



To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd
From: Katelyn Wright
Date: April 12, 2019
Re: Board of Directors Meeting – April 16, 2019

The Greater Syracuse Property Development Corporation will hold the Annual Meeting of the Board of Directors on **Tuesday, April 16, 2018 at 8:30 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 19, 2019 regular meeting

March 19, 2019 audit committee meeting

March 22, 2019 special meeting

V. Executive Summary & Financial Statements

VI. New Business

A. Authorize the Sale of Multiple Properties

B. Authorize Sale of 713 Marcellus Street

C. Authorize Sale of 406 and 408 Liberty Street

D. Authorize Sale of 604 Wolf Street

E. Noncompetitive Sale of 101 E. Newell

F. Noncompetitive Sale of 246 W. Ostrander

G. Authorize the Land Bank to contract for multiple residential demolitions

H. Authorize the Land Bank to contract for South Ave demolitions

I. Contract with C&S for Phase II Environmental Site Assessment of 1210, 1212, and 1214 S. State St.

J. Accept donation of 1210, 1212, and 1214 S. State Street contingent upon results of the Phase II

VII. Discussion

A. City budget update

B. RETT funding proposal update

C. Board appointments

D. Reminder: April 30 board retreat

VIII. Adjournment



PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

HAS SCHEDULED REGULAR MEETING OF THE BOARD OF DIRECTORS

FOR

8:00 AM Tuesday, April 16, 2019

At

The CNY Philanthropy Center
431 E. Fayette Street
Suite 375
Syracuse, NY 13202

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

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

CERTIFICATE REGARDING NO CONFLICT OF INTEREST

MEETING DATE: April 16, 2019

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

Michael LaFlair

El-Java Williams Abdul-Qadir

James Corbett, Vice Chair

Julie Cerio

STAFF:

Katelyn E. Wright

Luke Avery-Dougherty

April Panek

David Rowe

Chamar Otis

Terri Luckett



Minutes

Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:30 AM Tuesday, March 19, 2019
431 E. Fayette Street, 3rd Floor Conference Room
Syracuse, NY 13202

Board Members Present: Vito Sciscioli, Michael LaFlair, Julie Cerio, El Java Abdul Qadir

Board Members Excused: Jim Corbett

Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Terri Luckett, April Panek, Chamar Otis, Dave Rowe, Rich Puchalski, Paul Driscoll, Cali Khakoo, Patrick Hogan

I. Call to Order

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

II. Roll Call

Mr. Sciscioli noted that all board members except for Jim Corbett were present.

III. Proof of Notice

Mr. Sciscioli noted that public notice had been properly posted.

IV. Minutes

Julie Cerio moved to approve the minutes from February 19, 2019. Mike LaFlair seconded this motion. All board members present voted unanimously to approved the minutes from February 19, 2019.

V. Executive Summary & Financial Statements

Ms. Wright noted that financial statements through the end of January were attached and asked if board members had any questions. There were none.

VI. New Business

A. Approve 2018 Audit

Ms. Wright noted that the Audit Committee had met earlier with the auditors, reviewed the draft audit include in the agenda packets, and recommends its approval by the full board. Mr. Sciscioli asked how that meeting went and whether the auditors were there. Julie Cerio reported that it went well, there were no significant findings and that it was a clean audit. She mentioned that they did have one note, but that it was not significant enough to include in the financial statements.

Julie Cerio moved to approve the 2018 audit. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE THE 2018 AUDIT.**

B. Approve 2018 Annual Report to the ABO

Ms. Wright indicated that she needed to make an edit on p. 6 to list the subsidiary LLC that the Land Bank created in 2018 – GSPDC 200 Maple Street, LLC. She explained that Land Banks have the statutory authority to create LLCs and they initially wanted to take title to this property in such an LLC, but later decided not to and so it doesn't hold any assets or properties. Mr. LaFlair asked if the purpose of creating such an LLC would be to take title to brownfields. Ms. Wright indicated that was one purpose but that a lender might also require a property be placed in a single-asset LLC

if the Land Bank were taking out a commercial loan for which that property serves as collateral. Mr. Sidd confirmed that would also be permitted. Mike LaFlair moved to approve the 2018 ABO report. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE 2018 ABO REPORT.**

C. Authorize Acquisition of 440 Columbus Ave

Ms. Wright noted that this vacant lot is located next to the Stickley House, which is discussed later in the agenda. She noted that the City is willing to add 440 Columbus to Phase XVI, which the board has already voted on, and that she thinks it makes sense to acquire this vacant lot to combine with the Stickley House to give them room for off-street parking. Mr. Sciscioli asked if everyone was familiar with the Stickley house and there was some discussion. Mike LaFlair moved to authorize the Land Bank to acquire 440 Columbus Avenue. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE 440 COLUMBUS AVE.**

D. Authorize the Sale of Multiple Properties

Ms. Wright noted that there had been some changes from the version emailed out in advance of the meeting. She summarized each case.

She noted that 204 and 210 Davis were recently added. At the CAB's urging she had reached out to Mr. Job to let him know that he could make an offer on both properties. He viewed 210 Davis over the weekend and decided that he still only wanted 204, but increased his offer to \$12,000. Ms. Smarr wanted both 204 and 210 and despite the fact that her offer was lower, Ms. Wright stated that she was eager to sell both properties because 210 had been on the market for over a year with very little interest. She noted that Ms. Smarr's development proposal was very well researched and that she'd submitted a thorough operating pro forma. Julie Cerio agreed that it was a good opportunity to sell multiple difficult properties.

El Java Abdul Qadir asked why Ms. Wright recommended 122 Erickson be sold to a flipper instead of an owner-occupant buyer looking to relocate to Syracuse to be closer to their business. She noted that in the past they haven't differentiated between flippers and owner-occupants in a case where the house would be guaranteed to become owner-occupied either way and that in this case she'd recommended sale to the highest bidder, but that the board could certainly move to amend the resolution.

Julie Cerio moved to authorize the sale of multiple properties. El Java Abdul Qadir seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

E. Noncompetitive Sale of 259 Edison

Ms. Wright explained that this was not a very marketable house, but not necessarily a demolition candidate and so probably not something the Land Bank would prioritize spending our own funds on. The potential buyer owns an auto repair shop nearby and wishes to acquire this property to demolish the house and create additional parking for his business. He is offering the cost of the demolition on the condition that the Land Bank demolish the house prior to conveying it to him. She also explained that the land bank had obtained quotes for the demolition and that Crisafulli was the lowest bidder.

Julie Cerio moved to authorize the sale of 259 Edison to Richard Sgroi and to authorize the Land Bank to contract with Crisafulli Trucking for the demolition of 259 Edison. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION TO AUTHORIZE THE SALE OF 259 EDISON TO RICHARD SGROI AND TO AUTHORIZE THE LAND BANK TO CONTRACT WITH CRISAFULLI TRUCKING FOR THE DEMOLITION OF 259 EDISON.**

F. Noncompetitive Sale of 713 Marcellus

Ms. Wright explained that the owner of the Rockwest building wishes to buy this property for \$1,000 and demolish the house located here. He will then cover the lot with gravel and use it for off-site parking for his building, which is located across the street. This is allowed in a Local Business, Class A zoning district.

Mike LaFlair asked whether there had been any community outreach and, even though this would be allowed by zoning, would it be out of character with the residential nature of the block? Ms. Wright stated that they hadn't done any neighborhood outreach, but that this wouldn't be the first gravel lot installed on this side of the street; the Land Bank previously sold another lot on this block to Rockwest that they're using for this purpose.

Rich Puchalski mentioned that Rockwest was using that other lot for snow storage, but that SUN had complained to him and he'd stopped the practice. He also mentioned that there have been neighborhood complaints about overflow from the Rockwest lot and people parking on both sides of Ontario Street, which they fear may not leave enough room for a fire truck to get through.

