

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session in the third floor conference room at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on May 21, 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  
Julie Cerio, Secretary  
El-Java Abdul-Qadir  
Patrick Hogan

**EXCUSED:**

Michael LaFlair, Treasurer

**FOLLOWING PERSONS WERE ALSO PRESENT:**

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Julie Cerio, seconded by Patrick Hogan, to wit:

Resolution No.: 14 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>
Patrick Hogan	VOTING	<u>Yes</u>
Mike LaFlair	VOTING	<u>Excused</u>
Julie Cerio	VOTING	<u>Yes</u>
El-Java Abdul-Qadir	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

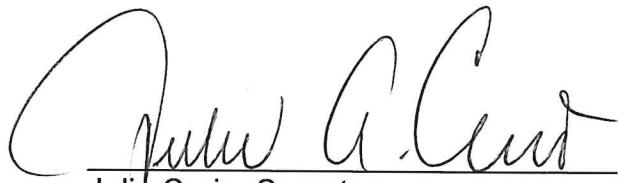
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

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 May 21, 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 July, 2019.

  
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Julie Cerio, Secretary



## May 21, 2019 Sales Summary

### 1) 114 Conan St – Vacant Single-Family Property

Date Acquired: 10/30/2018      Listed 04/10/2019  
Current List Price: \$9,900      Days on Market: 27 days  
Original List Price: \$9,900      Land Bank's Minimum Renovation Est: \$48,105.00

114 Conan St. is a five-bedroom, two-bathroom, single-family property located in Brighton. This property is listed in our Home Ownership Choice program and requires major renovations.

Mary & Alphius Calderon are relocating from Brooklyn, NY. Their plan is to renovate the property and occupy it as their primary residence. Mr. Calderon has some experience with property renovations and construction work. He is planning to do much of the work himself and anything outside of his abilities will be done by a licensed contractor.

Based on the Land Bank's disposition policies, staff recommend sale to Mary & Alphius Calderon subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring it remain owner-occupied for five years.

114 Conan St. Purchase Offer	
Applicant	Mary & Alphius Calderon
Offer	\$9,900
Plan	Renovate to Owner-Occupy

### 2) 1222-24 Hawley Ave. – Vacant Two-Family Property

Date Acquired: 10/30/2018      Listed 02/28/2019  
Current List Price: \$9,900      Days on Market: 68 days  
Original List Price: \$9,900      Land Bank's Minimum Renovation Est: \$109,801

1222-24 Hawley Ave. is a four-bedroom, two-bathroom, two-family property located in Lincoln Hill. This property needs major renovations.

Coral Real Estate, LLC has plans to renovate and operate as a rental property. Coral Real Estate, LLC has purchased several properties in the Lincoln Hill area as well as properties from the Land Bank in the past. The work they have completed has been of a very high quality. Although the property at 1222-24 Hawley Ave. currently has two bedrooms and one bathroom on each floor, Coral Real Estate, LLC plans to go beyond the Land Bank's minimum scope of work to add an additional bedroom and bathroom to each unit. Licensed contractors will do all the work and the applicant has submitted floor plans outlining the additional work that they will perform beyond our published spec.

"Schedule A"

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

1222-24 Hawley Ave. Purchase Offer	
Applicant	<b>Coral Real Estate, LLC</b>
Offer	<b>\$9,900</b>
Plan	<b>Renovate for Rental</b>

**3) 712 Court St. – Vacant Two-Family Property**

Date Acquired: 04/11/2019	Listed: 04/30/2019
Current List Price: \$9,900	Days on Market: 7 days
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$60,282

712 Court St. is a two-family property in Washington Square and the property needs major renovations. Each unit has one bedroom and one bathroom.

Midzy & Max Lysius submitted an offer to purchase to utilize this property as a rental. Mr. & Mrs. Lysius own several properties in the City of Syracuse and they have licensed contractors in their family that will assist with the renovation work that is needed.

Ed Morris has submitted an offer to purchase this property to operate as a rental, but plans to convert it into a single-family home with three or four bedrooms and two bathrooms. Ed Morris is a contractor that has purchased several properties from the Land Bank and the quality of work he has completed on his prior purchases exceeds our minimum scope of work.

Based on the Land Bank's disposition policies, staff recommend sale to Ed Morris subject to an enforcement mortgage to be discharged once the renovations are complete.

712 Court St. Purchase Offers		
Applicant	Midzy & Max Lysius	<b>Ed Morris</b>
Offer	\$12,000	<b>\$12,500</b>
Plan	Renovate for Rental	<b>Renovate for Rental (convert to single-family)</b>

**4) 1025 Danforth St. – Vacant Two-Family Property**

Date Acquired: 12/19/2018	Listed: 03/28/2019
Current List Price: \$9,900	Days on Market: 41 days
Original List Price: \$9,000	Land Bank's Minimum Renovation Est: \$73,641

1025 Danforth St. is a six-bedroom, two-bathroom, two-family property located in Washington Square neighborhood and it needs major renovations.

