

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 December 18, 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  
Daniel Barnaba, Treasurer  
Julie Cerio, Secretary  
James Corbett, Vice Chair  
El-Java Abdul-Qadir

**EXCUSED:**

**FOLLOWING PERSONS WERE ALSO PRESENT:**

Katelyn Wright                      Executive Director

The following resolution was offered by Julie Cerio, seconded by Jim Corbett, to wit:

Resolution No.: 34 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>Yes</u>     |
| James Corbett       | VOTING | <u>Yes</u>     |
| Daniel Barnaba      | VOTING | <u>Yes</u>     |
| Julie Cerio         | VOTING | <u>Yes</u>     |
| El-Java Abdul-Qadir | VOTING | <u>Excused</u> |

The foregoing Resolution was thereupon declared and duly adopted.

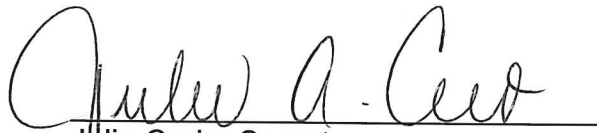
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

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 December 18, 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 16<sup>th</sup> day of January, 2019.

  
Julie Cerio, Secretary

"Schedule A"



**December 18, 2018 Sales Summary**

**1) 521 Dakin St. – Vacant Single-Family Property**

Date Acquired: 10/30/2018

Listed: 11/09/2018

Current List Price: \$34,900

Days on Market: 26 days

Original List Price: \$34,900

Land Bank's Minimum Renovation Est: \$20,275.00

521 Dakin St. is a three-bedroom, one-bath home located in Salt Springs. This property needs major renovations and is in our Home Ownership Choice program. The Land Bank received one qualified offer for this property. Ms. Renisa Kaigler intends to occupy this property as her primary residence. Ms. Kaigler grew up in this area and she is currently living with her mother at 616 Dakin St. Ms. Kaigler does not have any experience with renovations and she'll be hiring a contractor to complete the work.

Based on the Land Bank's disposition policies, staff recommend sale to Ms. Renisa Kaigler subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a residency enforcement mortgage requiring she occupy the home as her primary residence on the property for five years.

| 521 Dakin St. Purchase Offer |                          |
|------------------------------|--------------------------|
| Applicant                    | Renisa Kaigler           |
| Offer                        | \$34,900                 |
| Plan                         | Renovate to Owner-Occupy |

**2) 108 Rockland Ave. – Vacant Single-Family Property**

Date Acquired: 09/24/2015

Listed: 10/26/2016

Current List Price: \$3,500

Days on Market: 770 days

Original List Price: \$12,800

Land Bank's Minimum Renovation Est: \$27,541

108 Rockland Ave. is a two-bedroom, one-bath home in the Elmwood area. This property was in the Home Ownership Choice program for more than a year without any offers coming in. This property needs major renovations and the Land Bank has received one qualified offer to purchase. Mr. Derrick White-Wolff and his wife are relocating to Syracuse from California and would like to purchase the property as their primary residence. Mr. White-Wolff has some experience doing minor renovations and will make sure a licensed contractor does all of the required major electrical, mechanical and plumbing work.

Based on the Land Bank's disposition policies, staff recommend sale to Derrick White-Wolff subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

| 108 Rockland Ave. Purchase Offer |                          |
|----------------------------------|--------------------------|
| Applicant                        | Derrick White-Wolff      |
| Offer                            | \$3,500                  |
| Plan                             | Renovate to Owner-Occupy |

**3) 262 W. Corning Ave. – Vacant Single-Family Property**

Date Acquired: 09/24/2015

Listed: 03/20/2018

Current List Price: \$14,900

Days on Market: 393 days

Original List Price: \$7,900

Land Bank's Minimum Renovation Est: \$25,968.00

"Schedule A"

262 W. Corning Ave. is a three-bedroom, one-bathroom home located in Brighton. The property was listed in the Home Ownership Choice program for more than a year before recently being taken out of the program. The property needs major renovations and the Land Bank has received one qualified offer to purchase. EF Brokerage, Inc. is based in Long Island and they have a general contractor in Rochester where they have purchased and flipped numerous properties to owner occupants. They would like to do the same thing here. EF Brokerage, Inc. has experience with electrical, carpentry, roofing and painting. Although they will do a lot of the work themselves, licensed contractors will be used when needed. They plan to renovate and then flip this house.

Based on the Land Bank's disposition policies, staff recommend sale to EF Brokerage, Inc. subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

| 262 W. Corning Ave. Purchase Offer |                     |
|------------------------------------|---------------------|
| Applicant                          | EF Brokerage, Inc.  |
| Offer                              | \$7,900             |
| Plan                               | Renovate to Re-Sell |

**4) 429 Warner Ave. – Vacant Single-Family Property**

Date Acquired: 10/20/2016

Listed: 01/17/2017

Current List Price: \$4,000

Days on Market: 687 days

Original List Price: \$19,900

Land Bank's Minimum Renovation Est: \$27,371

429 Warner is a three bedroom and one bath home located in Brighton. This property needs major renovations. The property was in our Home Ownership Choice program for more than a year before removing it from the program. The Land Bank has received one qualified offer for the property. Mr. Rufus Kearse & Mrs. Erica Wynn-Kearse to purchase to operate as a rental. Mr. Kearse previously purchased a Land Bank property in the past that was completed and discharged. Mr. & Mrs. Kearse have the necessary funds to purchase and renovate this property. They will employ the services of Lamar Kearse, who is a licensed Contractor to do all of the required renovations established by the Land Bank.