Mr. Sciscioli asked if they should table the item so that staff can do more outreach. Mr. LaFlair moved to table this item. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT AGREED TO TABLE THE SALE OF 713 MARCELLUS FOR A FUTURE MEETING.**

G. Noncompetitive Sale of 604 Wolf

Ms. Wright explained that this is a demolition candidate, but not a priority for 2019. Angelo Chiodo's business is nearby but not immediately adjacent to this property. He wants to see it demolished and would like to use it for parking, which is allowed in this Local Business, Class A zoning district. She has obtained quotes and expects the demolition will cost over \$15,000. Mr. Chiodo is offering \$8,000. El Java Abdul Qadir moved to approve sale for \$10,000. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL THIS PROPERTY FOR \$10,000, WITH THE LAND BANK COVERING THE REMAINING COST OF DEMOLITION.**

H. Authorize the Land Bank to enter into contract(s) for lawn mowing services

Ms. Wright indicated that they had put this service out to bid, soliciting proposals for 2019-20 lawn mowing services and received numerous bids. She said that the lowest bidder is the same vendor who did the work last year (MNS Pro Companies) and that they were very satisfied with the quality of their work, they had the capacity to keep up with the size of the Land Bank's inventory. She noted that MNS Pro Companies is an MBE. Julie Cerio moved to authorize the Land Bank to enter into a two year contract with MNS Pro Companies for lawn mowing services. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH MNS PRO COMPANIES FOR TWO YEARS FOR LAWN MOWING SERVICES.**

I. Authorize the Land Bank to enter into contract(s) for spring cleanup services

Ms. Wright stated that the Land Bank's lawn contract and snow contracts include an hourly rate for other labor as needed and that last year they'd used these vendors to clean up their properties after the snow melt. This ended up costing over \$113,000 – over \$90,000 of which was for labor. She put the project out to bid hoping to reduce that cost, but the three lowest bidders were the same companies that they used the prior year. She stated that they need all three since there is too much work for one vendor to get through in a timely manner, and she recommended that they pay the average of the three rates – \$28.50 an hour per laborer. The companies found this agreeable. El Java Abdul Qadir moved to authorize the Land Bank to contract with MNS Pro Companies, Project Joseph, and Mitchell's Construction Solutions for spring cleanups. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH MNS PRO COMPANIES, PROJECT JOSEPH, AND MITCHELL'S CONSTRUCTION SOLUTIONS FOR SPRING CLEANUPS.**

J. Authorize the Land Bank to contract for multiple demolitions (funded by CRI Round 4)

Ms. Wright explained that the Land Bank is required to complete 45 demolitions between July 1, 2018 and June 30, 2019 per the terms of their City funding contract. These 13 will get them to that total. In addition, they have to spend the City's \$500,000 and a matching \$500,000. Even with these 13, they are still about \$50,000 short. Next month they will have another round of demos to approve and that will get them to that goal. The matching \$500,000 is made up of CDBG funds the Land Bank was awarded over the winter and Round 4 CRI funding. These 13 recently bid out will be paid for with CRI funds. She noted that three demolition companies responded to the RFP and Crisafulli Trucking was

the lowest, bidding \$221,690 to demolish 13 houses. Julie Cerio moved to authorize the Land Bank to contract with Crisafulli Trucking for the demolition of 13 properties. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CRISAFULLI TRUCKING FOR THE DEMOLITION OF 13 PROPERTIES.**

K. Transfer enforcement mortgage for 122 Huron Street

Ms. Wright explained that this mortgage has been in default for quite some time, but that they thought the City could foreclose in the same amount of time that it would take the Land Bank to complete a judicial foreclosure, but at much less expense so they had opted not to foreclose on the mortgage. She was surprised to see that the owner recently paid off his delinquent taxes and she was approached by an attorney representing John Wright, who purchased the property from the Land Bank, explaining that he had secured a buyer and inquiring about whether the Land Bank would discharge its lien against the property. She explained that they would not discharge the lien since the property had never been renovated, but that they might consider letting the new buyer, a Mohamed A Mohamed living on Park St, assume the mortgage with a new 12-month deadline if they were willing/able to complete the renovations. She asked whether the board would entertain this proposal and, if not, said that they could try and get the property back via a deed in lieu of foreclosure. John Sidd suggested that since he paid \$5,000 for the property, the Land Bank might offer him \$5,000 to give it back via a deed in lieu. He also noted that this was a valuable reason for having the enforcement mortgages – they might not always guarantee the house gets renovated in 12 months, but it keeps the Land Bank involved in future transactions so that we might push for better outcomes.

After some discussion, Mike LaFlair moved to authorize the Land Bank to let the new buyer assume the enforcement mortgage if he met all of the Land Bank's typical screening criteria for buyers. Julie Cerio seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A MOTION AUTHORIZING THE LAND BANK TO LET THE NEW BUYER ASSUME THE ENFORCEMENT MORTGAGE IF HE MEETS ALL OF THE LAND BANK'S TYPICAL SCREENING CRITERIA FOR BUYERS.**

VII. Discussion

A. Enforcement Mortgage/Proof of Funds Policy Changes

Ms. Wright discussed some of the difficulty they have been having with buyers not completing their renovations on time and going into default on their enforcement mortgages and/or requesting extensions.

B. Stickley House

Ms. Wright reminded the board of the history of this project, the grant for Phase I being transferred from the Everson to the University Neighborhood Preservation Association (UNPA), and the donation agreement that the Land Bank entered into with UNPA, the Onondaga Historical Association, and the Stickley Corporation. She explained that because Phase I is complete and the funds have not yet been raised for Phase II, the Land Bank is obligated to hold the house until those Phase II funds are raised or no more than three years.

VIII. Adjournment

Julie Cerio moved to adjourn the meeting. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED TO ADJOURN THE MEETING AT 9:27 AM.**



Minutes

Greater Syracuse Property Development Corporation
Audit Committee Meeting
8:00 AM Tuesday, March 19, 2019
431 E. Fayette Street, 3rd Floor Conference Room
Syracuse, NY 13202

Board Members Present: Michael LaFlair, Julie Cerio

Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Keeley Ann Hines, Jacob Skeval, Patrick Hogan

I. Call to Order

Julie Cerio called the meeting to order at 8:00 AM.

II. Roll Call

Ms. Cerio noted that both committee members were present.

III. New Business

A. Approve 2018 Audit

Jacob Skeval with the Bonadio Group walked the audit committee members through the audit report covering the highlights of the financial statements. There was some discussion of a significant reduction in special assessment expense over the prior year and John Sidd noted this was due to a legislative amendment championed by the NY Land Bank Association and the Greater Syracuse Land Bank, and that it was one of several amendments over the past few years that have resulted in significant savings. Ms. Wright noted that she would list those and attempt to calculate the savings generated.

Jacob Skeval stated that there was one note on the audit about meeting deadlines for grant reporting, but that it was not significant enough to warrant a finding. Keeley Hines noted that there were no significant findings and that it was a clean audit.

Mike LaFlair moved for the committee to recommend the audit be adopted by the full board. Julie Cerio seconded this motion. **ALL COMMITTEE MEMBERS PRESENT PASSED A MOTION FOR THE AUDIT COMMITTEE TO RECOMMEND THE FULL BOARD ADOPT THE 2018 FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS REPORT.**

IV. Adjournment

Julie Cerio moved to adjourn the meeting. Mike LaFlair seconded this motion. **ALL COMMITTEE MEMBERS IN ATTENDANCE VOTED TO ADJOURN THE MEETING AT 8:15 AM.**



Minutes

Greater Syracuse Property Development Corporation
Special Meeting of the Board of Directors
10:00 AM Friday, March 22, 2019
431 E. Fayette Street, 3rd Floor Conference Room
Syracuse, NY 13202

Board Members Present: Vito Sciscioli, Michael LaFlair, Julie Cerio, El Java Abdul Qadir

Board Members Excused: Jim Corbett

Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Chamar Otis

I. Call to Order

Vito Sciscioli called the meeting to order at 10:06 AM.

