GREATER SYRACUSE
LAND BANK

To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd
From: Katelyn Wright
Date: April 12, 2018
Re: Board of Directors Meeting – April 17 2018

The Greater Syracuse Property Development Corporation will hold a regular meeting of the Board of Directors on **Tuesday, April 17, 2018 at 8:00 A.M.** in the third floor conference room at the CNY Philanthropy Center at 431 E. Fayette Street, Syracuse, NY 13202.

I. Call to order

II. Roll Call

III. Proof of Notice

IV. Minutes

- March 1, 2018 regular meeting
- March 28, 2018 Audit/Finance committee
- March 28, 2018 regular meeting

V. Executive Summary & Financial Statements

VI. New Business

A. Authorize the Sale of Multiple Properties
B. Authorize the noncompetitive sale of 501-03 Court St

VII. Discussion

A. 437 N Salina Street
B. Update on City budget hearing and County Annual Report

VIII. Adjournment

PLEASE POST **PLEASE POST** **PLEASE POST**

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

HAS SCHEDULED A REGULAR MEETING OF THE BOARD OF DIRECTORS
FOR

<u>8:00 AM Tuesday, April 17, 2018</u>

At

The CNY Philanthropy Center
431 E. Fayette Street
Third Floor Conference Room
Syracuse, NY 13202

For more information, please contact Katelyn Wright at 315-422-2301 or
kwright@syracuselandbank.org

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

CERTIFICATE REGARDING NO CONFLICT OF INTEREST

MEETING DATE: April 17, 2018

The Greater Syracuse Property Development Corporation (the "GSPDC") has this day considered numerous business items (each a "Transaction") including, but not limited to, the sale of real or personal property to, undertaking projects with or on behalf of, and entering contracts with, certain individuals and business entities (each a "Stakeholder").

I, the undersigned director, officer or employee of GSPDC, **DO HEREBY CERTIFY,** as follows:

1. I do not have any interest with regard to any Transaction which would cause the Transaction to be deemed a "related party transaction" (as defined in Section 102[a][24] of the New York Not-For-Profit Corporation Law), and no Relative (as defined in Section 102[a][22] of the New York Not-For-Profit Corporation Law) of mine or entity in which I have an ownership or beneficial interest has any such interest.

   A "related party" as defined under Section 102(a)(23) of the New York Not-For-Profit Corporation Law means: (a) any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; (b) any relative of any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; or (c) any entity in which any individual described in clauses (a) and (b) above has a thirty-five percent or greater ownership or beneficial interest or, in the case of a partnership or professional corporation, a direct or indirect ownership interest in excess of five percent.

   A "related party transaction" as defined under Section 102(a)(24) of the New York Not-For-Profit Corporation Law means any transaction, agreement or any other arrangement in which a related party has a financial interest and in which the GSPDC]or any affiliate of the GSPDC is a participant.

2. I do not have any interest in, or relationship with, any Stakeholder which would violate the GSPDC's Code of Ethics, Section 1614 of the New York Not-for-Profit Corporation Law, Sections 73 or 74 of the New York Public Officers Law, or Section 4.15 of the Intermunicipal Agreement between Onondaga County and the City of Syracuse dated March 27, 2012 or which would create a potential conflict of interest as defined pursuant to Article VIII of the Bylaws of the GSPDC.

3. The nature and extent of any interest I may have in any Stakeholder or Transaction is described in Exhibit A annexed hereto, such disclosure to be made a part of and set forth in the official minutes of the GSPDC.

