property the house had been vacant for many years with the water left on. Pipes had burst between the first and second floor and the basement was full of water. The Land Bank drained the basement and ventilated the house to dry it out and gutted the moldy plaster and heaved floors from the first floor. The flooring and plaster on the second floor is in surprisingly excellent condition. The property was listed in the Home Ownership Choice Program. Gezim Zariqi has offered to purchase the property to renovate and re-sell to an owner-occupant. He has experience flipping houses in Eastwood.

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

"Schedule A"

623 Plymouth Dr. Purchase Offer	
Applicant	Gezim Zariqi
Offer	\$17,200
Plan	Renovate to Re-Sell to an Owner-Occupant
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**5) 218 Sunrise Dr. – Vacant Single-Family House**

Date Acquired: 08/17/2017      Listed: 10/03/2017  
 Current List Price: \$34,900      Days on Market: 35  
 Original List Price: \$34,900      Land Bank's Minimum Renovation Est: \$34,551.35

218 Sunrise Dr. is a single-family house in the South Valley neighborhood in need of major renovations. The property was listed in the Home Ownership Choice program. The Land Bank received two qualified offers on the property. Elizabeth Jenkins plans to renovate the property and occupy it as her primary residence. Ms. Jenkins currently lives around the corner on Searlwyn Rd. and is looking of single-level home for her and her husband. DCS Investment Group plans to renovate to re-sell to an owner-occupant.

Based on the Land Bank's disposition policy, staff recommend sale to the Elizabeth Jenkins 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.

218 Sunrise Dr. Purchase Offer		
Applicant	Elizabeth Jenkins	Dang Properties, LLC
Offer	\$40,000	\$35,900
Plan	Renovate to Owner-Occupy	Renovate and Re-Sell to an Owner-Occupant
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

**6) 1209 Park St. –Vacant Single-Family House**

Date Acquired: 06/29/2017      Listed: 09/04/2017  
 Current List Price: \$17,900      Days on Market: 64  
 Original List Price: \$17,900      Land Bank's Minimum Renovation Est: \$9,388.35

1209 Park St. is a vacant single-family house on Syracuse's Northside. The property was listed in the Land Bank's Home Ownership Choice Program. Both applicants have agreed to renovate the property and re-sell to an owner-occupant. Both applicants have previously purchased and successfully renovated Land Bank homes. Ms. Phan's parents own and live in the house next door.

Based on the Land Bank's disposition policy, staff recommend sale to the highest bidder, Ivy Pham, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the house is sold to an owner-occupant.

1209 Park St. Purchase Offer		
Applicant	Ivy Phan	Dang Properties, LLC
Offer	\$20,000	\$18,150
Plan	Renovate and Re-Sell to an Owner-Occupant	Renovate and Re-Sell to an Owner-Occupant
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

**7) 408-10 Wilkinson St. – Vacant Two-Family House**

Date Acquired: 08/17/2017	Listed: 10/12/2017
Current List Price: \$13,900	Days on Market: 22
Original List Price: \$13,900	Land Bank’s Minimum Renovation Est: \$41,247.45

408-10 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.

The highest bidder, Gary Page, owns over two dozen properties in the Park Ave. neighborhood that he operates as rentals. The Land Bank’s disposition policy states that code violations on properties they already own disqualify potential purchasers from buying Land Bank properties. Gary Page submitted an offer for \$32,000 and has requested that the board agree to sell him this property contingent upon him resolving all outstanding code violations prior to closing. It appears that there are ten open cases for failure to apply for Rental Registry (required for 1-2 unit rental properties) and six for failure to apply for a Certificate of Compliance (required for 3+ unit rental properties). After we informed him that he was not a qualified applicant he has been working to close out a number of code violations (see correspondence following this resolution). This proposal was discussed with the Land Bank Citizens Advisory Board, who was opposed to his offer being included in the agenda because historically we have never included offers from disqualified applicants in the agenda.

The three properties that Dwell Equity has purchased from the Land Bank and completed so far have been of an exceptionally high quality and have exceeded the Land Bank’s required scopes of work. They have recently purchased the following properties from the Land Bank, most of which we had to force to close:

- 1423 N Salina Street (commercial/industrial)
- 1603 W Genesee Street (mixed-use)
- 124 Granger (industrial)
- 406 Avery Avenue (apartments)

Renovations at 506 Park Ave, another property they purchased from the Land Bank and closed on September 1<sup>st</sup>, are currently underway.