II. Roll Call

Mr. Sciscioli noted that all board members except for Jim Corbett were present.

III. Proof of Notice

Mr. Sciscioli confirmed that notice had been properly posted.

IV. New Business

A. Discuss the Employment of a Particular Individual

Julie Cerio moved to enter executive session in order to discuss the employment of a particular individual. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO ENTER EXECUTIVE SESSION AT 10:07 AM ASKING LEGAL COUNSEL AND THE EXECUTIVE DIRECTOR TO STAY, BUT EXCUSING ALL OTHER ATTENDEES.**

Julie Cerio moved to leave executive session with no action having been taken. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS VOTED UNANIMOUSLY TO LEAVE EXECUTIVE SESSION AT 10:53 AM.**

V. Adjournment

Mike LaFlair moved to adjourn the meeting. El Java Abdul Qadir seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO ADJOURN THE MEETING AT 10:54 PM.**



Executive Summary
April 16, 2019 Board of Directors Agenda

I. Executive Summary & Financial Statements

Financial Statements from February 2019 are attached for your review.

II. New Business

A. Authorize the Sale of Multiple Properties

See p. 21 of the agenda packet for a summary of complete offers received this month.

B. Authorize Sale of 713 Marcellus Street

Rockwest Realty, LLC has offered \$1,000 for this property and would demolish the existing building. Last month the board voted to table this item so that more community engagement could be completed before a decision was made. Frank Cetera, who lives on the opposite side of the block from this house has expressed an interest in buying it and renovating it, but needs more time to inspect the building, complete cost estimates, and submit a formal offer. Because this building was one of two structures on the lot and the front house was previously demolished by the City, it will be difficult to renovate – the sewer, water, gas, and electric have been cut. New lines to the street would have to run through or around the foundation of the demolished house.

C. Authorize the Sale of 406 and 408 Liberty

Myriad Construction is willing to pay for the full cost of demolishing these two blighted homes next to their business in exchange for the Land Bank selling them the vacant lots. The full cost of both demolitions is estimated to be \$31,266. The lots are zoned industrial, same as their existing building, but they plan to keep them greenspace/lawn.

D. Authorize Sale of 604 Wolf Street

Angelo Chiodo has offered \$8,000 for this property on the condition that the Land Bank demolish it prior to conveying it to him. We estimate the demolition will cost \$16,000. There is no other reason we would opt to demolish it this year – it is not one of our more urgent demolition candidates. Last month the board voted to counter offer and offer to sell it to him for \$10,000. He is not willing to accept that and wishes for the board to reconsider his \$8,000 offer.

E. Noncompetitive Sale of 101 E. Newell

See p. 41 of this packet for additional information.

F. Noncompetitive Sale of 246 W. Ostrander

See p. 46 of this packet for additional information. Only Scanlon bid on this demolition. Also seeking authorization to contract with Scanlon Tracing for the demolition for a price not to exceed \$15,186.

G. Authorize the Land Bank to contract for multiple residential demolitions

The Land Bank recently put 13 demolitions out to bid. Two bids were received, from Scanlon and Crisafulli. These will be paid for using CRI Round 4 grant funds.

413 E Division St
1022-24 W Belden Ave
247 Richmond Ave
135 Baker Ave
201-1 1/2 Kirk Ave &
Landon Ave
255 Baker Ave

204-06 Woodland Ave
143 Baker Ave
201 Woodland Ave
844 South Ave
612 Avery Ave
629 E Division St
160-62 Hudson Street

- Scanlon - \$250,649.50
- Crisafulli - \$238,125

We are seeking the board's authorization to contract with Crisafulli for these 13 demolitions for an amount not to exceed \$238,125.

H. Authorize the Land Bank to contract for South Ave demolitions

In March, we put these four commercial properties out to bid and received two bids:

- 1525 South Ave
 - 1542 South Ave
 - 1546-48 South Ave
 - 1550-54 South Ave
-
- Scanlon - \$93,015.72
 - Crisafulli - \$106,750

We are seeking the board's authorization to contract with Scanlon for these four demolitions for an amount not to exceed \$93,015.72

I. Contract with C&S for Phase II ESA of 1210, 1212, and 1214 S. State St.

These three properties have been offered to the Land Bank as a donation. On the map below, you'll see they are a central part of a potential one-acre site assembly. We've already had C&S complete a Phase I and they are recommending a Phase II. We have had an environmental attorney at Barclay Damon review the Phase I and proposed scope of Phase II and he agrees the testing is warranted before taking title. The Phase II has been quoted at \$11,000. The Land Bank's procurement policy does not require competitive bidding for professional services that require special licensure and we believe that it makes sense to proceed with C&S since they prepared the Phase I.

J. Accept donation of 1210, 1212, and 1214 S. State Street

Combined with other adjacent properties owned by the Land Bank and SIDA and two more seizable vacant lots, this presents an opportunity to assemble a one-acre parcel in the Blueprint 15 target area, where we expect there to be a plan and demand for new development in the coming years. These three properties used to be a fuel oil burner supply store; there are two fuel oil tanks in the basement that will need to be removed

prior to any demolition, but they do not present an extraordinary risk. The Phase I executive summary is attached.



- III. Discussion
- A. City budget update
 - B. Real Estate Transfer Tax funding proposal update
 - C. Board appointments
 - D. Reminder: April 30 board retreat

Greater Syracuse Property Development Corporation
Balance Sheet
As of February 28, 2019

	Feb 28, 19	Feb 28, 18
ASSETS		
Current Assets		
Checking/Savings		
10000 · Checking	3,482,973.36	4,817,794.77
Total Checking/Savings	3,482,973.36	4,817,794.77
Accounts Receivable		
11001 · Accounts Receivable	255.00	1,099.00
Total Accounts Receivable	255.00	1,099.00
Other Current Assets		
12100 · Contract Receivable		
12107 · '19 CDBG Receivable	9,100.00	0.00
12101 · 2017 AG Demo Contract Rec.	0.00	795,062.76
12103 · N4N Contract Rec.	0.00	244,091.00
12105 · City of Syracuse	375,000.00	0.00
12106 · '19-'20 CRI Receivable	2,000,000.00	0.00
Total 12100 · Contract Receivable	2,384,100.00	1,039,153.76
12200 · Reimbursement Receivable	31,393.70	23.10
12300 · Forbearance Receivable	800.00	0.00
12500 · Prepaid Insurance	88,943.99	52,455.38
12900 · Prepaid Expense	10,734.84	6,615.75
Total Other Current Assets	2,515,972.53	1,098,247.99
Total Current Assets	5,999,200.89	5,917,141.76
Fixed Assets		
14000 · Computer	13,399.86	10,604.86
15000 · Furniture and Equipment	6,381.08	6,381.08
16000 · Software and Website	13,050.00	13,050.00
17000 · Accumulated Depreciation	-25,526.04	-21,253.19
Total Fixed Assets	7,304.90	8,782.75
Other Assets		
18000 · Cost of Properties Held	1,206,342.89	753,965.02
Total Other Assets	1,206,342.89	753,965.02
TOTAL ASSETS	7,212,848.68	6,679,889.53

Greater Syracuse Property Development Corporation
Balance Sheet
As of February 28, 2019