BOARD OF DIRECTORS:

____________________	____________________	____________________
Vito Sciscioli, Chair	Daniel Barnaba, Treasurer	El-Java Williams Abdul-Qadir
____________________	____________________	
James Corbett, Vice Chair	Julie Cerio	

STAFF:

____________________	____________________	____________________
Katelyn E. Wright	Meghan Craner	Lizette Lewis
____________________	____________________	____________________
David Rowe	Chamar Otis	Terri Luckett

Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, March 1, 2018
431 E. Fayette Street, 3rd Floor Conference Room
Syracuse, NY 13202

Board Members Present: Julie Cerio, Daniel Barnaba, Vito Sciscioli, Jim Corbett (via video conference)
Excused: El Java Abdul Qadir
Others Present: John Sidd, Katelyn Wright, Meghan Craner, Terri Luckett, Lizette Lewis, Chamar Otis, David Rowe, Paul Driscoll

I. Call to order

Vito Sciscioli called the meeting to order at 8:05 AM.

II. Roll Call

Mr. Sciscioli noted that everyone was attendance and El Java Abdul Qadir was excused.

III. Proof of Notice

Mr. Sciscioli noted that public notice of the meeting was properly posted.

IV. Minutes

Julie Cerio moved to accept the minutes from January 16, 2018. Jim Corbett seconded this motion**. ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO ACCEPT THE MINUTES FROM JANUARY 16, 2018.**

V. New Business

A. Renew Lease at CNY Philanthropy Center

Ms. Wright explained that their lease contained two three-year options to renew and that they would like to exercise the first option and renew at this time. Mr. Corbett asked if the rent would increase. Mr. Barnaba noted that a schedule is included that shows it increasing at a few percent each year. Jim Corbett moved to authorize the Land Bank to renew its lease with the CNY Philanthropy Center. Julie Cerio seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO RENEW ITS LEASE WITH THE CNY PHILANTHROPY CENTER.**

B. Accept Certain Properties from the City of Syracuse

Ms. Wright presented a list of properties from Phase XV of the City's foreclosures, indicating that this was what staff had had time to review and determine that there were no demolition candidates or potential brownfields. She indicated that there would be additional properties on next month's agenda once they'd had time to review the rest of the list. Julie Cerio moved to authorize the Land Bank to acquire various properties from the City of Syracuse. Jim Corbett seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE VARIOUS PROPERTIES FROM THE CITY OF SYRACUSE.**

C. Authorize the sale of multiple properties

Ms. Wright presented the board with a summary of all the offers received that month. Jim Corbett moved to authorize the sale of multiple properties. Julie Cerio seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE SALE OF MULTIPLE PROPERTIES.**

D. Authorize the Sale of 404 Otisco Street to Hilary and Christopher Donohue

Ms. Wright explained that this two-family house needs an extraordinary amount of renovation and that the owner-occupants next door would like to buy it and operate it as a rental. She noted that they are the only adjacent owner-occupants as the other adjacent property is a rental. Mr. Corbett commented on how important it is to support owner-occupants in transitional neighborhoods who are making an effort to stabilize their immediate neighborhood. Ms. Wright explained that the sale would be subject to an enforcement mortgage requiring they get the property habitable in year 1 and complete additional renovations in year 2. Julie Cerio moved to authorize the Land Bank to sell 404 Otisco Street to Hilary and Christophe Donohue for $5,000. Jim Corbett seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 404 OTISCO STREET TO HILARY AND CHRISTOPHER DONOHUE.**

E. Modify the terms of sale for 410 E. Glen Ave

Ms. Wright explained that the applicant for this property had accidentally written down his all-in cost of purchase and improvements on his application and that he meant for his purchase offer to be $1600. She asked if the board would modify the terms of sale that they'd previously approved to reflect this new purchase price. Jim Corbett moved to authorize the Land Bank to sell 410 E. Glen Ave. for $1,600 to Jeremy Brown. Julie Cerio seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY VOTED TO AUTHORIZE THE LAND BANK TO SELL 410 E. GLEN AVE. FOR $1,600 TO JEREMY BROWN.**