Ed Napiokowski purchased 250 Richmond, a parcel containing two single-family homes, from the Land Bank and has completed a very good quality renovation there. This was next to the two-family home that he lived in at the time, which he now operates as a rental.

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

408-10 Wilkinson St. Purchase Offer		
Applicant	Dwell Equity Group, LLC	Ed Napiokowski
Offer	\$16,300	\$13,900
Plan	Renovate for Rental	Renovate for Rental
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

**8) 264 Midler Ave. – Vacant Single-Family House**

Date Acquired: 09/21/2017	Listed: 10/24/2017
Current List Price: \$29,900	Days on Market: 14
Original List Price: \$29,900	Land Bank’s Minimum Renovation Est: \$16,264.30

264 Milder Ave. is a vacant single-family house in Eastwood. The property is in need of major renovations and was listed in the Home Ownership Choice Program. Both applicants have agreed to renovate the property to re-sell to an owner-occupant. Jeff and Carol Kemp have successfully renovated and flipped a Land Bank property in the past; that property was a Post Standard featured house of the week.



“Schedule A”

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

264 Midler Ave. Purchase Offer		
Applicant	Jahi Jahiu	Jeff and Carol Kemp
Offer	\$32,500	\$34,500
Plan	Renovate to Re-Sell to an Owner-Occupant	Renovate to Re-Sell to an Owner-Occupant
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications	

**9) 1619-21 Midland Ave. –Vacant Two-Family House**

Date Acquired: 03/31/2016      Listed: 06/27/2017  
 Current List Price: \$7,900      Days on Market: 129  
 Original List Price: \$9,900      Land Bank’s Minimum Renovation Est: \$25,462.25

1619-21 Midland Ave is a vacant two-family house in the Brighton neighborhood. The property is in need of major renovations. Phyllip Martin has offered to purchase the property to renovate and reside as his primary residence and rent out the other unit. Mr. Martin is a property manager with Syracuse Model Neighborhood Corporation had has experience managing property. Mr. Martin also works for the Land Bank as an independent contractor doing periodic property inspections.

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

1619-21 Midland Ave. Purchase Offer	
Applicant	Phyllip Martin
Offer	\$7,900
Plan	Renovate as Primary Residence
Notes/Recommendations	Applicant has agreed to mandatory renovation specifications

**10) 822 Butternut St. – Vacant Commercial Lot**

Date Acquired: 11/19/2014  
 Dimensions: 44 x 132

The Land Bank demolished a structure at 822 Butternut St. in 2016. The vacant lot is adjacent to a commercial property owned by Ku Hai on Butternut St. and Schneider St. Mr. Hai has offered to purchase the lot to install parking for his business at 826 Butternut and a garden for his house at 126 Schneider St.

Based on the Land Bank’s disposition policy, staff recommend sale to the Ku Hair subject to an enforcement mortgage to be discharged once the proposed site improvements have been completed.

822 Butternut St. Purchase Offer	
Applicant	Ku Hai
Offer	\$750
Plan	Parking and Green-Space

**11) 122 Belle Ave. – Buildable Vacant Lot**

Date Acquired: 12/22/2016  
 Dimensions: 80 x 135

“Schedule A”

The Land Bank demolished a single-family house at 122 Belle Ave. this fall. Both adjacent property owners have offered to purchase half of the lot. Both neighbors plan to install fences and landscape the yard.

Based on the Land Bank’s disposition policy, staff recommend sale of half the lot to Serena Coleman and half to Donna Edghill subject to the buyers re-subdividing their portion and combining it with their existing property.

122 Belle Ave. Purchase Offer		
Applicant	Donna Edgill	Serena Coleman
Offer	\$151	\$151
Plan	Side-Lot	Sid-Lot

**12) 3027-29 S. Salina St. – Vacant Buildable Lot**

Date Acquired: 04/27/2016

Dimensions: 61 x 132

3027-29 S. Salina St. is a vacant buildable lot adjacent to Devon Watson’s primary residence, which he purchased from the Land Bank in January and renovated. The lot is located at the corner of Salina and Newell. Mr. Watson intends to purchase the property to expand his yard.

Based on the Land Bank’s disposition policy, staff recommend sale to the Devon Watson subject to the buyer re-subdividing his existing property with the new property.

3027-29 S. Salina St. Purchase Offer	
Applicant	Devon Watson
Offer	\$151
Plan	Side-Lot