	Feb 28, 19	Feb 28, 18
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable	140,150.60	428,857.64
Total Accounts Payable	140,150.60	428,857.64
Credit Cards		
20001 · M&T Visa Community Card	691.46	253.81
Total Credit Cards	691.46	253.81
Other Current Liabilities		
20500 · Down Payment on Property Sale	16,554.00	10,401.00
21000 · 401(k) Payable	1,196.35	1,612.58
22000 · Accrued Expenses	14,007.91	64,850.94
Total Other Current Liabilities	31,758.26	76,864.52
Total Current Liabilities	172,600.32	505,975.97
Long Term Liabilities		
27200 · Other Liabilities	0.00	600.00
28000 · Deferred Grant Inflow		
28003 · County Loan Guarantee '14	150,000.00	150,000.00
28004 · County Deconstruction '14	16,910.17	16,910.17
28005 · County Geographic Targeted '14	0.00	3,937.79
28006 · County Bank Purchase	139,663.91	139,663.91
28009 · AG Side Lots '15	0.00	8.20
28011 · AG Demo '17	0.00	121,322.51
28012 · County 2017	14,258.11	145,035.16
28013 · Neighbors for Neighbors '17-'18	264,542.70	379,833.78
28014 · AG Rehab '17	295,000.00	600,000.00
28015 · City of Syracuse '18-'19	373,089.00	0.00
28017 · CRI 2019 Demo	1,385,000.00	0.00
28018 · CRI 2019 Rehab	600,000.00	0.00
29000 · Americorps Grant	3,520.35	3,520.35
Total 28000 · Deferred Grant Inflow	3,241,984.24	1,560,231.87
29500 · Parks Conservancy Grant	1,000.00	0.00
29502 · Community Foundation Lead Grant	43,750.00	0.00
Total Long Term Liabilities	3,286,734.24	1,560,831.87
Total Liabilities	3,459,334.56	2,066,807.84
Equity		
32000 · Unrestricted Net Assets	3,945,708.50	4,752,327.14
Net Income	-192,194.38	-139,245.45
Total Equity	3,753,514.12	4,613,081.69
TOTAL LIABILITIES & EQUITY	7,212,848.68	6,679,889.53

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Year to Date
February 2019

	Feb 19	Jan - Feb 19
Ordinary Income/Expense		
Income		
40000 · Government Grants		
40100 · CDBG Grant Income	0.00	9,100.00
40010 · City of Syracuse	2,511.00	1,911.00
40040 · Onondaga County	281.42	28,859.62
40060 · NY Attorney General	10,500.00	15,000.00
Total 40000 · Government Grants	13,292.42	54,870.62
40090 · Neighbors for Neighbors Income	46,074.79	50,346.12
48000 · Side Lot Application Income	125.00	175.00
49000 · Rental Income	4,600.00	8,408.06
49500 · Sale of Property	21,050.00	142,482.50
Total Income	85,142.21	256,282.30
Cost of Goods Sold		
50000 · Cost of Sales		
500VI · Vacant COS Inventorial		
50010 · Property Purchase Cost	2,114.00	4,379.00
50040 · Board-Up	3,675.00	4,125.00
50050 · Debris Removal - Initial	40,234.00	49,324.00
50090 · Renovation Inventory	0.00	150.00
50100 · Stabilization	2,950.00	6,338.00
50115 · Environ. Assess. Inventorial	6,013.00	8,158.50
50140 · Title Insurance	120.00	120.00
50145 · Title Searches	3,767.20	3,767.20
50170 · Architectural Prof. Services	2,625.00	5,675.00
50180 · Land Survey Prof. Services	1,000.00	3,500.00
50999 · Spec Reclass to/from Inventory	3,335.80	34,478.07
Total 500VI · Vacant COS Inventorial	65,834.00	120,014.77
500PC · Periodic COS		
50025 · Property Materials and Supplies	474.88	1,096.79
50029 · General Inspections	2,517.00	4,957.50
50045 · Pest Exterminations	0.00	93.05
50051 · Debris Removal - Periodic	4,731.00	9,873.00
50080 · Snow Removal	24,439.00	32,826.50
50110 · Demolition/Deconstruction	0.00	24,292.50
50111 · Renovation Expensed	42,871.20	46,661.20
50117 · Survey/Abatement Pre-Demo	2,511.00	2,511.00
50120 · Permits/Fees	25.00	550.00
50130 · Utilities	13,141.37	18,116.34
50190 · Evictions	289.20	4,735.60
50205 · Legal & Closing Costs	685.00	685.00
50220 · Brokerage - Sale	500.00	1,500.00
53100 · Stabilization	250.00	250.00
Total 500PC · Periodic COS	92,434.65	148,148.48
Total 50000 · Cost of Sales	158,268.65	268,163.25
Total COGS	158,268.65	268,163.25
Gross Profit	-73,126.44	-11,880.95
Expense		
60000 · Accounting Fees	7,200.00	15,015.00
60100 · Automobile	419.34	1,008.36
60200 · Depreciation	316.27	632.54
60300 · Legal Fees	9,317.35	11,606.35
60400 · Office Expense	2,131.70	4,302.38

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Year to Date
February 2019

	Feb 19	Jan - Feb 19
60500 · Payroll		
60510 · Salary	29,222.54	55,570.08
60520 · Payroll Taxes	2,528.96	4,847.97
60530 · Employee Health Insurance	4,420.38	7,266.83
60540 · Employer 401(k) Match	1,086.98	2,301.05
60550 · Payroll Processing Fees	959.84	1,752.52
Total 60500 · Payroll	38,218.70	71,738.45
60600 · Professional Services	3,000.00	5,000.00
60602 · Relocation Assistance Expense	2,416.20	5,021.75
60603 · Special Assessments Expense	849.41	849.41
60700 · Insurance		
60701 · Property	399.60	842.05
60702 · Liability	14,732.62	30,845.88
60700 · Insurance - Other	12,759.54	25,524.77
Total 60700 · Insurance	27,891.76	57,212.70
60800 · Telephone	191.40	446.39
61200 · License and Fees	29.99	2,809.98
61300 · Events & Marketing	0.00	1,346.00
61400 · Rent Expense	2,558.45	5,116.90
Total Expense	94,540.57	182,106.21
Net Ordinary Income	-167,667.01	-193,987.16
Other Income/Expense		
Other Income		
71000 · Reimbursement Income		
71001 · Insurance Reimbursement	0.00	17.78
71000 · Reimbursement Income - Other	0.00	1,750.00
Total 71000 · Reimbursement Income	0.00	1,767.78
72000 · Forfeited Down Payment on Sale	25.00	25.00
Total Other Income	25.00	1,792.78
Net Other Income	25.00	1,792.78
Net Income	-167,642.01	-192,194.38

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 16, 2019 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
Michael LaFlair, Treasurer
Julie Cerio, Secretary
El-Java Abdul-Qadir

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

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

Resolution No.: 9 of 2019

**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	___
Mike LaFlair	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 16, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 21st day of May, 2019.

Julie Cerio, Secretary



April 16, 2019 Sales Summary

1) 215 Dorothy St. – Vacant Single-Family Property

Date Acquired: 10/30/2018 Listed: 11/27/2018
 Current List Price: \$34,900 Days on Market: 127 days
 Original List Price: \$39,900 Land Bank’s Minimum Renovation Est: \$27,746

215 Dorothy St. is a three-bedroom, one-bathroom, single-family property located in Eastwood. This property is listed in our Home Ownership Choice program and requires major renovations.

Michael F. Affleck plans to renovate the property and sell it to his son, who will occupy the house (he plans to hold the note, but promises that his son will be the owner of record). Mr. Affleck will hire licensed contractors to complete the entire project.

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

215 Dorothy St. Purchase Offer	
Applicant	Michael F. Affleck
Offer	\$34,900
Plan	Renovate to Re-Sell to an Owner-Occupant

2) 125 Elmhurst Ave. – Vacant Single-Family Property

Date Acquired: 09/24/2015 Listed: 06/10/2017
 Current List Price: \$3,500 Days on Market: 665 days
 Original List Price: \$10,800 Land Bank’s Minimum Renovation Est: \$25,042

125 Elmhurst Ave. is a single-family property located in Elmwood. The property has three bedrooms and one bathroom and requires major renovations. The property was in the Home Ownership Choice program for more than a year before being removed due to limited interest from an owner occupant.