F. Modify the terms of Like Kind Exchange for 1207 and 1125 Butternut Street

Ms. Wright reminded the board that they had previously authorized the Land Bank to install a parking lot on 1207 Butternut Street in order to exchange that parking lot for a vacant lot at 1125 Butternut, which the Land Bank would then sell to Housing Visions for a price equal to the Land Bank's cost of improving 1207 and acquiring 1125 Butternut Street. Housing Visions needs to acquire 1125 in order to convey a portion to the City to be dedicated as right of way to widen Grassman Street so that the Fire Department would have sufficient access to the new apartment building they are constructing there. Ms. Wright explained that they hadn't been able to obtain the permits in time to install the parking lot before the asphalt plants closed for the winter, but that Housing Visions needs to get title to 1125 ASAP and so the owner of 1125 was willing to take 1207 + $43,507.46 cash in exchange for 1125. Mr. Barnaba asked whether the Land Bank should place an enforcement mortgage on 1207 requiring the buyer to follow through with the installation of a parking lot. Ms. Wright indicated that they hadn't suggested this since the buyer was hesitant to sell at all and they didn't want to risk them walking away from the deal, but that they need the parking and parking on the dirt lot at 1207 would be a code violation so she hopes they will follow through with the installation of a code compliant parking lot.

Julie Cero moved to authorize the Land Bank to modify the terms of the like kind exchange contract for 1125/1207 Butternut as described. Jim Corbett seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY VOTED TO AUTHORIZE THE LAND BANK TO MODIFY THE TERMS OF THE LIKE KIND EXCHANGE CONTRACT FOR 1125/1207 BUTTERNUT AS DESCRIBED.**

G. Authorize the payment of additional workers' comp premiums from 8/15/16 – 8/15/17

Ms. Wright explained that some of their sole proprietors haven't carried workers comp since they aren't required to by law and it's never been caught in a year-end audit before, but this year our carrier made an issue of it and is billing a premium on the amount that we paid those subs. There was some discussion about changing our policies to require all subs, even sole proprietors, to carry workers comp and Ms. Wright confirmed that is the Land Bank's policy going forward. She did note that they'd grieved the audit and gotten the amount reduced considerably.

Julie Cerio moved to authorize the land bank to pay additional workers compensation insurance premiums. Jim Corbett second this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO AUTHORIZE THE LAND BANK TO PAY THE ADDITIONAL INSURANCE PREMIUMS AS BILLED.**

H. Authorize payment of 2018 NY Land Bank Association dues

Ms. Wright noted that dues have increased this year to $2,000 and outlined the legislation that the NY Land Bank Association has gotten passed over the past several years and noted that the dues paid have been well worth the Land Bank's investment considering the savings that has resulted from the Association's legislative advocacy. Mr. Barnaba asked if she was still serving as the president of the Association. Ms. Wright stated that the Association had recently elected the ED of the Albany County Land Bank to serve as the president and she'd taken on the role of treasurer. She noted that Adam Zaranko is well suited to the role given his location in Albany and his extensive connections within state government and that she thought it's good for the Association to change the face of its leadership to show that it really is representing numerous land banks and not just Syracuse. Julie Cerio moved to authorize the Land Bank to pay $2,000 in annual dues to the NY Land Bank Association. Jim Corbett seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO AUTHORIZE THE LAND BANK TO PAY $2,000 IN ANNUAL DUES TO THE NY LAND BANK ASSOCIATION.**

I. Roof – 53 Curtis

Ms. Wright and Mr. Rowe briefed the board on several properties recently acquired via County foreclosure explaining that the county had provided $150,000 for projects in Jordan, Elbridge and Baldwinsville and that those funds could be used for the properties in Jordan and Baldwinsville, that the B'ville property would be sold for a profit, and that those proceeds could be used to subsidize the renovation of a house in Mattydale which will likely cost more to renovate than it can be resold for. Nevertheless, the renovation of the property in Mattydale is strategic from a planning perspective since it's across the street from a park. They explained the detailed plans and budgets for each are still being worked on, but that in the meantime it is important to start the roof replacement at 53 Curtis in Baldwinsville since the roof is leaking badly. Jim Corbett and Julie Cerio noted that it's important to get more projects like these done in the Towns and Villages to show that the Land Bank is a useful tool outside of the City as well. After some discussion Julie Cerio moved to authorize the Land Bank to contract with the lowest bidder, Morris Construction, for the roof replacement at 53 Curtis. Jim Corbett seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO AUTHORIZE THE LAND BANK TO CONTRACT WITH THE LOWEST BIDDER, MORRIS CONSTRUCTION, FOR THE ROOF REPLACEMENT AT 53 CURTIS.**

