

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 February 19, 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
Michael LaFlair, Treasurer (via Skype)
Julie Cerio, Secretary
El-Java Abdul-Qadir

EXCUSED:

James Corbett, Vice Chair

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Julie Cerio, seconded by Michael LaFlair, to wit:

Resolution No.: 4 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	<u>Yes</u>
James Corbett	VOTING	<u>Excused</u>
Mike LaFlair	VOTING	<u>Yes</u>
Julie Cerio	VOTING	<u>Yes</u>
El-Java Abdul-Qadir	VOTING	<u>Absent</u>

The foregoing Resolution was thereupon declared and duly adopted.

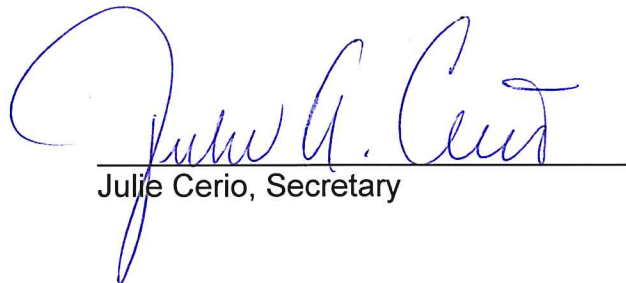
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on February 19, 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 19th day of March, 2019.


Julie Cerio, Secretary



February 19, 2019 Sales Summary

1) 133-35 Gorland Ave. – Vacant Two-Family Property

Date Acquired: 06/28/2018

Listed: 01/11/2019

Current List Price: \$9,900

Days on Market: 26 days

Original List Price: \$9,900

Land Bank's Minimum Renovation Est: \$86,661.00

133-35 Gorland Ave. is a two-family residence with two-bedroom, one-bath units located in Meadowbrook. The property needs major renovations. The Land Bank received multiple offers for this property.

Keegan Mulholland intends to renovate and use the property as a rental. Mr. Mulholland owns one other property in the City of Syracuse, a duplex that he lives in. This would be his first purchase from the Land Bank. He has a strong narrative redevelopment plan indicating that he understands the magnitude of the renovations needed.

Dwell Equity Group, LLC intends to renovate and operate it as a rental. They have purchased several properties from the Land Bank. They are proposing to exceed our scope of work by adding a back deck to each unit and adding two gabled dormers to the front porch roof. As of last month's meeting we noted that Dwell has six overdue enforcement mortgages and that two of those had passed their Land Bank inspection, but that we haven't yet received the Certificate of Inspection from the City verifying that they are fully code compliant so we haven't discharged those mortgages. Since then I inspected two more properties, one of which is done and one of which is 95% done, but we are still waiting on Certificates so all six are still outstanding.

Marianne Carter intends to occupy one of the units and rent out the other. Ms. Carter owns multiple properties in the City of Syracuse and manages them herself with the help of her contractors. Ms. Carter submitted excellent before/after photos of her other projects. She currently lives in Manlius, but her kids have just left for college and she wishes to move into the City to be closer to manage her portfolio of rental properties. This would be her first Land Bank purchase. She is the only applicant that plans to occupy the property and she is willing to consent to a five-year residency enforcement mortgage.

Jorya Realty, LLC intends to renovate and use the property as a rental. Jorya Realty, LLC owns one property in Jamesville, NY. Hong Fang Ma is the sole member of Jorya Realty, LLC and her husband will be the general contractor doing most of the renovation work. This would be their first Land Bank purchase.

Based on the Land Bank's disposition policies, staff recommend sale to Marianne Carter – the only applicant planning to make this home her primary residence – subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring her to owner-occupy the property for five years.