Mr. David Edwards would purchase the property to use as his primary residence. Mr. Edwards has limited experience with renovating a house and will be submitting estimates from licensed contractors to complete the renovation project.

Based on the Land Bank’s disposition policies, staff recommend sale to David Edwards subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring the home be owner-occupied for five years.

125 Elmhurst Ave. Purchase Offer	
Applicant	David Edwards
Offer	\$4,750
Plan	Renovate to Owner-Occupy

3) 213 Herbert St. – Vacant Single-Family Property

Date Acquired: 08/30/2018 Listed: 02/27/2019
 Current List Price: \$16,900 Days on Market: 35 days
 Original List Price: \$16,900 Land Bank’s Minimum Renovation Est: \$28,690

213 Herbert St. is a three-bedroom, one-bathroom property located in the Northside. This property needs major renovations and is in our Home Ownership Choice program.

Washington Ogosi has submitted an offer to purchase the property to use as his primary residence. Mr. Ogosi has limited experience with doing renovations. He plans on doing all the painting and refinishing of the floors himself. Licensed contractors will do all other major work. Tracy Nguyen owns several rental properties in Syracuse and says that she plans to purchase and flip to an owner-occupant.

Based on the Land Bank’s disposition policies, staff recommend sale to Washington Ogosi subject to an enforcement mortgage to be discharged once the renovations are complete and a second enforcement mortgage requiring it remain owner-occupied for five years.

213 Herbert St. Purchase Offers		
Applicant	Washington Ogosi	Tracy Nguyen
Offer	\$17,500	\$17,100
Plan	Renovate to Owner-Occupy	Renovate to Re-Sell to an Owner Occupant

4) 302-304 Gere Ave – Vacant Two-Family Property

Date Acquired: 07/31/2018 Listed: 09/13/2018
 Current List Price: \$9,900 Days on Market: 202 days
 Original List Price: \$9,000 Land Bank’s Minimum Renovation Est: \$49,751

302-04 Gere Ave. is a six-bedroom, three-bathroom, two-family property located in Far Westside neighborhood. The property currently has three units, but is in a RA-1 zone, which allows single- and two-family homes. The buyer will convert the property back into a two-family property to comply with the Land Bank and City zoning requirements.

Mr. Davis owns and manages several properties in the city and has experience doing most of the renovations himself. Due to the extent of the renovations needed, anything outside of his experience will be hired out.

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

302-304 Gere Ave. Purchase Offer	
Applicant	Lawrence Davis
Offer	\$13,000
Plan	Renovate for Rental

5) 300 Dudley St. – Vacant Single-Family Property

Date Acquired: 10/30/18 Listed 01/18/19
 Current List Price: \$29,900 Days on Market: 75 days
 Original List Price: \$34,900 Land Bank’s Minimum Renovation Est: \$11,233

300 Dudley St. is a four-bedroom, two-bathroom house located in the Near Westside. The property needs minor renovations and is in the Home Ownership Choice program.

Abubaker O. Rufai intends to occupy the property as his primary residence. Mr. Rufai has walked through the property several times and will do some of the painting and refinishing of the floors himself. Licensed contractors will do all other work.

Based on the Land Bank’s disposition policies, staff recommend sale to Abubaker O. Rufai subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring the home be owner-occupied for five years.

300 Dudley St. Purchase Offer	
Applicant	Abubaker O. Rufai
Offer	\$29,900
Plan	Renovate to Owner-Occupy

6) 314 Atlantic Ave. – Vacant Single-Family Property

Date Acquired: 05/31/18 Listed: 10/09/18
 Current List Price: \$16,900 Days on Market: 157 days
 Original List Price: \$24,900 Land Bank’s Minimum Renovation Est: \$26,563.00

314 Atlantic Ave. is a two-bedroom, one-bathroom house located in North Valley. The property was in the Home Ownership Choice program for more than six months and then removed because of a lack of interest. Harold Blackmon and Trinisha Sanjurjo plan to renovate the property for Mr. Blackmon to occupy as his primary residence.

Ms. Sanjurjo previously purchased a property from the Land Bank located at 332-336 Furman Ave., which has discharged and rented. Harold Blackmon is a city employee and he would like to purchase the property using the Public Employee Discount program. Ms. Trinisha Sanjurjo is his niece and she is providing the required proof of funds to purchase and to renovate; for this reason, she also wishes to be on the deed.

Based on the Land Bank’s disposition policies, staff recommend sale to Harold Blackmon and Trinisha Sanjurjo subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring the home be owner-occupied for five years (required due to the public employee discount).

314 Atlantic Ave. Purchase Offer	
Applicant	Harold Blackmon & Trinisha Sanjurjo
Offer	\$8,450 (counts as \$16,900 with public employee discount)
Plan	Renovate to Owner-Occupy

7) 408 Liberty St. – Vacant Single-Family Property

Date Acquired: 08/1/2017	Listed: 12/18/2017
Current List Price: \$5,900	Days on Market: 471 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$35,133.00

408 Liberty St. is a three-bedroom one-bathroom house located in the Park Ave. neighborhood. The property was in the Home Ownership Choice program for more than six months and then removed because of a lack of interest. The property needs major renovations and the Land Bank has received one qualified offer to purchase this property. Sinai Realty Holdings Corp. has submitted an offer to purchase this property with the intent of renovating and using the property as a rental. Sinai Realty has been in the business of construction and property renovations for more than 10 years. Sinai Realty will manage the property during and after the renovations. Based on the financial proof of funds submitted Sinai Realty Holding Corp. has the required funds needed to complete the project. Licensed contractors will perform all the required renovation work.

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

408 Liberty St. Purchase Offers	
Applicant	Sinai Realty Holding Corp.
Offer	\$5,000
Plan	Renovate for Rental

8) 53 Curtis Ave., Baldwinsville – Vacant Single-Family Property

Date Acquired: 2/6/18	Listed: 1/16/19
Current List Price: \$105,900	Days on Market: 76 days
Original List Price: \$124,900	Move In Ready

This single-family home was acquired via County tax-foreclosure. Initially we asked Reppi Real Estate to just post the listing for us on the MLS, but after not getting much interest in the first 60 days it was on the market, we asked them to take over the listings/showings, update photos, etc. They recommended dropping the price based upon comps, and we had an offer within a week. We ended up putting over \$114,000 into the project, utilizing County funding that is restricted to Baldwinsville, Jordan, and Elbridge. It is listed in our Home Ownership Choice program so it must remain owner-occupied for five years. This buyer is offering \$108,200, but asking for a \$3,200 seller’s concession.

Based on the Land Bank’s disposition policies, staff recommend sale to June Datena subject to an enforcement mortgage requiring the home be owner-occupied for five years.

53 Curtis Ave Purchase Offer	
Applicant	June Datena
Offer	\$105,000
Plan	Owner-Occupy

9) 228-30 Comstock Place – Buildable Vacant Lot (steep slope)

Date Acquired: 8/30/18

Dimensions: 40’ x 106.75’

Mr. Benevento is in the process of renovating 232-34 Comstock Place, which he intends to occupy as his primary residence. He wishes to acquire this adjacent property to expand his yard and install a fence. Because of the grade on this property and the fact that it is just large enough to be considered legally buildable, it appears unlikely that anyone would buy it for new construction. Based on the Land Bank’s disposition policies, staff recommends sale to Justin Benevento contingent upon him resubdividing and combining this lot with his adjacent property.