VI. Discussion

A. Schedule Committee Meetings

Ms. Wright explained that the March meeting would have to be later than the 2nd Tuesday in the month in order to review and approve the audit before it's due to the state on 3/31. Everyone reviewed their calendars and agreed to schedule a joint meeting of the Audit and Finance Committees for 8:00 AM on 3/28 and a full board meeting for 8:15.

VII. Adjournment

Julie Cerio moved to adjourn. Jim Corbett seconded. All committee members unanimously voted to adjourn at 9:15 AM.

GREATER SYRACUSE
LAND BANK

Minutes
Greater Syracuse Property Development Corporation
Audit Committee Meeting
8:00 AM Wednesday, March 28, 2018
431 E. Fayette Street, 3rd Floor Conference Room
Syracuse, NY 13202

Board Members Present: Julie Cerio, Daniel Barnaba, Vito Sciscioli, Jim Corbett (via video conference)
Excused: El Java Abdul Qadir
Others Present: John Sidd, Katelyn Wright, Meghan Craner, Terri Luckett, Lizette Lewis, Jacob Skeval, Keeley Ann Hines

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I. Call to order
Mr. Barnaba called the meeting to order at 8:04 AM.

II. Roll Call
Mr. Barnaba noted that Jim Corbett and Julie Cerio were in attendance and El Java Abdul Qadir was excused.

III. Proof of Notice
Mr. Barnaba noted that public notice of the meeting was properly posted.

IV. New Business

A. **2017 Audit**

Keeley Ann Hines and Jacob Skeval summarized the audited financial statements noting that they'd made a few recommendations in a letter to management, but that there were no findings. Mr. Skeval compared the organization's financial position to last year and answered some questions from the committee.

Vito Sciscioli arrived at 8:20 AM.

They discussed two items that would be addressed as SUDS (Summary of Unadjusted Differences) and Ms. Wright explained that they had been charging restricted grant accounts for insurance premiums incurred for grant-related projects until each grant was closed out, but that in doing so they missed $46,000 of income that should have been booked in 2017 and so they would start reconciling these grant accounts quarterly.

Keeley Ann Hines explained that they are required to update the board on new GASB standards and that since the GSLB is jointly created by two governmental units this doesn't apply, but now all land banks formed by only one governmental unit are required to submit their financial statements and audits as a blended unit with their FGU not as a discrete unit.

Julie Cerio moved for the audit committee to recommend the full board adopt the final audit with the changes discussed. Jim Corbett seconded this motion. **All committee members unanimously voted to recommend the full board adopt the audit with the changes discussed.**

V. Adjournment
Julie Cerio moved to adjourn. Jim Corbett seconded. All committee members unanimously voted to adjourn at 8:26 AM.

Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:15 AM Wednesday, March 28, 2018
431 E. Fayette Street, 3rd Floor Conference Room
Syracuse, NY 13202

Board Members Present: Julie Cerio, Daniel Barnaba, Vito Sciscioli, Jim Corbett (via video conference)
Excused: El Java Abdul Qadir
Others Present: John Sidd, Katelyn Wright, Meghan Craner, Terri Luckett, Lizette Lewis, Chamar Otis, David Rowe, Anna Richards, Rich Puchalski, Sara Stephens, Hilary Donohue, Chris Rhoades, Lou Vinciguerra, Ayad Alazzawi, Belen Cordon, Soodi Aswood

I. Call to order

Vito Sciscioli called the meeting to order at 8:30 AM.