Abideen Adebola has submitted an offer to purchase this property to use as his primary residence. Mr. Adebola is an accountant that does a lot of his work in the Washington Square/Northside area. He has experience renovating properties. He owns a property in E. Syracuse, NY and a property in Baltimore, MD that he renovated himself. Mr. Adebola plans to renovate this entire property for him and his son. His renovation

“Schedule A”

plans are to do more high-end finishes than what the land bank required on the renovation specs. He would occupy the downstairs unit and his young-adult son would live in the upstairs unit. Because of the extensive scope of renovations needed, Mr. Adebola will hire contractors to most of the work.

Mr. Dung Kha has submitted an offer to purchase this property to use as his primary residence. Mr. Kha would occupy one unit and rent out the other unit. Mr. Kha owns and maintains several properties on the Northside. He recently purchased a Land Bank property at 1025 Park St. The work performed was satisfactory and was discharged.

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

1025 Danforth St. Purchase Offers		
Applicant	Abideen Adebola	Dung Kha
Offer	\$15,500	\$17,100
Plan	Renovate to Owner-Occupy (exceeds LB scope of work)	Renovate to Owner-Occupy

**5) 314 Burnet Ave. – Vacant Residential Property (currently configured as four residential units; located in an industrial zoning district)**

Date Acquired: 11/29/18	Listed 04/24/19
Current List Price: \$12,900	Days on Market: 16 days
Original List Price: \$12,900	Land Bank’s Minimum Renovation Est: \$140,000.00

314 Burnet Ave. is currently configured as four one-bedroom units. This property is located in Hawley-Green and needs major renovations.

Coral Real Estate, LLC has submitted an offer to purchase this property to renovate as a rental property, keeping it configured as four units. Coral Real estate, LLC has purchased several properties in the Lincoln Hill area as well as properties from the Land Bank in the past. The work done to the properties has been exceptional.

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

314 Burnet Ave. Purchase Offer	
Applicant	Coral Real Estate, LLC
Offer	\$15,100
Plan	Renovate for Rental

**6) 1123-25 Belden Ave. – Vacant Two-Family Property**

Date Acquired: 11/29/18	Listed: 03/28/19
Current List Price: \$7,900	Days on Market: 41 days
Original List Price: \$7,900	Land Bank’s Minimum Renovation Est: \$45,280.00



"Schedule A"

1123-25 W. Belden Ave. is a six-bedroom, two-bathroom, two-family property located in Park Ave. This property is in need of major renovations. Sinai Realty Holdings Corp. has submitted an offer to purchase this property with the intent of operating it as a rental property. Sinai Realty Holdings Corp. has purchased property from the Land Bank in the past and successfully discharged their enforcement mortgage.

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.

1123-25 W. Belden Ave. Ave. Purchase Offer	
Applicant	Sinai Realty Holdings Corp.
Offer	\$8,000
Plan	Renovate for Rental

**7) 313 Griffiths St. – Vacant Single-Family Property**

Date Acquired: 10/30/2018	Listed: 04/12/2019
Current List Price: \$13,900	Days on Market: 26 days
Original List Price: \$13,900	Land Bank's Minimum Renovation Est: \$22,605.00

313 Griffiths St. is located in the Northside neighborhood. This property has two very small bedrooms and one bathroom, which would make it difficult to market it in the Home Ownership Choice program. The property needs major renovations. Love Our Home, LLC intends to renovate and operate this property as a rental. Love Our Home, LLC has been in the business of construction and property renovations for more than 10 years and submitted a thorough plan for renovations and management. The business is located in the Northside neighborhood and is owner-managed. They will manage the property during and after the renovations.

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

313 Griffiths St. Purchase Offer	
Applicant	Love Our Home, LLC
Offer	\$13,900
Plan	Renovate for Rental

**8) 1205 Spring St. – Vacant Two-Family Property**

Date Acquired: 10/30/18	Listed: 04/24/2019
Current List Price: \$19,900	Days on Market: 7 days
Original List Price: \$19,900	Land Bank's Minimum Renovation Est: \$46,354.00

Each unit in this property contains three bedrooms and one bathroom. The home is in need of major renovations.

Jay Campbell has submitted an offer to purchase this property to use as a rental. Mr. Campbell has experience with renovating properties for rental as well as for resale. He would like to do most of the work himself but will hire licensed contractors for any tasks that require a license. He has family in the Syracuse area and plans



“Schedule A”

to retire here in a few years and is financing this project through Home Headquarters. He currently lives in MA, but has a reputable local property manager.