228-30 Comstock Place Purchase Offer	
Applicant	Justin Benevento
Offer	\$151

10) 115 Parkway Ave. & Temple Pl. – Nonbuildable Vacant Lot

Date Acquired: 8/4/14

Dimensions: 47’ x 37’

This small, non-buildable lot sits directly behind the Community Temple Church on South Ave. The Land Bank demolished a house on this property in September 2015 using grant funds from the NY Attorney General. The Church would like to purchase the property for green space. Based on the Land Bank’s disposition policies, staff recommend sale to Community Temple, Inc. contingent upon them resubdividing and merging this lot with their adjacent property.

115 Parkway Ave & Temple Pl. Purchase Offer	
Applicant	Community Temple, Inc.
Offer	\$976

11) 515 Fabius Street – Nonbuildable Vacant Lot

Date Acquired: 4/23/14

Dimensions: 40’ x 66’

The Land Bank demolished a two-family house here in August 2017 using grant funds from the NY Attorney General. Ms. Hardesty, an adjacent owner occupant, wishes to acquire this property to expand her yard and to possibly build a garage in the future. Her home is located at 440 Gifford Street. We reached out to the adjoining neighbor at 517 Fabius Street, Gloria Wallis but she did not respond. The other neighbor is not qualified to buy due to code violations. Typically the Planning Commission does not approve these “through-

block” resubdivisions, however there is another on this block (see 436-38 Gifford) and the lots fronting on Fabius on this block are unusually small.



Based on the Land Bank’s disposition policies, staff recommends sale to Jacqueline Hardesty, contingent upon her endeavoring to combine the lot with her adjacent property.

515 Fabius Street Purchase Offer	
Applicant	Jacqueline Hardesty
Offer	\$151

12) 127 N. Collingwood Ave. – Buildable Vacant Lot

Date Acquired: 8/17/17

Dimensions: 40’ x 110’

Both adjoining property owners were offered the lot and only Ms. Healy responded. Ms. Healy is an owner-occupant and wishes to acquire this property to expand her yard for a garden and additional yard space. Based on the Land Bank’s disposition policies, staff recommends sale to Lauren Healy contingent upon her resubdividing and combining the lot with her adjacent property.

127 N. Collingwood Ave. Purchase Offer	
Applicant	Lauren Healy
Offer	\$151

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 16, 2019 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
Michael LaFlair, Treasurer
El-Java Abdul-Qadir

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

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

Resolution No.: 10 of 2019

**RESOLUTION AUTHORIZING THE
NONCOMPETITIVE 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 GSPDC 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 GSPDC 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	___
Michael LaFlair	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 16, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 21st day of May, 2019.

Julie Cerio, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

713 Marcellus Street
100.-13-09.0

Buyers' Names:

Rockwest Realty LLC

Purchase Price:

\$1,000

Benefit to the Community Resulting from the Sale:

This sale will:

- Fully fund the demolition of an otherwise unmarketable property
- Allow a local business owner to eliminate a blighted building next to his business and secure room for additional off-site parking

Buyer's Unique Qualifications for Returning the Property to Productive Use:

The owner of the Rockwest building wishes to acquire this building and demolish it in order to remove a blighted property across the street from his property. This lot is zoned Local Business Class A and can be used for parking.

Staff recommend that if we either place an enforcement mortgage on the property requiring that he complete the demolition within 1 year or that we counter-offer and complete the demolition prior to conveyance and sell to Rockwest for the price of demolition.

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 16, 2019 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
Michael LaFlair, Treasurer
El-Java Abdul-Qadir

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

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

Resolution No.: 11 of 2019

**RESOLUTION AUTHORIZING THE
NONCOMPETITIVE 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 GSPDC 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 GSPDC 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	___
Michael LaFlair	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 16, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 21st day of May, 2019.

Julie Cerio, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

604 Wolf Street
003.-13-02.0

Buyers' Names:

Angelo Chiodo

Purchase Price:

\$8,000

Benefit to the Community Resulting from the Sale:

This sale will:

- Partially fund the demolition of an otherwise unmarketable property
- Allow a local business owner to eliminate a blighted building near his business and secure room for additional off-site parking

Buyer's Unique Qualifications for Returning the Property to Productive Use:

Angelo Chiodo wishes to see this building demolished in order to remove a blighted property across the street from his property. This lot is zoned Local Business Class A and can be used for parking. It is not immediately adjacent to his business, but is on the same block. His offer would cover approximately half of the demolition cost.

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 16, 2019 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
Michael LaFlair, Treasurer
El-Java Abdul-Qadir

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

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

Resolution No.: 12 of 2019

**RESOLUTION AUTHORIZING THE
NONCOMPETITIVE 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 GSPDC 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 GSPDC 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	___
Michael LaFlair	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 16, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 21st day of May, 2019.

Julie Cerio, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

101 E Newell Street
076.-05-03.0

Buyers' Names:

Devon Watson

Purchase Price:

\$1,000

Benefit to the Community Resulting from the Sale:

This sale will:

- Enable an owner-occupant to stabilize a nearby eyesore property, protecting their existing investment.

Buyer's Unique Qualifications for Returning the Property to Productive Use:

Mr. Watson purchased 3023 S Salina from the Land Bank, a single-family home that he renovated and now occupies as his primary residence. He also purchased the lot next door at 3027-29 S Salina as a side-lot. This two-family house at 101 E Newell abuts the rear property line of those two properties. Mr. Watson successfully discharged his enforcement mortgage on 3023 and now wishes to acquire this vacant home that can be seen from the rear windows of his house. He is prepared to invest \$50,000 in the renovations, our construction manager has reviewed the scope and found it to be sufficient and the sale will be subject to an enforcement mortgage requiring him to renovate within 1 year. There are no other adjacent neighbors – the other side of this property abuts the I-81 right of way.

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 16, 2019 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
Michael LaFlair, Treasurer
El-Java Abdul-Qadir

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

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

Resolution No.: 13 of 2019

**RESOLUTION AUTHORIZING THE
NONCOMPETITIVE 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 GSPDC 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 GSPDC 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	___
Michael LaFlair	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 16, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 21st day of May, 2019.

Julie Cerio, Secretary

SCHEDULE A
PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

246 W Ostrander Ave
076.-15-34.0

Buyers' Names:

Gregory McCarthy and Jeannette McCarthy

Purchase Price:

\$6,000

Benefit to the Community Resulting from the Sale:

This sale will:

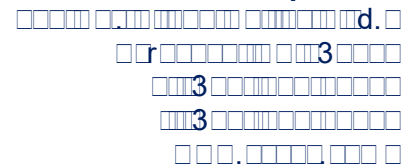
- Enable an owner-occupant to remove a nearby eyesore property, expand their yard, and gain a garage, protecting their existing investment.

Buyer's Unique Qualifications for Returning the Property to Productive Use:

The McCarthys live next door to this house that the Land Bank has had on the market for many months. They do not have a garage and wish for the Land Bank to demolish 246 W. Ostrander, but leave the garage, so they can expand their yard and enjoy a garage. They will make repairs to the existing garage. They are willing to cover a portion of the cost of the demolition. We estimate the total demolition cost to be just under \$19,000.



C&S Companies



April 12, 2019

Ms. Katelyn E. Wright
Executive Director
Greater Syracuse Land Bank
431 E. Fayette Street, Suite 375
Syracuse, NY 13202
(315) 422-2301
kwright@syracuselandbank.org

**Re: REVISED Proposal for Professional Services
Phase II Environmental Site Assessment
1210-1214 South State Street, Syracuse, New York**

File: 125.PRO

Dear Katelyn;

In response to your request, C&S Engineers, Inc. (C&S) offers this scope of services and fee to provide professional services related to a Phase II Environmental Site Assessment ("Investigation") of the property located at 1210, 1212, and 1214 South State Street, Syracuse, New York ("Site"). The property is represented by tax parcels 094.-18-10.0, 11.0, and 12.0, which comprise a total of 0.33 acres. The Subject Property includes multiple conjoined structures, two of which were formerly residences. The residences are connected along their eastern side by a former commercial storefront. A vacant lot is located on the northern portion of the Subject Property (1210 South State Street, tax ID 094.-18-10.0).