II. Roll Call

Mr. Sciscioli noted that everyone was attendance except El Java Abdul Qadir who was excused.

III. Proof of Notice

Mr. Sciscioli noted that public notice of the meeting was properly posted.

IV. New Business

A. Authorize the sale of multiple properties

Ms. Wright presented the board with a summary of all the offers received that month. Julie Cerio moved to authorize the sale of multiple properties. Jim Corbett seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE SALE OF MULTIPLE PROPERTIES.**

B. Authorize the Sale of 1800 Lodi to Lou Vinciguerra

Ms. Wright described the terms of the grant funding that would be used to renovate this property explaining that the only alternative appeared to be demolition since no private investors would put $330,000 into renovating this property. She described Mr. Vinciguerra's organization and the good they do in the community. Mr. Barnaba asked whether it would be better to spread the grant funds around into more properties and Ms. Wright noted that there are more funds available and they will be applying for more properties, but this was the only feasible way to avoid demolishing this iconic house. Julie Cerio moved to authorize the sale of 1800 Lodi to Mr. Vinciguerra for $1 contingent upon Enterprise approving the requested grant funds and upon Mr. Vinciguerra securing financing for his 20% of the project costs. Dan Barnaba seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE SALE OF 1800 LODI TO MR. VINCIGUERRA FOR $1 CONTINGENT UPON ENTERPRISE APPROVING THE REQUESTED GRANT FUNDS AND UPON MR. VINCIGUERRA SECURING FINANCING FOR HIS 20% OF THE PROJECT COSTS.**

C. Authorize the sale of 0 Solvay Road to the Town of DeWitt

Ms. Wright explained that the Town had requested the Land Bank acquire this property from the County tax auction and that the land bank has, to date, conveyed properties to municipalities at cost. She explained that she was seeking the board's authorization to convey this property to the Town for $550. Jim Corbett moved to authorize the sale of 0 Solvay Road to the Town of DeWitt for $550. Julie Cerio seconded this motion. Dan Barnaba abstained. **THE**

REMAINING THREE BOARD MEMBERS VOTED TO PASS A RESOLUTION TO SELL 0 SOLVAY ROAD TO THE TOWN OF DEWITT FOR $550.

D. Authorize the Sale of 1613 E Fayette Street to AKBK Management Group, LLC

Ms. Wright explained that this entity owns a property across Lombard Street and that they are interested in acquiring this one for parking and are willing to pay the cost of demolition for the lot. She noted that the contract requires they put the full amount down as a deposit, any cost overruns are their responsibility, and if they back out of the contract the Land Bank retains the deposit as liquidated damages. Dan Barnaba moved to authorize the sale of 1613 E Fayette Street to AKBK Management Group, LLC for the cost of demo. Julie Cerio seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE SALE OF 1613 E FAYETTE STREET FOR THE COST OF DEMO.**

E. Contract with Crisafulli to demolish 1613 E Fayette St

Ms. Wright explained that the Land Bank had solicited bids for this demolition and that Crisafulli was the lowest bidder. Dan Barnaba moved to authorize the Land Bank to contract with Crisafulli Trucking for the demolition of 1613 E. Fayette Street. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CRISAFULLI TRUCKING FOR THE DEMOLITION OF 1613 E FAYETTE STREET.**

F. Authorize the Land Bank to purchase various properties from the City of Syracuse (Phase XV)

Ms. Wright explained that the board had reviewed and agreed to take a handful of properties from Phase XV at the last meeting, but that staff hadn't had time yet to review the full list. She noted that the list attached had been reviewed by staff and contained no properties that appeared to be demolition candidates or that appear to have environmental concerns. She noted that this list also includes a number of seizable lots and City-owned lots that the Land Bank has specifically requested since they are adjacent to other Land Bank-owned properties and needed for site assembly.

