



---

To: Board of Directors; Greater Syracuse Property Development Corporation  
John Sidd  
From: Katelyn Wright  
Date: August 17, 2019  
Re: Board of Directors Meeting – August 20, 2019

---

The Greater Syracuse Property Development Corporation will hold a regular meeting of the Board of Directors on **Tuesday, August 20, 2018 at 8:00 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**  
July 16, 2019

- V. Executive Summary & Financial Statements**

- VI. New Business**

- A. Authorize the Sale of Multiple Properties
- B. Authorize the Sale of 116 Coykendall Ave
- C. Authorize the sale of 1109 and 1113 Carbon Street
- D. Authorize the sale of 302 W Pleasant
- E. Authorize Acquisition Certain Properties from the City of Syracuse
- F. Authorize the Land Bank to purchase 1617 South Salina Street
- G. Authorize the sale of 446 Wilkinson
- H. Authorize the Land Bank to enter into a 2019-20 funding agreement with the City of Syracuse
- I. Authorize the Land Bank to contract for multiple demolitions
- J. Authorize Land Bank to contract for window/door replacement at several homes using Community Foundation funding
- K. Authorize the Land Bank to contract for the demolition of 300 School and 507 2nd North, contingent upon receiving City funding to cover this expense
- L. Authorize the Land Bank to enter into a Settlement Agreement re: 203 Hawthorne
- M. Authorize the Land Bank to enter into a Settlement Agreement re: 406 Liberty
- N. Hire a part-time hourly Sales Specialist
- O. Renew ED employment contract

- VII. Discussion**

- A. Update on possible rehabs using NBD and Community Foundation Funds
- B. Possibility of moving office location to new Jubilee facility
- C. County budget request

- 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, August 20, 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@syracuselandbank.org](mailto:kwright@syracuselandbank.org)

**GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION  
CERTIFICATE REGARDING NO CONFLICT OF INTEREST**

**MEETING DATE: August 20, 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

\_\_\_\_\_  
Patrick Hogan

\_\_\_\_\_  
Julie Cerio

**STAFF:**

\_\_\_\_\_  
Katelyn E. Wright

\_\_\_\_\_  
Luke Avery-Dougherty

\_\_\_\_\_  
April Panek

\_\_\_\_\_  
David Rowe

\_\_\_\_\_  
Chamar Otis

\_\_\_\_\_  
Terri Luckett

\_\_\_\_\_  
Shavel Edwards



## Minutes

Greater Syracuse Property Development Corporation  
Regular Meeting of the Board of Directors  
8:00 AM Tuesday, July 16, 2019  
431 E. Fayette Street, 3<sup>rd</sup> Floor Conference Room  
Syracuse, NY 13202

---

**Board Members Present:** Vito Sciscioli, Michael LaFlair, Julie Cerio, El Java Abdul Qadir, Patrick Hogan  
**Others Present:** Katelyn Wright, John Sidd, Luke Avery-Dougherty, Terri Lockett, April Panek, Rich Puchalski, Craig Swiecki, Oceanna Fair, Elaine Wolf, Hilary Donohue, Michelle Sczpanski, Mary Cunningham

---

### I. Call to Order

Vito Sciscioli called the meeting to order at 8:00 AM.

### II. Roll Call

Mr. Sciscioli noted that all board members were present except for El Java Abdul Qadir.

### III. Proof of Notice

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

### IV. Minutes

Julie Cerio moved to approve the minutes from May 21. Patrick Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO APPROVE THE MINUTES FROM MAY 21, 2019.**

Julie Cerio moved to approve the minutes from June 18. Patrick Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO APPROVE THE MINUTES FROM JUNE 18, 2019.**

### V. Executive Summary & Financial Statements

Ms. Wright indicated that financial statements through the end of May were attached and asked if there were any questions.

### VI. New Business

#### A. Authorize the Sale of Multiple Properties

Ms. Wright summarized the offers received that are included in the attached resolution. She noted that there were very few offers this month, but that she thinks it is due to offers being due right before the July 4<sup>th</sup> holiday. Mike LaFlair moved to authorize the sale of multiple properties. Patrick Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

El Java Abdul Qadir arrived at 8:08 AM.

