

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 March 19, 2019 at 8:30 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  
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 El Java Abdul Qadir, to wit:

Resolution No.: 6 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>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

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

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on March 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 16<sup>th</sup> day of April, 2019.

  
Julie Cerio, Secretary



## March 19, 2019 Sales Summary

### 1) 813 Park St. – Vacant Two-Family Property

Date Acquired: 06/29/2017      Listed: 01/18/2019  
 Current List Price: \$14,900      Days on Market: 46 days  
 Original List Price: \$14,900      Land Bank's Minimum Renovation Est: \$43,640.00

813 Park Street is a two-family property located on the Northside. Each apartment unit has two bedrooms and one bathroom. This property needs major renovations and the Land Bank has received two qualified offers to purchase this property. Mr. Kiet Pham intends to operate it as a rental property. Mr. Pham has purchased four other two-family properties from the Land Bank and all of the enforcement liens have been successfully discharged. Mr. Pham does good work and has the necessary funds to complete the project.

The other offer is from Mr. Joseph Campbell, an out-of-state investor looking to begin to invest into rental properties here in Syracuse. Mr. Campbell would hire a licensed property management company to manage the property in his absence. Licensed contractors will do all work and he has the necessary funding to completed the project based on the information provided for funding.

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

813 Park St. Purchase Offer		
Applicant	Kiet Pham	Joseph Campbell
Offer	\$15,400	\$15,000
Plan	Renovate for Rental	Renovate for Rental

### 2) 307 Onondaga Ave. – Vacant Two-Family Property

Date Acquired: 07/31/2018      Listed: 10/25/2018  
 Current List Price: \$9,900      Days on Market: 132 days  
 Original List Price: \$9,900      Land Bank's Minimum Renovation Est: \$59,096.00

307 Onondaga Ave, is a two-family property located on the Southside. Each apartment unit has two bedrooms and one bathroom. This property needs major renovations and the Land Bank has received one qualified offer to purchase this property. Mr. Kismet Thomkins plans to purchase the property to use as his primary residence and rent out the second unit. Mr. Thomkins and his family members will do some of the renovations to the property and will hire licensed contractors to do all major electrical, mechanical and plumbing work that may be required. Home HeadQuarters, who is providing the mortgage funding for the project, also requires use of licensed contractors.

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

307 Onondaga Ave. Purchase Offer	
Applicant	Kismet Thomkins
Offer	\$9,900
Plan	Renovate to Occupy as Primary Residence

### 3) 209 Kenmore Ave. – Vacant Single-Family Property

Date Acquired: 10/03/2016	Listed: 12/14/2016
Current List Price: \$5,000	Days on Market: 214 days
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$33,152.00

209 Kenmore Ave. is a three-bedroom, one-bathroom property located in Brighton. This property needs major renovations and the Land Bank has received one qualified offer to purchase this property. ROMLYD Properties, LLC would like to purchase this property to renovate for rental. ROMLYD Properties, LLC has purchased one other property from the Land Bank previous and has successfully completed the renovation requirements set forth by the Land Bank. ROMLYD Properties, LLC owns and operates a large portfolio of properties through the City of Syracuse.

Based on the Land Bank's disposition policies, staff recommend sale to ROMLYD Properties, LLC subject to an enforcement mortgage to be discharged.

209 Kenmore Ave. Purchase Offer	
Applicant	ROMLYD Properties, LLC
Offer	\$5,000
Plan	Renovate for Rental

### 4) 429 Kirsch Dr. – Vacant Single-Family Property

Date Acquired: 02/27/2018	Listed: 10/19/2018
Current List Price: \$19,900	Days on Market: 138 days
Original List Price: \$19,000	Land Bank's Minimum Renovation Est: \$40,802.00

429 Kirsch Dr. is a three-bedroom, one-bath, single-family property located in Salina and listed in our Home Ownership Choice program. This property needs major renovations and the Land Bank has received one qualified offer to purchase this property. Mr. Saban Zahirovic, who would like to purchase this property to renovate and re-sell to an owner occupant. He has experience in doing most of the renovations himself. He owns his own construction company, CNY Build Construction. However, because of the large-scale renovations needed for all the proposed property, he will hire licensed contractors to do all the work that he cannot complete.

Based on the Land Bank's disposition policies, staff recommend sale to Mr. Saban Zahirovic subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the property is re-sold to an owner occupant.