Jim Corbett moved to authorize the Land Bank to purchase several properties from SURA. Dan Barnaba seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO PURCHASE VARIOUS PROPERTIES FROM THE CITY OF SYRACUSE.**

G. Authorize the Land Bank to purchase various properties from SURA

Julie Cerio moved to authorize the Land Bank to purchase several properties from SURA. Jim Corbett seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO PURCHASE SEVERAL PROPERTIES FROM SURA.**

H. Debris Removal Invoices

Ms. Wright briefed the board on a dispute regarding invoices totaling $33,284.37 for demolitions under the Land Bank's bulk contract with Ultraclean, Inc. for which they are billing extra debris removal costs for houses full of debris at the time of demolition. Mr. Barnaba also summarized conversation's he'd had with the business owner and he believes that they will settle for $30,000. After some discussion Dan Barnaba moved to authorize the Land Bank to pay $30,000 on the condition that Ultraclean sign a release stating that they won't bill any other additional charges related to these jobs that are now complete. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO PAY $30,000 ON THE CONDITION THAT ULTRACLEAN SIGN A RELEASE STATING THAT THEY WON'T BILL ANY OTHER ADDITIONAL CHARGES RELATED TO THESE JOBS THAT ARE NOW COMPLETE.**

I. Approve 2017 Annual Report

Ms. Wright noted that this has to be submitted to the State Authorities Budget Office by 3/31 and reminded the board members that in adopting the annual report they were affirming that they agree with the performance evaluation included in the report. Julie Cerio moved to approve the annual report. Dan Barnaba seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE THE 2017 ANNUAL REPORT.**

J. Approve 2017 Audit

Dan Barnaba moved to approve the 2017 audit. Julie Cerio seconded. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE THE 2017 AUDIT.**

V. Adjournment

Julie Cerio moved to adjourn. Dan Barnaba seconded. All committee members unanimously voted to adjourn at 9:25 AM.

GREATER SYRACUSE
LAND BANK

Executive Summary
April 17, 2018 Board of Directors Agenda

I. Executive Summary & Financial Statements

Financial statements through the end of February will be emailed separately.

II. New Business

A. Authorize the Sale of Multiple Properties

See attached sales supplement on p. 16 of the packet.

B. Authorize noncompetitive sale of 501-03 Court St to Edward Morris

See p. 23 of this packet for more information.

III. Discussion

A. 437 N Salina Street
B. Update on City Budget Hearing and County Annual Report

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 April 17, 2018 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
James Corbett, Vice Chair
Daniel Barnaba, Treasurer
Julie Cerio, Secretary
El-Java Abdul-Qadir

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by ______________________, seconded by ___________________, to wit:

Resolution No.: 10 of 2018

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	___
James Corbett	VOTING	___
Daniel Barnaba	VOTING	___
Julie Cerio	VOTING	___
El-Java Abdul-Qadir	VOTING	___

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 April 17, 2018 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 15th day of May, 2018.

____
Julie Cerio, Secretary

“Schedule A”

GREATER SYRACUSE
LAND BANK

April 17, 2018 Sales Summary

1) **107 Herbert St. – Vacant Single-Family Property**

Date Acquired: 10/03/2016 | Listed: 02/22/2016
Current List Price: $2,500 | Days on Market: 55
Original List Price: $2,500 | Land Bank’s Minimum Renovation Est: $35,000.00

This property is a 3 bedroom, 1 bath home located in the Northside neighborhood. It was listed so low due to foundation damage that typically scares away most buyers. The Land Bank received one offer for this property from Santino Crisafulli. Santino, who owns his own construction company and has purchased properties from the Land Bank in the past and successfully discharged the enforcement mortgages on those properties.