Converge Properties, LLC has also submitted an offer to purchase this property with the intent of operating it as a rental. Converge Properties, LLC has experience with renovating and revitalizing properties that they have purchased in the Hawley-Green area of the city. Based on the description of experience narrative, Converge Properties, LLC plans to exceed the Land Bank has required per the renovation specifications. Licensed contractors will be selected to do the entire renovation project.

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

1205 Spring St. Purchase Offers		
Applicant	Jay Campbell	Converge Properties, LLC
Offer	\$23,900	\$20,000
Plan	Renovate for Rental	Renovate for Rental

**9) 109 Fountain St. – Vacant Single-Family Property**

Date Acquired: 01/24/19

Listed 04/24/2019

Current List Price: \$9,900

Days on Market: 14 days

Original List Price: \$9,900

Land Bank’s Minimum Renovation Est: \$33,950.00

109 Fountain St. is a four-bedroom, two-bathroom home located in Lincoln Hill, which we are in the process of merging with 111 Fountain, a vacant lot next door. This property is in the Home Ownership Choice Program and needs major renovations.

Coral Real Estate, LLC has submitted an offer to purchase 109 Fountain St. Coral Real Estate plans to renovate this property to resell to an owner-occupant. Coral Real Estate, LLC has purchased several properties in the Lincoln Hill area as well as properties from the Land Bank in the past. They typically go beyond the general scope of work that is required by the Land Bank.

Wahed Abdelrahman has submitted an offer to purchase this property to use as his primary residence. His property management company Madina ATR, Inc. has more than 15 years’ experience renovating houses and doing property management. Madina ATR, Inc. will do most of the work that is required and all necessary permits will be pulled.

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

109 Fountain St. Purchase Offers		
Applicant	Coral Real Estate, LLC	Wahed Abdelrahman
Offer	\$15,000	\$9,900
Plan	Renovate to Re-sell to Owner-Occupant	Renovate to Owner-Occupy

"Schedule A"

**10) 324-26 Westmoreland Ave. – Vacant Two-Family Property**

Date Acquired: 06/28/2018

Listed 02/27/2019

Current List Price: \$5,000

Days on Market: 69 days

Original List Price: \$5,000

Land Bank's Minimum Renovation Est: \$82,992.00

324-26 Westmoreland Ave. is a six-bedroom, two-bathroom, two-family property located in Near Eastside and it needs major renovations.

Up Plex Living, LLC submitted an offer to purchase the property as a rental. Up Plex Living, LLC currently has several properties in Austin, TX where they provide affordable housing for low-income families. Their plan is to purchase several properties through the Land Bank to renovate and manage as rentals. Keller Williams will serve as the property management company and they will maintain the property and collect all rents.

Fawzia Alwahish's husband has experience renovating properties and she plans to owner-occupy the house with their children, renting out the second unit.

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

324-26 Westmoreland Ave. Purchase Offers		
Applicant	Up Plex Living, LLC	Fawzia Alwahish
Offer	\$6,000	\$6,500
Plan	Renovate for Rental	Renovate to Owner-Occupy

**11) 261 W. Ostrander Ave – Vacant Single-Family Property**

Date Acquired: 01/26/2017

Listed 02/10/2017

Current List Price: \$9,900

Days on Market: 817 days

Original List Price: \$5,000

Land Bank's Minimum Renovation Est: \$30,123.00

261 W. Ostrander Ave. is a four-bedroom, one-bathroom, single-family property located in Brighton. This property was listed in our Home Ownership Choice program for more than a year before being removed from the program and the property requires major renovations.

Randy & Stephanie Pilkay submitted an offer to purchase this property with the intent of occupying as their primary residence. The couple will be relocating to Syracuse from Nashville, TN so that Stephanie can work as an adjunct professor at Syracuse University. Randy is a contractor currently and would like to start up here in Syracuse doing house remodeling work and property management for rental properties that they plan to invest in. Randy plans to stay here periodically to overseeing the project before they both relocate here in August.

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

261 W. Ostrander Ave. Purchase Offer	
Applicant	Randy & Stephanie Pilkay
Offer	\$5,000
Plan	Renovate to Owner-Occupy

**12) 209 Barrett Street – Non-buildable Vacant Lot**

Date Acquired: 10/3/2016

Dimensions: Irregularly shaped – 60.96' x 50'

The Land Bank demolished a single-family house in March 2019 at 209 Barrett St. using CDBG funds. Bessie Baggett is the owner-occupant of 211 Barrett Street and wishes to acquire this property to expand her yard and to fence in the entire property. We reached out to the adjoining neighbor at 205 Barrett Street, David J Gardner and Karen Delano, but they did not respond. Based on the Land Bank's disposition policies, staff recommends sale to Bessie Baggett contingent upon her resubdividing and combining this lot with her adjacent property.