429 Kirsch Dr. Purchase Offer	
Applicant	Saban Zahirovic
Offer	\$21,000
Plan	Renovate to Re-Sell to an Owner-Occupant



**6) 204 Davis St. – Vacant Single-Family Property**

Date Acquired: 07/31/2018	Listed: 10/19/2018
Current List Price: \$9,900	Days on Market: 138 days
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$10,200.00

**210 Davis St. – Vacant Two-Family Property**

Date Acquired: 3/31/16	Listed: 4/5/18
Current List Price: \$3,500	Days on Market: 322 days
Original List Price: \$7,500	Land Bank's Minimum Renovation Est: \$34,828

204 Davis St. is a three-bedroom, one-bathroom shotgun-style home located in the Westside. The property needs minor renovations and was in the Home Ownership Choice program for more than a year before removing it. The Land Bank received two offers to purchase this property. Smarr Enterprises, LLC is a single-member LLC owned by Danielle Smarr. She would like to purchase 204 Davis Street to renovate and use as her primary residence and purchase 210 Davis as an investment property. Her offer is contingent upon getting both properties for \$9,500.

210 Davis is an illegal three-family that must be converted back to a two-unit to meet fire code and comply with the zoning ordinance. It also now includes the lot formerly known as 212 Davis.

Mr. Ronald Job plans to renovate to use as a rental property. CME Construction and Property Management will be doing the renovation work needed as well as managing the rent collection and maintenance issues for the property.

Based on the Land Bank's disposition policies, staff recommend sale of 210 and 204 Davis Street to Smarr Enterprises, LLC subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

204 Davis St. Purchase Offers		
Applicant	Smarr Enterprises, LLC	Ronald Job
Offer	\$9,500	\$12,000
Plan	Renovate for Rental (plans to live in 204)	Renovate for Rental

**7) 305 Marguerite Ave. – Vacant Single-Family Property**

Date Acquired: 11/25/15	Listed: 6/26/17
Current List Price: \$3,500	Days on Market: 627 days
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$39,311

305 Marguerite Ave. is a three-bedroom, one-bathroom home located in the Elmwood. This property is in our Home Ownership Choice program. Stephen Oduro has purchased multiple homes from the Land Bank and done good quality renovations. He wishes to buy this home to be his primary residence.

Based on the Land Bank's disposition policies, staff recommend sale to Stephen Oduro 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.

305 Marguerite Ave. Purchase Offer	
Applicant	Stephen Oduro
Offer	\$3,500
Plan	Renovate for Owner-Occupancy

**8) 120 E. Lafayette Ave. – Vacant Single-Family Property**

Date Acquired: 8/4/16                      Listed: 5/3/17  
 Current List Price: \$5,000              Days on Market: 682 days  
 Original List Price: \$9,900              Land Bank's Minimum Renovation Est: \$39,311

120 E. Lafayette Ave. is a vacant, single-family home in the Brighton neighborhood. It has been on the market for over 18 months. Ms. Love plans to renovate the home and use it as her primary residence. She has licensed contractors lined up to complete the work.

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

120 E. Lafayette Ave. Purchase Offer	
Applicant	Lucreaty Love
Offer	\$5,000
Plan	Renovate for Owner-Occupancy

**9) 215 Hartson St. – Vacant Single-Family Property**

Date Acquired: 7/31/18                      Listed: 10/9/18  
 Current List Price: \$24,900              Days on Market: 157 days  
 Original List Price: \$24,900              Land Bank's Minimum Renovation Est: \$17,046

215 Hartson is a vacant single-family house located in the Skunk City neighborhood in need of minimal renovations. Sandor purchased 328 Rowland from the Land Bank and did an excellent job renovating it. He operates that as a rental. He intends to buy this house for his daughter to owner-occupy.

Based on the Land Bank's disposition policies, staff recommend sale to Marlena and Sandor Magyar 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.

215 Hartson St. Purchase Offer	
Applicant	Marlena and Sandor Magyar
Offer	\$24,900
Plan	Renovate for Owner-Occupancy

**10) 122 Erickson St. – Vacant Single-Family Property**

Date Acquired: 12/19/2018              Listed: 02/14/2019  
 Current List Price: \$29,900              Days on Market: 20 days  
 Original List Price: \$29,900              Land Bank's Minimum Renovation Est: \$35,663.00



“Schedule A”

122 Erickson St. Is a three-bedroom, one-bath property located in Eastwood. The property is in the Home Ownership Choice program and needs major renovations. The Land Bank received three qualified offers to purchase.

George Lostumbo plans to purchase the property to renovate and re-sell to an owner-occupant. Mr. Lostumbo is a qualified contractor with several years of experience in construction and building new construction. Mr. Lostumbo has the necessary funding to complete the renovation requirements.

Sokunthideth Chea would renovate and live there. They own rental properties in Utica and a business on Burnet Ave and she wants to move closer to manage the business. They have experience with renovations from their rental properties.