133-35 Gorland Ave. Purchase Offer				
Applicant	Keegan Mulholland	Dwell Equity Group, LLC	Marianne Carter	Jorya Realty, LLC
Offer	\$12,600	\$18,250	\$17,250	\$16,190
Plan	Renovate for Rental	Renovate for Rental	Renovate to Owner-Occupy	Renovate for Rental

2) 507 Lynch Ave. – Vacant Single-Family Property

Date Acquired: 05/31/2018

Listed: 01/11/2019

Current List Price: \$29,900

Days on Market: 26 days

Original List Price: \$29,900

Land Bank’s Minimum Renovation Est: \$21,372.00

507 Lynch Ave. is a three-bedroom, one-bath house located in Elmwood. The property needs major renovations and is in the Home Ownership Choice program. The Land Bank received one qualified offer for the property. Mr. John Carter intends to renovate the property and reside there as his primary residence. He and his wife own another property on the same street as this property. If awarded the property they will look to move into the property at 507 Lynch and rent out their current property. Mr. Carter is an Onondaga County employee. He will receive the public employee discount for the purchase of the property. Mr. Carter is a licensed electrician and has several years’ experience in construction. Anything outside his experience will be done by other licensed contractors.

Based on the Land Bank’s disposition policies, staff recommend sale to John Carter subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a residency enforcement mortgage requiring she occupy the home as his primary residence for five years.

507 Lynch Ave. Purchase Offer	
Applicant	John Carter
Offer	\$14,950 (Public Employee Discount = \$29,900)
Plan	Renovate to Owner-Occupy

3) 318 Merriman Ave. – Vacant Single-Family Property

Date Acquired: 12/18/2015

Listed: 03/02/2018

Current List Price: \$3,500

Days on Market: 325 days

Original List Price: \$5,000

Land Bank’s Minimum Renovation Est: \$37,668.00

318 Merriman Ave. is a four-bedroom, one-bath house located on the Westside. This property needs major renovations. The Land Bank has received one qualified offer for this property. Stephan Pollard DBA 5417 Corp. intends on renovating the property to re-sell. Mr. Pollard is a contractor/investor from Rochester, NY. He is currently managing a rehab project for a business partner that recently bought a Land Bank property. Mr. Pollard has the experience to do the majority of the work himself. However, he understands that he must use licensed City of Syracuse contractors to complete all major electrical, mechanical, and plumbing work.

Based on the Land Bank’s disposition policies, staff recommend sale to Stephan Pollard DBA 5417 Corp. subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

318 Merriman Ave. Purchase Offer	
Applicant	Stephan Pollard DBA 5417 Corp.
Offer	\$3,500
Plan	Renovate to Re-Sell

4) 164-166 Mildred Ave. – Vacant Two-Family Property

Date Acquired: 10/30/2018 Listed: 12/14/2018
 Current List Price: \$3,500 Days on Market: 54 days
 Original List Price: \$3,500 Land Bank’s Minimum Renovation Est: \$99,170.00

164-166 Mildred Ave. is a four-bedroom, two-bath, two-unit property located in Eastwood. This property needs major renovations. The Land Bank received one qualified offer for this property. Mr. Avni Jahiu will purchase the property to re-sell. Mr. Avni Jahiu currently owns several properties in the area that he holds as rentals and he also frequently rehabs and flips properties.

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

164-166 Mildred Ave. Purchase Offer	
Applicant	Avni Jahiu
Offer	\$3,500
Plan	Renovate for Re-Sell

5) 172 Mountainview Ave. – Vacant Single-Family Property

Date Acquired: 08/30/2018 Listed: 09/19/2018
 Current List Price: \$49,900 Days on Market: 140 days
 Original List Price: \$59,900 Land Bank’s Minimum Renovation Est: \$10,703.00

172 Mountainview Ave. is a three-bedroom, one-bath raised ranch located in Salt Springs. This property needs minor renovations and is in the Home Ownership Choice program. The Land Bank has received one qualified offer to purchase. Ms. Debbie Ortiz-Martinez and Mr. Dewayne Hernandez would like to renovate to occupy as their primary residence.

Based on the Land Bank’s disposition policies, staff recommend sale to Ms. Debbie Ortiz-Martinez and Mr. Dewayne Hernandez subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a residency enforcement mortgage requiring he occupy the home as his primary residence for five years.