BACKGROUND

C&S completed a Phase I Environmental Site Assessment (Phase I ESA) of the Site in March 2019. As a result of that assessment, several Recognized Environmental Conditions (RECs) were identified including:

- The proximity of a former sheet metal shop, tire and battery service center, and automotive repair shop.
- Surficial staining caused by releases from two 275-gallon aboveground storage tanks (ASTs) in the basement of the structure.
- Surficial staining caused by releases from a 10-gallon drum in the basement of the structure.

It is our understanding that in light of the potential purchase of the Site, the Land Bank would like to ascertain if historical land use has caused detriment to the Site. As such, C&S has developed the following Scope of Services to characterize the environmental concerns described above.

Please note, that the interior staining associated with the ASTs and drum will be addressed under a separate effort.

SCOPE OF SERVICES

To characterize the environmental concerns, C&S will complete the following tasks as part of this Investigation:

- ☐ Subsurface Soil Characterization – Soil Borings
- ☐ Groundwater Characterization
- ☐ Chemical Inventory

C&S will provide full time environmental monitoring and documentation of the Investigation by an experienced environmental professional.

Subsurface Soil Characterization – Borings

C&S will characterize subsurface conditions through the advancement and screening of borings and the collection of up to three subsurface soil samples. The subsurface soil sampling efforts will include the following:

- ☐ C&S will implement a one-day boring program to advance six to ten borings to estimated depths of 12 to 16 feet below ground surface.
- ☐ C&S will retain a qualified environmental drilling firm to advance the borings using direct-push drilling techniques.
- ☐ C&S will provide a qualified scientist or engineer to supervise and document the boring program, and prepare logs describing the overburden stratigraphy, field measurements, and visual, olfactory and other pertinent observations.
- ☐ Soil/fill from the borings will be continuously assessed in the field for visible impairment, olfactory indications of impairment, and volatile organic vapors (VOVs) using a photoionization detector (PID). Positive indications from any of these screening methods are collectively referred to as “evidence of impairment.” Evidence of impairment that is gathered at the time of the fieldwork will be used with observed hydrogeologic conditions to assist in determining the location and depth for sample collection.
- ☐ C&S will place the samples for analysis in pre-cleaned bottles provided by the laboratory with a decontaminated steel spoon or by gloved hand.
- ☐ C&S will submit soil samples under standard chain-of-custody procedures for laboratory analyses using United States Environmental Protection Agency (USEPA) methods.

- The samples will be analyzed for NYSDEC Part 375 volatile organic compounds (VOCs); semi-volatile organic compounds (SVOCs); polychlorinated biphenyls (PCBs); and metals.
- C&S will survey the boring locations using a hand-held GPS unit.

Groundwater Characterization – Monitoring Well Installation and Sampling

To characterize groundwater conditions at the Site, C&S will collect up to two groundwater samples from soil borings. The groundwater characterization program includes the following:

- C&S will install up to two temporary one-inch diameter monitoring wells at the Site.
- The locations of the monitoring wells will be based on subsurface conditions and the presence of contamination.
- Overburden wells will be installed and designed to straddle the water table. Each well will be completed with five to ten feet of Schedule 40 0.010-slot well screen connected to an appropriate length of schedule 40 PVC well riser to complete the well. The slotted portion will not be packed with sand or sealed with bentonite.
- C&S will purge an appropriate amount of groundwater from the wells prior to sampling in order to develop the wells and also to facilitate the collection of representative groundwater samples.
- C&S will collect the groundwater samples using dedicated, disposable bailers or low-flow sampling techniques via the pouring of the groundwater directly into pre-cleaned bottles supplied by the laboratory.
- C&S will submit groundwater samples under standard chain-of-custody procedures for NYSDEC Part 375 VOCs; SVOCs; PCBs; and metals (total and dissolved).
- Each well location will be located using a GPS.
- Temporary monitoring wells will be removed and backfilled with soils removed from the soil boring. We have assumed that steel protective casings will not be required.

Chemical Inventory

Based on the volume of chemical storage containers observed at the Site, C&S will create an inventory of the containers. C&S will visually assess containers at the Site for integrity and assess any related staining or apparent spills. An estimate of the volume of material remaining in the containers will be included in the inventory. As part of these efforts, C&S will prepare a chemical inventory log for inclusion in the report.

Reporting

At the conclusion of the fieldwork, C&S will prepare a Phase II ESA Report that details the investigation activities conducted at the Site, discusses the assessment methods and findings, and includes a comparison of analytical data to the appropriate Standards and / or Guidance Values. The report will also contain an executive summary and recommend specific action items for remediation. Mapping will depict sample locations and any additional

important Site features.

C&S will submit the final report to you in the format you prefer (e.g. electronically via email, through a file-sharing website, CD, hard copies). Additionally, if requested we can provide site photographs in jpeg format and sampling points in GIS format.

SCHEDULE

C&S anticipates completing the field program within two weeks of receipt of notice to proceed and submission of the final report within four weeks following the completion of the field program.

ASSUMPTIONS

The following assumptions were made in the preparation of this proposal:

- ☐ A maximum of three subsurface soil samples and two groundwater samples will be collected for submittal to the laboratory for analysis. Turnaround time for the laboratory results will be 10 business days after the date the laboratory receives the samples.
- ☐ QA/QC samples will not be collected for this investigation.
- ☐ Approximately six to ten test borings will be advanced to a maximum depth of 16 feet below ground surface. Soils borings through the floors of the structures are not part of the scope of services.
- ☐ A maximum of two temporary groundwater monitoring wells will be installed and sampled.
- ☐ Site conditions will allow borings to be completed in one 10-hour day of field time.
- ☐ The proposed services are intended to identify the presence or absence of contamination at the Site and are not intended to comprehensively delineate any contamination encountered.
- ☐ Permission to access the project site will be provided to C&S by the property owner, and free and easy site access will be granted to C&S and its subcontractors without delay throughout the duration of the field investigation.
- ☐ C&S participation in meetings with regulatory agencies and / or third parties is not included. These services can be provided as an additional service if desired.
- ☐ Upon completion, soils will be returned to the investigation location from which they originated and containerization, characterization and disposal of investigation-derived waste will not be required.
- ☐ All field work is to be performed under Level D health and safety specifications.
- ☐ The proposed Scope of Services does not include preparation of a property survey; however, the locations of each subsurface boring and sample location will be documented using a hand-held GPS unit.
- ☐ C&S will not be responsible for damaging utilities that are not clearly and properly marked by Dig Safely.

NOTIFICATION OF REGULATORY AGENCIES

In the event physical evidence of petroleum impacted soil or groundwater is identified in the field or if laboratory results detect the presence of petroleum-related compounds, you will be notified. C&S assumes that all parties involved with the project understand New York State spill reporting requirements (two hours after discovery) and that you will take the appropriate action in the event petroleum contaminated materials are found.

PROPOSED FEE

C&S will perform the services described above for a lump sum as identified below:

☐ Drilling Subconsultant:	\$2,400
☐ Laboratory Subconsultant:	\$2,400
☐ <u>C&S Field Services and Reporting</u>	<u>\$6,200</u>
Total Fee	\$11,000

C&S' fee includes up to three hours of labor related to the fuel oil ASTs located in the basement of the structure. This time has been allotted to coordinate the solicitation of contractor bids for the proper closure of the tanks, as well as the removal of stained soils located beneath the tanks. We will identify two or three qualified contractors, provide them available documentation generated during the Phase I ESA, and schedule a single meeting for contractors to visit the site. The bids will be provided to GSLB for your use.