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

122 Erickson St. Purchase Offers		
Applicant	George Lostumbo	Sokunthideth Chea
Offer	\$33,300	\$30,000
Plan	Renovate to Re-Sell to an Owner-Occupant	Renovate to owner-occupy

**11) 219-221 Tennyson Ave. – Vacant Two-Family Property**

Date Acquired: 06/28/2018

Listed: 02/01/2019

Current List Price: \$29,900

Days on Market: 33 days

Original List Price: \$29,900

Land Bank’s Minimum Renovation Est: \$42,435.00

219-221 Tennyson Ave. is a two-family residence with a first-floor, two-bedroom, one-bath unit and a second-floor, one-bedroom, one-bathroom unit located in Tipp Hill. The property needs major renovations. The Land Bank received multiple offers for this property.

Keegan Mulholland intends to renovate and use the property as his primary residence and use the other unit 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.

Laura Case intends to renovate the property as her primary residence and rent out the other unit. She intends to exceed our scope of work by adding better quality finishes to both units since she will be living on site in hopes of getting a higher rate of monthly rental income. Ms. Case is originally from Syracuse, but currently lives in California. Her and her family will be relocating her from California as soon as they can find suitable housing to purchase. Based on the proof of funds provided, Ms. Case has the necessary funds to complete the project.

Peter Coleman would renovate and operate as a rental property. Mr. Coleman owns several properties in the area including Coleman’s Restaurant and Bar across the street from the property at 219-21 Tennyson Ave. Based on the proof of funds provided by Mr. Coleman, he does have the necessary funds to complete the

project and he lives in close proximity to the property so that it would be easy for him to manage the renovations and rental.

CNY Havens, LLC intends to renovate and use the property as a primary residence and to use the other unit as a rental. CNY Havens, LLC owns multiple properties in Syracuse, NY. Miriam Perez is the sole member of CNY Havens, LLC and she will be hiring the general contractor that does all of the work for her other properties. This would be their first Land Bank purchase. However, Ms. Perez (CNY Havens, LLC) has the experience and necessary funding to complete the project.

Based on the Land Bank's disposition policies, staff recommend sale to Laura Case 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.

219-21 Tennyson Ave. Purchase Offer				
Applicant	Keegan Mulholland	Laura Case	Peter Coleman	CNY Havens, LLC
Offer	\$40,100	\$41,000	\$35,000	\$35,000
Plan	Owner-Occupy	Owner-Occupy	Rental	Owner-Occupy

**12) 316 Putnam Street – Nonbuildable Vacant Lot**

Date Acquired: 7/31/18

Dimensions: 33' x 132'

The other neighboring property owner is tax-delinquent. Ms. Simmons wishes to acquire this property to expand her yard. She lives next door at 318 Putnam. Based on the Land Bank's disposition policies, staff recommends sale to Angelique Simmons.

316 Putnam Street Purchase Offer	
Applicant	Angelique Simmons
Offer	\$151

**13) 612 Avery Ave – Currently commercial (nonconforming) will be nonbuildable vacant residential lot**

Date Acquired: 7/31/18

Dimensions: 22' by 34'

A significant portion of this building is encroaching into the right of way (without an approved encroachment), it is an illegal nonconforming commercial building, and furthermore it shares a water service with the single-family house next door (does not have its own water line/meter). We believe that it therefore needs to be demolished. The adjacent owner occupant wants to buy after the demo and has submitted a purchase offer contingent upon the Land Bank first demolishing the house. Based on the Land Bank's disposition policies, staff recommends sale to Devin White contingent upon her resubdividing and combining this lot with his adjacent property and contingent upon the Land Bank completing the demo.

612 Avery Ave. Purchase Offer	
Applicant	Devin White
Offer	\$151

**14) 322 Greenway Ave. – Nonbuildable Vacant lot**

Date Acquired: 7/31/18

Dimensions: 33' by 113'

Advertised to both neighbors and only one is interested. His adjacent property is not in the same zoning district so merging the two properties will not be allowed. Based on the Land Bank's disposition policies, staff recommend sale to Derick Rowe.

322 Greenway Ave. Purchase Offer	
Applicant	Derick Rowe
Offer	\$151

**15) 4877 Salina St S Rear – Landlocked vacant lot**

Date Acquired: 1/24/19

Dimensions: 126' by 503'

We requested the City of Syracuse foreclose upon this landlocked parcel because an adjacent neighbor, Our Lady of Hope Parish, expressed an interest in acquiring it. Based on the Land Bank's disposition policies, staff recommend sale to Our Lady of Hope Parish contingent upon them merging the property with their adjacent parcel.

4877 S. Salina Street Rear Purchase Offer	
Applicant	Our Lady of Hope Parish
Offer	\$151