#### B. Authorize sale of 133 Wall Street to Devin John Edward Mothersell

Ms. Wright explained that the Mothersells have not been able to qualify for a traditional mortgage to pay the full market value of the house, but that if they take title they have sufficient income to pay taxes and insurance. They have been renting from the Land Bank for the past several months. Prior to foreclosure they thought they were about to become the owners, and were in a lease-purchase agreement with the former owner who allowed it to be foreclosed upon. She proposed the Land Bank sell for \$2,500 and attach a residency lien for the difference between the assessed

value and the sales price, equaling \$17,500, requiring that they owner occupy for five years in exchange for the discount. In addition, she explained that the house needs to be re-roofed. Mr. Mothersell's father is in construction and they have the means to complete this job. There will be a development enforcement mortgage requiring that it be done within a year. Mr. Abdul Qadir asked if they found these terms acceptable and Ms. Wright confirmed that they discussed it last week and they are okay with it.

Patrick Hogan moved to authorize the Land Bank to sell 133 Wall Street to Devin John Edward Mothersell per the terms described. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 133 WALL STREET TO DEVIN JOHN EDWARD MOTHERSELL.**

**C. Authorize the sale of 338 Whittier to Empire Housing**

Ms. Wright explained that Empire Housing is proposing to renovate this house using funds from the City and AHC and sell to a low-income homeowner. She noted that home prices have rapidly appreciated in the Tipp Hill neighborhood and it was a good way to preserve some affordable housing opportunities in the area. Mr. Sciscioli noted that Empire Housing has extensive experience managing these types of projects. Mr. Abdul Qadir asked if this was inconsistent with the Land Bank's normal policy and if a property like this would usually be listed for homebuyers to purchase. She noted that it wasn't that different from the way they set properties aside for Home Headquarters or Housing Visions and that this was being proposed under the Land Bank's Affordable Housing Development discount. Mr. Hogan noted that this house has been a vacant problem property for many years and that he'd be happy to see it owner occupied. Ms. Wright noted that she does want to see the exterior completed before winter because the neighborhood has been complaining about the condition of the property and the Land Bank has owned it for nearly a year. Ms. Cerio asked how they could enforce that requirement. Ms. Wright noted that they would require Empire to close within 60 days and include some performance benchmarks in the enforcement mortgage.

Patrick Hogan moved to authorize the Land Bank to sell 338 Whittier to Empire Housing and Development. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 338 WHITTIER AVE TO EMPIRE HOUSING AND DEVELOPMENT.**

**D. Authorize Acquisition of 2110 South Ave from the City of Syracuse**

Ms. Wright explained that the adjacent owner-occupant wishes to buy this to expand their side yard. Patrick Hogan moved to authorize the Land Bank to acquire 2110 South Ave. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE 2110 SOUTH AVE.**

**E. Authorize Land Bank to apply for credit card (switching to a new card servicer)**

Ms. Wright explained that M&T was switching to in-house servicing of their credit cards and that the Land Bank wanted to switch from their current servicer, but that the credit limit would stay the same. Julie Cerio moved to authorize the Land Bank to apply for and open new credit cards. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO OPEN NEW CREDIT CARDS.**

**F. Fill empty seats on committees and elect Vice-Chair**

Ms. Wright noted that this was Mr. Hogan's third meeting and that they'd never elected a vice-chair to replace Jim Corbett or filled any of the vacancies on the committees left after his departure. Julie Cerio nominated Pat Hogan to serve as vice-chair. Ms. Wright suggested they look at p. 42 of the packet for a list of committee vacancies. Pat Hogan volunteered to serve on the Audit and Personnel Committees. Julie Cerio volunteered to serve on the Finance Committee. Mike LaFlair volunteered to serve on the Governance Committee. Mike LaFlair moved to appoint these board members to the various committees volunteered for and to appoint Patrick Hogan the vice-chair. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION TO ELECT PATRICK HOGAN VICE-CHAIR AND FILL COMMITTEE VACANCIES AS STATED.**