Thank you for the opportunity to provide this proposal for services. Should you have any questions regarding this proposal or require additional information, please feel free to contact the undersigned.

Sincerely,

C&S ENGINEERS, INC.



Matthew L. Walker
Senior Project Environmental Scientist



Angel Alejo
Environmental Scientist

The terms and conditions governing the performance and payment of our services proposed herein, including respective responsibilities and other pertinent matters are set forth in Terms and Conditions (Environmental Investigation and Remediation Monitoring Services), attached hereto as Exhibit A. This proposal, together with attached Exhibit A, constitutes the entire agreement between us in respect to the project and may only be modified in writing and if executed by both parties. If this proposal, together with its governing terms and conditions, description of services to be rendered, and fee set forth herein meet with your approval, kindly acknowledge the same on the line indicated below and return one copy to the undersigned. A signature below will serve as notice to proceed and constitutes acceptance of this proposal which, together with attached Exhibit A, constitutes an

Ms. Katelyn Wright
April 12, 2019
Page 6

Agreement between C&S Engineers, Inc. (ENGINEER) and Greater Syracuse Land Bank (CLIENT). This proposal will remain open for acceptance for 30 calendar days from the date of the proposal unless modified by us in writing.

ACCEPTED THIS _____ DAY OF _____ 2019

By: Greater Syracuse Land Bank

Authorized Representative's Signature

Title

Phase I Environmental Site Assessment

1210, 1212, 1214 S. State Street
Syracuse, NY 13202

Prepared for:

Greater Syracuse Land Bank
431 E. Fayette Street, Suite 375
Syracuse, NY 13202



Prepared by:



C&S Engineers
499 Col. Eileen Collins Blvd.

March 2019



TABLE OF CONTENTS

	<i>Page</i>
EXECUTIVE SUMMARY	i
1.0 INTRODUCTION	1
1.1. Purpose and Scope of Services	1
1.2. Limitations and Exceptions	2
1.3. Special Terms and Conditions	2
2.0 SITE DESCRIPTION	2
2.1. Location, Use, and Legal Description	2
2.2. Description of Site Improvements and Utilities	2
2.3. Current Uses of Adjoining Properties	3
3.0 PHYSICAL SETTING	4
3.1. Physical Setting Description	4
4.0 USER PROVIDED INFORMATION	5
5.0 HISTORICAL USE ASSESSMENT	6
5.1. Historical Use Information on Subject Property and Adjoining Properties	6
5.2. Historical Topographic Mapping	7
5.3. Historical Aerial Photography	7
5.4. Historical Fire Insurance Mapping	8
5.5. City Directory Search	9
5.6. Historical Use Summary	11
6.0 RECORDS REVIEW	13
6.1. Standard Environmental Record Sources	13
6.2. Vapor Encroachment Screening	16
7.0 INTERVIEWS	17
8.0 SITE RECONNAISSANCE	19
8.1. Methodology and Limiting Conditions	19
8.2. Site Reconnaissance Observations	19
8.3. Site Reconnaissance Summary	20
9.0 FINDINGS & OPINION	22
10.0 CONCLUSION	23
11.0 RECOMMENDATIONS	24
12.0 DATA FAILURE	24

13.0 DATA GAPS	24
14.0 REFERENCES.....	24
15.0 DISCLAIMER.....	26
16.0 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	27

FIGURES

APPENDICES

Appendix A	Environmental Database Provider Documents: Historical Aerial Photography Fire Insurance Maps Historic Topographic Mapping Database Search Report City Directory Report
Appendix B	Client / User Questionnaire
Appendix C	Site Photographs

EXECUTIVE SUMMARY

At the request of the Greater Syracuse Land Bank, C&S Engineers, Inc. (C&S) has completed this Phase I Environmental Site Assessment report of City of Syracuse tax parcels 094.-18-10.0, 11.0, and 12.0. The Subject Property includes multiple conjoined structures, two of which were formerly residences. The residences are connected along their eastern side by a former commercial storefront. A vacant lot is located on the northern portion of the Subject Property

The observations made during C&S' February 26, 2019 site reconnaissance are included in latter sections of this report. The remainder of this report includes information collected from various federal, state and local agencies and reasonably ascertainable historical records such as tax records, aerial photographs, and topographic maps.

Based on the results of this Phase I ESA, the following findings and opinions are provided:

Findings and Opinion:

- 1.□ The Subject Property consists of City of Syracuse tax parcels 094.-18-10.0, 11.0, and 12. The Subject Property includes multiple conjoined structures, two of which were formerly residences. The residences are connected along their eastern side by a former commercial storefront. A vacant lot is located on the northern portion of the Subject Property. The Subject Property is owned by Wayne Wall Sr.
- 2.□ The Subject Property and surrounding area have been associated with dense urban development since at least 1892. The Subject Property was occupied by residential houses from at least 1892 through 1949. In 1954, the Subject Property began operating as a commercial plumbing supply store. Numerous commercial / industrial properties have been located within close proximity to the Subject Property in the 1900's including junk yards, sheet metal fabrication (adjacent to north between 1951 and 1971), commercial rug cleaning, printing, tire and battery service (close proximity to north), coal sales, and automotive repair shops (one in close proximity to the north). Automotive repair shops were located at 1207 and 1208 South State Street, between the years 1935 to 1959. Between 1961 and 1968 the northern Subject Property building was demolished and became parking. Also during this time period, many structures in close proximity to the Subject Property were demolished. Demolition to the east and southeast of the Subject Property were then redeveloped as the current Syracuse Housing Authority apartment and town house complexes. The Plumbing Supply store on the Subject Property appears to have ceased operation between 2013 and 2018. The Subject Property is developed but currently vacant as are many of the adjacent buildings.
- 3.□ The information provided in the database report is not indicate of a Recognized Environmental Condition with respect to the Subject Property.

4. ☐ Several noteworthy observations were noted during the walkover:
- ☐ Two 275-gallon ASTs were noted in the building:
 - ☐ The first AST was observed in the basement of 1212 South State Street. The tank was in fair condition. However, some minor evidence of petroleum releases were noted on the earth floor. The tank is presumed to have formerly held fuel oil for an adjacent “octopus” style furnace. The copper feed piping runs from the tank through / under debris the floor to the furnace. The fill pipe is located on the north exterior wall of the building. The fill pipe area was snow covered.
 - ☐ The second AST was observed in the basement of 1214 South State Street. The tank was in fair condition. However, petroleum releases were noted on the earth floor on the southern end of the tank. The stains cover approximately 15 to 20 square feet. The tank is presumed to have formerly held fuel oil for an adjacent hot water boiler. The copper feed piping runs from the tank across the floor to the boiler. The fill and vent pipe are located on the east exterior wall of the building. The fill pipe area was snow covered.
 - ☐ An approximate 10-gallon steel drum is located on the floor in the basement of 1214 South State Street. The drum is connected to various piping and appears to have been associated with a former testing operation. Evidence of petroleum staining was evident under the drum. The floor of the basement was coated with a thick layer of ice. Therefore, our observations were limited.
 - ☐ There are dozens of consumer-sized containers of chemicals in the storefront portion of the building. The chemicals include cleaners, boiler colloid cleaner, heating oil booster, pipe thread sealer, penetrating oil, bearing lube, coil cleaner, compressor oil, etc. Three five-gallon buckets of roofing tar are present in the western portion of the garage. The containers were noted to be in good condition. No leaks were observed.
 - ☐ Solid waste is present on the west exterior of the 1212 South State Street parcel including: 20 to 30 used tires, several trash receptacles, scrap metals, masonry products and evidence of a building foundation, and a cooler. Due the presence of a 2 to 3 inch snow cover, exterior observations were limited.

Please refer to Sections 9, 10, and 11 for our complete Findings, Opinion, Conclusion, and Recommendations.