209 Barrett St. Purchase Offer	
Applicant	Bessie Baggett
Offer	\$151

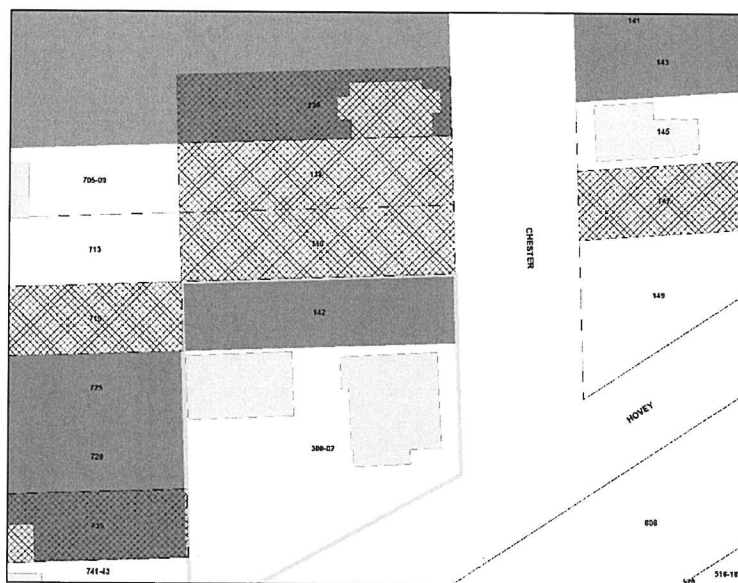
**13) 142 Chester Street – Non-buildable Vacant Lot**

Date Acquired: 8/4/14

Dimensions: 33' x 132'

Anthony W. Emery & Jacqueline M. Emery are investor-owners of the two-family property at 300-02 Hovey Street. They would like to clean up overgrown trees and beautify the property. There are two other tax-delinquent vacant lots to the north of the property and the Emery's are the only logical purchasers. Based on the Land Bank's disposition policies, staff recommends sale to Anthony & Jacqueline Emery contingent upon their resubdividing and merging this lot with their adjacent property.

"Schedule A"



"Schedule A"

104 E. Kennedy St. Purchase Offer	
Applicant	Jermaine Armfield
Offer	\$151

**15) 218 Merriman Ave – Buildable Vacant Lot**

Date Acquired: 1/29/2016

Dimensions: 50.17 x 132

Patricia Blackman (formerly known as Patricia B Washington) is an owner-occupant at 220 Merriman Ave. Her current property is just under 50' wide. The other adjoining property at 214 Merriman Ave is already 99' wide and so they were not offered this lot. If she merges this lot with hers, her property would then be approximately the same size as those on either side of her. Ms. Blackman wishes to acquire this property to expand her yard. Based on the Land Bank's disposition policies, staff recommends sale to Patricia Blackman contingent upon her resubdividing and combining this lot with her adjacent property.



218 Merriman Ave. Purchase Offer	
Applicant	Patricia Blackman
Offer	\$151

**16) 247 Ostrander Ave W – Non-buildable Vacant Lot**

Date Acquired: 06/30/2016

Dimensions: 35' x 116'

The Land Bank demolished a single-family house here in April 2019 using CRI funds. Robert C. Doughty, Jr. is the owner occupant of 251 W. Ostrander Ave and wishes to acquire this property to expand his yard and to fence in the entire property. The other adjacent property is tax-delinquent and not eligible to purchase the lot. Based on the Land Bank's disposition policies, staff recommends sale to Robert C. Doughty, Jr. contingent upon him resubdividing and combining this lot with his adjacent property.

"Schedule A"



247 W. Ostrander Ave. Purchase Offer	
Applicant	Robert C. Doughty, Jr.
Offer	\$151

**17) 752 Onondaga St W – Buildable Vacant Lot**

Date Acquired: 5/31/2018

Dimensions: 66' x 260'

The Land Bank proposes to split this buildable vacant lot between the adjoining property owners. The property lies in an RB Transitional zone. 33' of frontage will be sold to Hanie Eng, the owner occupant of 764 West Onondaga Street and 33' will be sold to Christopher Community, Inc., which owns the housing complex at 738-44 West Onondaga Street. Sales will be contingent upon each owner resubdividing and combining half of this lot with their adjacent properties.

"Schedule A"



752 W. Onondaga St. Purchase Offers		
Applicant	Hanie Eng	Christopher Community, Inc.
Offer	\$151	\$976