#### **G. Hire Community Engagement Coordinator**

Ms. Wright noted that the Common Council has been asking the Land Bank to increase focus on community engagement and that this was also recommended by the Center for Community Progress in April, but that they haven't had enough staff capacity to give it the time it deserves. She explained that they posted a position and advertised several candidates last week and that they recommend the board authorize her to hire Shavel Edwards full-time at a salary of \$48,000/year. Pat Hogan asked if they could meet with her once she starts, mentioning that he has some ideas for our community engagement strategies. Julie Cerio asked if she could report to the board monthly on what progress she's making. Ms. Wright agreed that those both sounded like good ideas. Mike LaFlair moved to authorize the Land Bank to hire Shavel Edwards as a Community Engagement Coordinator. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO HIRE SHAVEL EDWARDS AS A COMMUNITY ENGAGEMENT COORDINATOR.**

#### **H. Renew eProperty Plus license agreement**

Ms. Wright noted that this was a slight price increase over last year, but explained all of the things this software is used for and how reliant they are on it. She noted that it is the only product on the market designed to serve land banks, but noted that they do keep an eye out for new systems to come on the market.

Julie Cerio moved to authorize the Land Bank to renew their license agreement with STR Grants, LLC for eProperty Plus. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO RENEW ITS EPROPERTY PLUS LICENSE AGREEMENT.**

#### **I. Procure new driveway at 304 W. Beard**

Ms. Wright explained that they are wrapping up the N4N funded renovations at this house and that they used AG funds to demolish the house next door at 302 and that they now need to install a driveway where 302 used to be. She noted that there were enough funds in the contingency line for this project to cover the expense, but since it wasn't part of the overall construction contract already approved by the board they needed board authorization to contract with the lowest bidder for the driveway installation. She noted that they'd only been able to get two quotes since this is a busy time of year for paving companies.

Julie Cerio moved to authorize the Land Bank to contract with the lowest bidder for the installation of a driveway at 304 W. Beard. Patrick Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH LOSTUMBO PAVING FOR THE INSTALLATION OF A DRIVEAWY AT 304 W. BEARD.**

### **VII. Discussion**

#### **A. Revisit Dwell Equity Offer from last month**

Ms. Wright explained that she'd miscalculated the cost of the driveway replacement at 923 Willis, which was a condition of Dwell's offer. She updated the board as to the accurate price. She also explained that an owner-occupant next to 105 Wilbur, Beth Losty, was upset that the Land Bank wasn't demolishing the house. She had been under the impression that the Land Bank would eventually demolish the house and she'd be able to buy the lot for \$151. Ms. Wright explained to her that a better offer had come up, allowing the Land Bank to avoid the cost of demo, but that if Ms. Losty wanted to submit a competing offer equal to the cost of demo, she might be able to convince Dwell to take a different property. Ms. Losty said that she might be willing to pay ½ of the cost of demolition if the City would allow her to expand her driveway. Ms. Wright explained to the board that given the configuration of her property the City would not likely grant permission to do that, that she'd asked Dwell to consider substituting a different property but that they'd declined, and that she was concerned that we have a possible offer for ½ the cost of demo on the table, versus an offer to rehab which would cost the Land Bank nothing. Mr. Hogan expressed that Ms. Losty had been an anchor in the neighborhood, taking great care of her home at a gateway into Tipp Hill, and if there was a way to convince Dwell to take a different property and to help Ms. Losty they should explore that. Ms. Wright noted that Dwell was eager to move forward and that they wouldn't be able to get on a Planning Commission agenda and get an answer on Ms. Losty's driveway proposal before the August board meeting, but that they could seek advice

from Zoning Staff on whether or not this proposal was likely to be approved. After some discussion the board advised Ms. Wright to seek answers from zoning before their August board meeting.

#### **B. Stickley House state grant application**

Ms. Wright explained that the Land Bank has agreed to hold the Stickley House until money is raised for Phase II, but that a grant application for a significant amount of Round II Funding can only be applied for by the building owner. Therefore the Land Bank must be the applicant and if the funds are awarded the Land Bank would have to receive and disburse the funds for the project. She noted that if the work was done while the Land Bank holds title, the Land Bank would likely incur an insurance premium, and that she would ensure that the Land Bank gets reimbursed for this expense. Julie Cerio asked whether there were any other options and after some discussion the board agreed that the Land Bank was probably the best suited to apply for the grant and carry out the project given the circumstances.

#### **C. Lead Funding from CNY Community Foundation**

Ms. Wright explained that the CNY Community Foundation had made a grant of approximately \$43,000 to the Land Bank in the fall with the intention that the Land Bank require buyers to pass a lead clearance inspection before their enforcement mortgage is discharged. Ms. Wright got permission from the Community Foundation to change the scope of work and use this money for window/door replacement.