172 Mountainview Ave. Purchase Offer	
Applicant	Debbie Ortiz-Martinez and Dewayne Hernandez
Offer	\$44,910 (10% off for affordable housing discount)
Plan	Renovate to Owner-Occupy

6) 218 Paul Ave. – Vacant Single-Family Property

Date Acquired: 10/30/2018	Listed: 01/11/2019
Current List Price: \$24,900	Days on Market: 26 days
Original List Price: \$24,900	Land Bank’s Minimum Renovation Est: \$38,611.45

218 Paul Ave. is a three-bedroom, two-bathroom house located in Eastwood. The property will need major renovations and is in the Home Ownership Choice program. The Land Bank received one qualified offer for this property. Ms. Albulena Halimi will purchase the property to use as her primary residence. Ms. Halimi does not have any experience with doing any renovation work. However, the majority of the work will be done by a Anvi Jahiu, who is a contractor by trade.

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

218 Paul Ave. Purchase Offer	
Applicant	Albulena Halimi
Offer	\$24,900
Plan	Renovate to Owner-Occupy

7) 521 Dakin St. – Vacant Single-Family Property

Date Acquired: 10/30/2018	Listed: 11/09/2018
Current List Price: \$34,900	Days on Market: 89 days
Original List Price: \$34,900	Land Bank’s Minimum Renovation Est: \$20,275.00

521 Dakin St. is a Cape Code style home with three bedrooms and one bathroom. The property is located in Salt Springs and is in the Home Ownership Choice program. The Land Bank received one qualified offer for the property. Mr. Hector Rumaldo intends to purchase the property to use as his primary residence. This will be Mr. Rumaldo’s first property. A licensed contractor will complete all of the required renovations. Mr. Rumaldo has provided sufficient proof of funds to purchase and to have all renovations for the project completed.

Based on the Land Bank’s disposition policies, staff recommend sale to Hector Rumaldo subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a residency enforcement mortgage requiring he occupy the home as his primary residence for five years.

521 Dakin Ave. Purchase Offer	
Applicant	Hector Rumaldo
Offer	\$35,025
Plan	Renovate to Owner-Occupy

8) 172 Dorwin Ave. – Vacant Single-Family Property

Date Acquired: 10/30/2018	Listed: 11/09/2018
Current List Price: \$34,900	Days on Market: 89 days
Original List Price: \$34,900	Land Bank’s Minimum Renovation Est: \$20,857.00

172 Dorwin Ave is a three-bedroom, one-bath house located in South Valley. This property is in our Home Ownership Choice program and needs major renovations. The Land Bank received one qualified offer for this property. Elizabeth Nies and Danielle Limes-Nies will purchase the property together. Ms. Elizabeth Nies will occupy the property as her primary residence. Ms. Danielle Limes-Nies is her daughter and will be assisting through the process of purchasing the property and supervising the renovations. All required renovations will be done by a licensed contractor. Proof of funds submitted is sufficient to purchase and to complete the required renovation project.

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

172 Dorwin Ave. Purchase Offer	
Applicant	Elizabeth Nies and Danielle Limes-Nies
Offer	\$34,900
Plan	Renovate to Owner-Occupy

9) 103 Gaynor Ave. – Vacant Single-Family Property

Date Acquired: 11/20/2018	Listed: 12/14/2018
Current List Price: \$34,900	Days on Market: 54 days
Original List Price: \$34,900	Land Bank’s Minimum Renovation Est: \$13,042.00

103 Gaynor is a three-bedroom, two-bath house located in Lyncourt. This property needs minor renovations and is in our Home Ownership Choice program. The Land Bank received two qualified offers to purchase. KM Holdings, LLC is an investor seeking to purchase the property to renovate and re-sell to an owner-occupant. Randall Leppard intends to renovate the property as his primary residence. Mr. Leppard currently lives in Virginia is planning to relocate to Syracuse. Mr. Leppard has experience in construction and will do some work himself. However, a licensed contractor will do the major work.

Based on the Land Bank’s disposition policies, staff recommend sale to Randall Leppard subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a residency enforcement mortgage requiring he occupy the home as his primary residence for five years.