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

107 Herbert Ave. Purchase Offer	
Applicant	**Santino Crisafulli**
Offer	**$2,500**
Plan	**Renovate For Rental**
Notes/ Recommendations	**Applicant has agreed to mandatory renovation specifications**

2) **110 E. Beard Ave. – Vacant Single-Family Property**

Date Acquired: 06/02/2015 | Listed: 06/20/2016
Current List Price: $5,000 | Days on Market: 667
Original List Price: $14,900 | Land Bank’s Minimum Renovation Est: $16,250.00

This property is a 3 bedroom, 1 bath house located in the Southside neighborhood. The property was in the Home Ownership Choice Program for more than a year before recently being removed. The Land Bank received one offer for this property. Simone Haye will purchase the property to renovate and operate as a rental. She has hired Longley Jones Property Management company to do her renovations and manage the project.

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

110 E. Beard Ave. Purchase Offer	
Applicant	**Simone Haye**
Offer	**$5,000**
Plan	**Renovate For Rental**
Notes/ Recommendations	**Applicant has agreed to mandatory renovation specifications**

3) **113 Cummings Ave. – Vacant Two-Family Property**

Date Acquired: 1/26/2018 | Listed: 2/27/2018
Current List Price: $9,900 | Days on Market: 50
Original List Price: $9,900 | Land Bank’s Minimum Renovation Est: $57,772.00

The Land Bank received two offers for this property. Both would renovate and operate as a rental. Both have necessary experience to do all the required renovations and experience operating rental properties. Both have purchased from the Land Bank and done good quality work. Both live in the neighborhood. All things being equal, we recommend sale to the highest bidder.

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

113 Cummings Ave. Purchase Offers		
Applicant	**Demetrius Petrow**	Kiet Pham
Offer	**$10,500**	$9,900
Plan	**Renovate For Rental**	Renovate For Rental

4) **717 Ulster St. – Vacant Single Family Property**
Date Acquired: 05/26/2017 Listed: 07/18/2017
Current List Price: $5,000 Days on Market: 30
Original List Price: $9,900 Land Bank's Minimum Renovation Est: $50,000

This property is a 2 bedroom, 1.25 bath, single-family property located in the Tipp Hill neighborhood. The property needs major renovations. It's been listed in our Home Ownership Choice program and a previous buyer backed out of their contract after finding that the home needed more work than they were prepared to do. When we re-listed we encouraged buyers to consider either renovating or demolishing the home and building a new home on the lot. Since re-listing the Land Bank has received one offer to purchase this property. Emily Schoenborn will purchase this property to owner-occupy. Ms. Schoenborn's father works for Sutton and is an experienced contractor. He will do the majority of the renovations and will contract out for jobs that require licensed tradespeople.

Based on the Land Bank's disposition policy, staff recommend sale to Emily Schoenborn subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage to ensure the home remains owner-occupied for five years.

717 Ulster St. Purchase Offer	
Applicant	**Emily Schoenborn**
Offer	**$5,000**
Plan	**Renovate to Owner-Occupy**
Notes/ Recommendations	**Applicant has agreed to mandatory renovation specifications**

5) **504 W. O stander Ave.– Vacant Single Family Property**
Date Acquired: 08/31/2016 Listed: 03/05/2018
Current List Price: $9,900 Days on Market: 44
Original List Price: $9,900 Land Bank's Minimum Renovation Est: $25,072.00

This property is a 4 bedroom, 1.25 bath, single-family property located in the Brighton neighborhood. The property needs major renovations. The Land Bank has received one offer to purchase this property. Carol Greene will purchase this property to use as a rental property. Ms. Greene is the pastor at local church in the community and would like to use the property as a rental or to house visiting members from out of state. Ms. Greene has the financial ability to purchase the property and will rely on contractors to do all of the land bank required renovations.

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

504 Ostrander Ave. Purchase Offer	
Applicant	**Carol Greene**
Offer	**$9,900**
Plan	**Renovate For Rental**
Notes/ Recommendations	**Applicant has agreed to mandatory renovation specifications**

6) 308 Milton Ave. – Vacant Single-Family Home

Date Acquired: 9/212/17 Listed: 11/20/17

Current List Price: $7,900 Days on Market: 148

Original List Price: $13,900 Land Bank’s Minimum Renovation Est: $52,255

Originally listed in our Home Ownership Choice program we removed it from that program at the end of February. The Land Bank has received one qualified offer. David Puccia owns eleven other rental properties on Tipp Hill and has been investing in renovating properties and operating them as rentals for 13 years.