Based on the Land Bank's disposition policies, staff recommend sale to Mr. Rufus Kearse & Mrs. Erica Wynn-Kearse subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

| 429 Warner Ave. Purchase Offer |                                  |
|--------------------------------|----------------------------------|
| Applicant                      | Rufus Kearse & Erica Wynn-Kearse |
| Offer                          | \$4,000                          |
| Plan                           | Renovate to Rent or Re-Sell      |

**5) 1011 N. Townsend St. – Nonbuildable Vacant Lot**

Date Acquired: 11/29/18

Dimensions: 32' by 66'

The adjacent owner occupants wishes to buy this lot to expand their yard and plant a garden. Based on the Land Bank's disposition policies, staff recommend sale to Bieu Nguyen contingent upon them merging it with their adjacent property.

| 1011 N. Townsend St. Purchase Offer |             |
|-------------------------------------|-------------|
| Applicant                           | Bieu Nguyen |
| Offer                               | \$151       |

"Schedule A"

**6) 2017 Lodi St. – Buildable Vacant Lot**

Date Acquired: 4/23/14

Dimensions: 60' by 110'

Land Bank demolished a house here on 10/5/17. The owners of the adjacent rental property wish to buy this lot to expand their yard and install a driveway and fencing. Based on the Land Bank's disposition policies, staff recommend sale to Anthony and Laurie Parente contingent upon them merging it with their adjacent property.

| 2017 Lodi St. Purchase Offer |                               |
|------------------------------|-------------------------------|
| Applicant                    | Anthony M. and Laurie Parente |
| Offer                        | \$976                         |

**7) 1317 Carbon St. – Nonbuildable Vacant Lot**

Date Acquired: 11/29/18

Dimensions: 66' by 66'

Rudy Schmid Car Care is the only adjacent property, surrounding this small lot on three sides. The owners of that business wish to expand their parking lot. They cannot merge this lot with their existing property because their existing property is split-zoned. Based on the Land Bank's disposition policies, staff recommend sale to PND Realty, LLC.

| 1317 Carbon St. Purchase Offer |                 |
|--------------------------------|-----------------|
| Applicant                      | PND Realty, LLC |
| Offer                          | \$750           |

**8) 1417 W. Colvin St. – Buildable Vacant Lot**

Date Acquired: 1/26/17

Dimensions: 40' by 132'

Land Bank sold the adjacent house to Chareeta Wright on 11/23/15. She assumed at that time that this lot was included with the purchase. The lot was foreclosed upon about 14 months later. It is fenced in as if this is part of the yard to 1413-15 W. Colvin and has been treated as part of this house's yard for many years. She now wishes to consolidate the two parcels. Based on the Land Bank's disposition policies, staff recommend sale to Chareeta Wright contingent upon them merging it with their adjacent property.

| 1417 W. Colvin St. Purchase Offer |                 |
|-----------------------------------|-----------------|
| Applicant                         | Chareeta Wright |
| Offer                             | \$151           |

**9) 511 Gifford St. – Nonbuildable Vacant Lot**

Date Acquired: 4/23/14

Dimensions: 33' by 132'

The owner occupant next door wishes to expand his yard and install a fence. Based on the Land Bank's disposition policies, staff recommend sale to Delphus P. Monette, III contingent upon them merging it with their adjacent property.

| 511 Gifford St. Purchase Offer |                         |
|--------------------------------|-------------------------|
| Applicant                      | Delphus P. Monette, III |
| Offer                          | \$151                   |

**10) 1615-17 E. Fayette St. – Nonbuildable Vacant Lot**

Date Acquired: 11/29/18

Dimensions: 75' by 25'

"Schedule A"

This is a commercially zoned property. The Land Bank previously sold 1613 E. Fayette St to this same buyer. Their purchase price covered the cost of demolishing a blighted structure there. Based on the Land Bank's disposition policies, staff recommend sale to AKBK Management Group, LLC.

| 1615-17 E. Fayette Street Purchase Offer |                           |
|--|---------------------------|
| Applicant                                | AKBK Mangement Group, LLC |
| Offer                                    | \$1,600                   |

**11) 311 Marguerite Ave. – Buildable Vacant Lot**

Date Acquired: 8/5/15

Dimensions: 40' by 128'

The owner of the rental property next door wants to expand his yard and possibly install a driveway and garage. Based on the Land Bank's disposition policies, staff recommend sale to Liquid Anvil, LLC contingent upon them merging it with their adjacent property.

| 311 Marguerite Ave. Purchase Offer |                   |
|------------------------------------|-------------------|
| Applicant                          | Liquid Anvil, LLC |
| Offer                              | \$976             |