103 Gaynor Ave. Purchase Offer		
Applicant	Randall Leppard	KM Holdings, LLC
Offer	\$45,000	\$44,900
Plan	Renovate to Owner-Occupy	Renovate to Sell to Owner-Occupant

10) ½ of 223 W. Matson Ave. – Nonbuildable Vacant Lot

The Land Bank demolished a home here and planned to merge ½ of this lot with 219 Matson, a single-family home that we had on the market and sell the other ½ to a neighboring owner-occupant. We later sold 219 Matson to an owner-occupant thinking that the resub had been completed and that we were selling her 219 and ½ of 223, but I didn’t realize the buyer on the other side was dragging his feet to sign the resub application and it had never gone through. He has now signed and we’re ready to submit the application to the zoning office, but we need authorization to sell the other ½ of 223 Matson to Ms. Alisa Jamison, who purchased 219

Matson Street from us. We are proposing sale for \$1 since the price for 219 was meant to include this property, as well.

½ of 223 Matson Ave. Purchase Offer	
Applicant	Alisa Jamison
Offer	\$1

11) 508 Marquette Street – Buildable Vacant Lot

Date Acquired: 10/20/2015

Dimensions: 40' x 136'

This not-for-profit plans to build a tiny duplex on this site. They have done some outreach to the neighbors, who were receptive to the idea. A Tiny Home for Good has built 11 “tiny homes” providing affordable housing for formerly homeless men. Their properties do pay taxes.

Based on the Land Bank’s disposition policies, staff recommends sale to A Tiny Home for Good, Inc. contingent upon them first obtaining the necessary permits to proceed with their construction plans. This is in a Lakefront zoning district so we want to be sure they aren’t going to run into permitting problems after taking title.

508 Marquette Street Purchase Offer	
Applicant	A Tiny Home for Good, Inc.
Offer	\$1

12) 943-45 Highland Street – Buildable Vacant Lot

Date Acquired: 12/4/13

Dimensions: 71' x 59.5'

They plan to build a tiny tri-plex on this site. The applicant reports that they did door-to-door outreach and that neighbors were glad to hear that something would be built here as it would likely reduce pedestrian cut-through traffic across the lot.

Based on the Land Bank’s disposition policies, staff recommends sale to A Tiny Home for Good, Inc. contingent upon them first obtaining the necessary permits to proceed with their construction plans.

943-45 Highland Street Purchase Offer	
Applicant	A Tiny Home for Good, Inc.
Offer	\$1

