

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 May 15, 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:**

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

**EXCUSED:**

Vito Sciscioli, Chair  
Julie Cerio, Secretary

**FOLLOWING PERSONS WERE ALSO PRESENT:**

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

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

Resolution No.: 12 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	<u>Excused</u>
James Corbett	VOTING	<u>Yes</u>
Daniel Barnaba	VOTING	<u>Yes</u>
Julie Cerio	VOTING	<u>Excused</u>
El-Java Abdul-Qadir	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

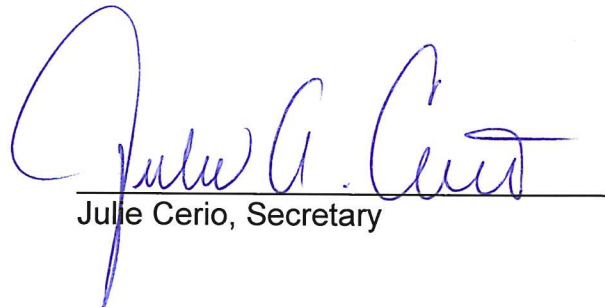
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

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 May 15, 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 19<sup>th</sup> day of June, 2018.

  
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Julie Cerio, Secretary

"Schedule A"



**May 15, 2018 Sales Summary**

**1) 303 Herbert St. – Vacant Single-Family Property**

Date Acquired: 10/26/2017	Listed: 12/11/2017
Current List Price: \$16,900	Days on Market: 156
Original List Price: \$19,900	Land Bank's Minimum Renovation Est: \$20,713.00

This property is a 3 bedroom, 2 bath home located in the Northside neighborhood. It is listed in the Home Ownership Choice Program. The Land Bank received one offer for this property from Yasir Almdallal. Mr. Almdallal, has previous experience renovating homes and will resell this property to an owner-occupant after the renovations are complete.

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

303 Herbert Ave. Purchase Offer	
Applicant	Yasir Almdallal
Offer	\$17,250
Plan	Renovate to Re-Sell to an owner occupant
Notes/ Recommendations	Applicant has agreed to mandatory renovation specifications

**2) 437 Shonnard St. – Vacant Two-Family Property**

Date Acquired: 11/25/2015	Listed: 09/22/17
Current List Price: \$7,900	Days on Market: 228
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$27,066.00

Each of these units has two bedrooms and one bath. The home is located in the Near Westside neighborhood. The Land Bank received one offer for this property. Hakim Hameed will purchase the property to renovate and operate as a rental. Mr. Hameed has purchased two other properties from the Land Bank and operates one as a rental and occupies the other as his primary residence.

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

437 Shonnard St. Purchase Offer	
Applicant	Hakim Hameed
Offer	\$8,000
Plan	Renovate For Rental
Notes/ Recommendations	Applicant has agreed to mandatory renovation specifications

**3) 120 E. Lafayette Ave. – Vacant Single-Family Property**

Date Acquired: 08/04/2016	Listed: 05/03/2017
Current List Price: \$7,900	Days on Market: 377
Original List Price: \$7,900	Land Bank's Minimum Renovation Est: \$29,067.84

“Schedule A”

This property is a four bedroom, 1.5 bath home located in the Brighton neighborhood. The property needs major renovation work. The Land Bank received one offer for this property. Ms. Lucreaty Love would like to purchase this property to owner-occupy. It is located just a block away from her business. This property is in the Home Ownership Choice Program. The applicant will hire the necessary contractors to complete renovations.

Based on the Land Bank's disposition policy, staff recommend sale to Lucreaty Love 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.

Applicant	Lucreaty Love
Offer	\$7,900
Plan	Renovate to Owner Occupy

**4) 347 Mosley Dr. – Buildable Vacant Lot**

Date Acquired: 3/29/18

Dimensions: 55' by 120'

Both adjacent owner-occupants wish to split this lot and expand their yards. Based on the Land Bank's disposition policy, staff recommend selling ½ to each and requiring that they file resubdivision applications to merge with their property.

347 Mosley Dr. Purchase Offer		
Applicant	Jeffrey L. Young, Jr.	Daniel Horan
Offer	\$75.50	\$75.50

**5) 1031-33 Midland Ave. – Nonbuildable Vacant Lot**

Date Acquired: 11/3/14

Dimensions: 33' by 141'

Pyong Mullen is an adjacent owner-occupant who plans on expanding her yard and fencing this area. The other adjacent home is unoccupied. Based on the Land Bank's disposition policy staff recommend sale to Pyong Mullen contingent upon her resubdividing and combining this lot with her adjacent property.

1031-33 Midland Ave. Purchase Offer	
Applicant	Pyong Mullen
Offer	\$151

**6) 118 Warner Ave. – Nonbuildable Vacant Lot**

Date Acquired: 11/3/14

Dimensions: 33' by 141'

Mary Rice Adair is an adjacent owner-occupant who plans on expanding her yard and fencing this area. The other adjacent home is unoccupied. Based on the Land Bank's disposition policy staff recommend sale to Mary Rice Adair contingent upon her resubdividing and combining this lot with her adjacent property.

118 Warner Ave. Purchase Offer	
Applicant	Mary Rice Adair
Offer	\$151