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

308 Milton Ave. Purchase Offer	
Applicant	**David Puccia**
Offer	**$7,900**
Plan	**Renovate For Rental**
Notes/ Recommendations	**Applicant has agreed to mandatory renovation specifications**

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 of the Central New York Philanthropy Center located at 431 East Fayette Street Syracuse, New York 13202 on April 17, 2018 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
James Corbett, Vice Chair
Julie Cerio, Secretary
Daniel Barnaba, Treasurer
El-Java Abdul-Qadir

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

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

The following resolution was offered by ______________________, seconded by ______________________, to wit:

Resolution No.: 11 of 2018

RESOLUTION AUTHORIZING THE NONCOMPETIVE SALE OF REAL PROPERTIES

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) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") sets forth the following methods by which the GSDPC is permitted to dispose of its real property: negotiated sale, request for proposals, auction, and noncompetitive sale; and

WHEREAS, Section 4(e)(iv) of the Property Disposition Policy authorizes the GSPDC to sell property to a buyer without first undertaking other methods of disposition when it determines that a benefit to the community will be had by authorizing such sale without competitive procedures for reasons consistent with the GSPDC's mission and purpose and upon a demonstration that the buyer is uniquely qualified to own, develop or otherwise return the property 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 Property Sale Information Sheet attached hereto as Schedule A (the "Properties"); and

WHEREAS, the individuals or entities identified on the Property Sale Information Sheet as the buyers (the "Buyers") submitted an offer to purchase the Properties for the prices set forth therein; and

WHEREAS, the Board of Directors has determined that a benefit to the community will be had by selling the Properties to the Buyers without competitive procedures for the reasons identified in the Property Sale Information Sheet which are consistent with the GSPDC's mission and purpose; and

WHEREAS, the Board of Directors has also determined that the Buyers are uniquely qualified to return the Properties to productive use for the reasons identified in the Property Sale Information Sheet; and

WHEREAS, the Buyers are qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, pursuant to Section 4(e)(iv) of the Property Disposition Policy, the GSDPC is therefore permitted to sell the Properties to the Buyers without first undertaking other methods of disposition and without competitive procedures; and

WHEREAS, the GSPDC desires to sell the Properties to the Buyers identified on the Property Sale Information Sheet at the prices set forth therein; and

WHEREAS, if noted on the Property Sale Information Sheet, the GSPDC shall require the Buyers to execute and deliver a Development Enforcement Mortgage to ensure that the Buyers fulfill their 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 the Properties to the Buyers identified on the Property Sale Information Sheet and authorize the Executive Director to enter into Contracts to Purchase with the GSPDC as Seller and the Buyers as buyer with respect to the Properties. The Contracts 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	___
James Corbett	VOTING	___
Daniel Barnaba	VOTING	___
Julie Cerio	VOTING	___
El-Java Abdul-Qadir	VOTING	___

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 April 17, 2018 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 15th day of May, 2018.

____

Julie Cerio, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

<u>Property Address and Tax Parcel Number</u>:

501-03 Court Street
007.-07-17.0

<u>Buyer's Name</u>:

Edward Morris

<u>Purchase Price</u>:

$1,000

<u>Benefit to the Community Resulting from the Sale</u>:
This sale will:

- Fund a demolition that the Land Bank cannot otherwise afford
- Return the property to tax-paying status

<u>Buyer's Unique Qualifications for Returning the Property to Productive Use</u>:
Edward Morris is a contractor who lives in the Washington Square neighborhood and has purchased several properties from the Land Bank. The quality of his work is excellent. He wishes to purchase this property and renovate it because he knows that given the Land Bank's backlog of demolitions it would be several years before we could demolish it. He will operate it as a rental property.