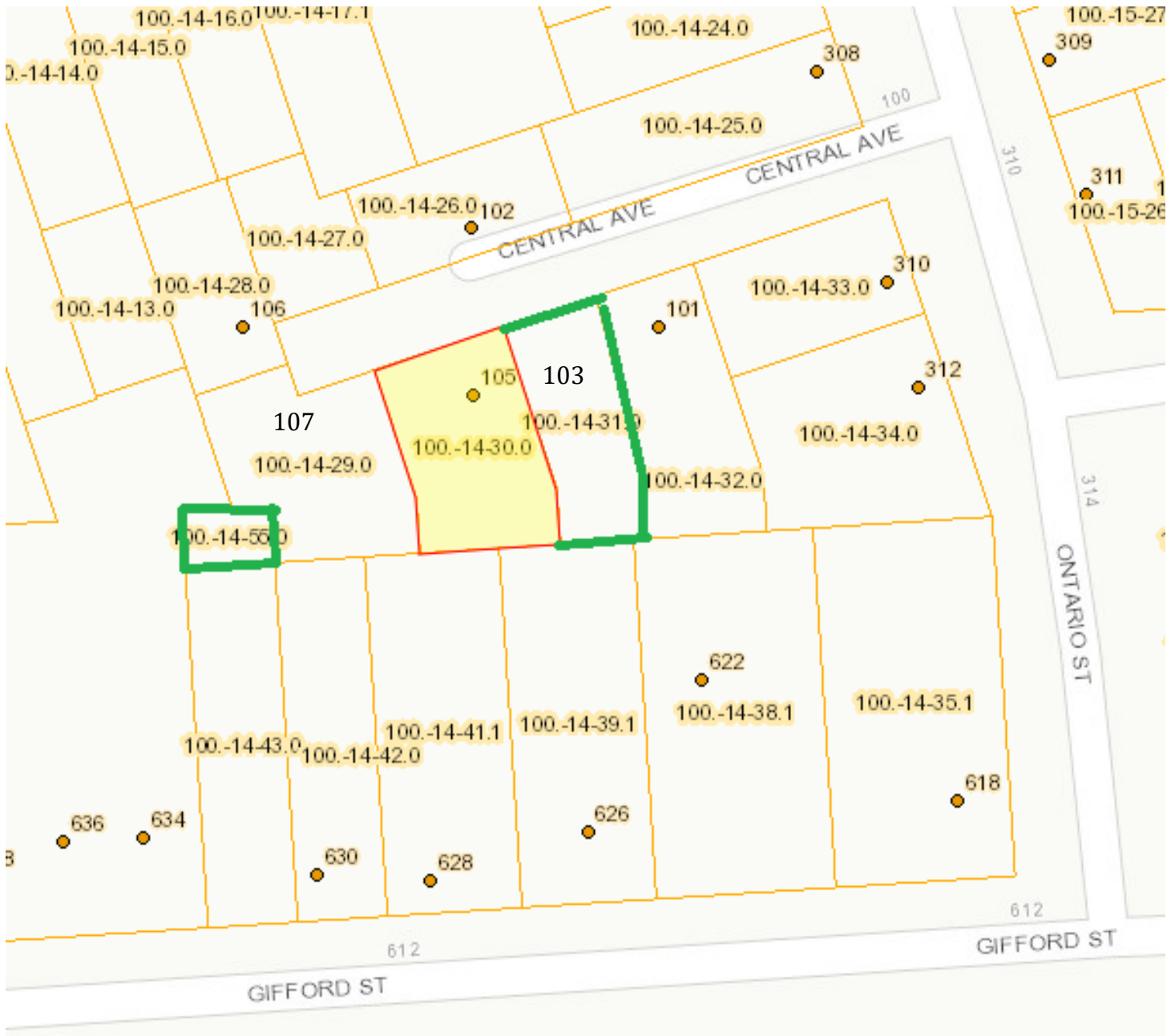
13) 103 Central & 632 Gifford Street Rear – both nonbuildable lots

632 Gifford St Rear acquired 8/26/14; 103 Central acquired 4/23/14

The Land Bank demolished 103 Central in August 2017 using CRI grant funds (mortgage settlement funds). Mr. Suressi owns and lives at 105 Central and already owns a side-lot at 107 Central. He wishes to purchase these two additional lots that are adjacent to his existing properties. Neither parcel is buildable on its own

and we don't anticipate much demand for new construction on this dead-end block. Based on the Land Bank's disposition policies we recommend sale to Mr. Suressi contingent upon him merging all four parcels into one.

103 Central and 632 Gifford Street Rear Purchase Offer	
Applicant	Kenny J. Suressi
Offer	\$151



14) 112 Williams Street – Nonbuildable Vacant Lot

Date Acquired: 1/24/19

Dimensions: 34' x 75'

Linda M. Phinney owns and occupies a single-family home at 114 Williams Street. Mr. Hoose owns a bar located at 108 Williams (also known as 106 Williams St) and a vacant lot at 110 Williams that abuts our vacant lot at 112 Williams. They would like to split the lot.

Mr. Williams' bar at 108/106 was foreclosed upon for tax-delinquency in late 2014 and the Land Bank sold it back to him in March 2015. The board determined that there was reason to sell the property back to him, effectively reversing the foreclosure and he is now tax-current. Our disposition policy states that anyone who has been foreclosed upon is considered disqualified, but considering that the board saw fit to undo the foreclosure and he is now tax-current there may be reason to deviate from that policy in this case.

I recommend this lot be split between the two neighboring property owners contingent upon them merging with their adjacent properties.

112 Williams Street Purchase Offer		
Applicant	Linda M. Phinney	Randall Hoose
Offer	\$151	\$976