She noted that the City of Syracuse and Community Foundation are also interested in jointly supporting the renovation of five two-family homes. The Community Foundation would fund window and siding replacement and NBD could provide up to \$50,000 of subsidy per unit. They are looking at two-families needing more renovation than the average investor could justify. Given the expected cost of renovations, this would leave the Land Bank holding a \$70-80,000 mortgage on each property. The idea would be to renovate and lease them up and then after a year of showing positive cash-flow, sell to a local investor who would assume the remainder of the affordability requirements for the defined affordability period. She explained that they would need to scope these renovations and put them out to bid in order to determine if the numbers work and she wanted to see the board has an appetite for paying an architect to scope these projects. After some discussion, the board agreed that it was worth incurring some architectural expense to determine if the plan is viable.

Julie Cerio and Michael LaFlair left at 8:39 A.M.

#### **D. Real Estate Transfer Tax Proposal**

Vito Sciscioli asked for an update on the real estate transfer tax proposal and Ms. Wright indicated that she didn't expect any movement until after the elections in November. Mr. Sciscioli emphasized that they should be laying the groundwork before then and should have legislation ready to go by the time the state legislature is back in session in January. Mr. Hogan indicated that he was continuing to lobby with county officials on this topic and all agreed that they should continue the conversation with County officials to make sure this remains at the forefront of everyone's agenda.

#### **E. New County LDC for Brownfield Properties**

Mr. Sciscioli asked about the new LDC that the County was creating to address brownfields and noted that it seemed to have the same mission as the Land Bank and stated that he would like to know how it will be funded. Mr. Hogan suggested they meet with the County attorney to make sure that he knows what services the Land Bank can provide. They agreed that they would set up a meeting to discuss this.

#### **VIII. Adjournment**

Patrick Hogan moved to adjourn the meeting. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED TO ADJOURN THE MEETING AT 8:50 AM.**



## Executive Summary August 20, 2019 Board of Directors Agenda

### I. Executive Summary & Financial Statements

Financial Statements from June 2019 are attached for your review.

### II. New Business

#### A. Authorize the Sale of Multiple Properties

See p. 19 of the packet for a summary of offers received.

#### B. Authorize the Sale of 116 Coykendall Ave

See p. 31 of the packet for an explanation of this noncompetitive sale being proposed under our tenant to homeowner program.

#### C. Authorize the sale of 1109 and 1113 Carbon Street

See p. 36 of the packet for an explanation of this noncompetitive sale of a demolition candidate (1109) and the side-lot next door (1113).

#### D. Authorize the sale of 302 W Pleasant

See p. 41 of the packet for an explanation of this noncompetitive sale being proposed under our tenant to homeowner program.

#### E. Authorize Acquisition Certain Properties from the City of Syracuse

These are vacant lots that haven't been included in a previous phase, which potential buyers have requested we acquire in order to sell to them. See p. 45

#### F. Authorize the Land Bank to purchase 1617 South Salina Street



The Land Bank already owns 1641 and 1631 S Salina Street and 104 E Kennedy. We will soon acquire 1621-23 via tax foreclosure and we are seeking to purchase all or part of 1617-18 S Salina, another vacant lot, from Syracuse Model Neighborhood Corporation. This would enable us to put the entire bundle out to bid to solicit proposals for new construction fronting on S. Salina with parking in the back and a driveway exiting onto E Kennedy Street thereby avoiding traffic entering and exiting this busy stretch of S Salina Street. This would create a one-acre developable site. It is zoned for multi-family development and several developers interested in the property have approached us. We submitted the attached purchase offer (see p. 46 of this packet) and the SMNC board voted on 8/13 to table the matter, asking for more information. I am trying to find out from their staff what additional information they want. We are currently seeking the board's authorization to purchase this lot from SMNC for assessed value: \$2,400.

**G. Authorize the sale of 446 Wilkinson**

We've had this property on the market since October 2018 with very little interest. The landlord next door is willing to pay for ½ of the demolition in order to acquire the lot and expand his property. The total cost of demolition is likely to be \$31,187.50 so the sales price would be \$15,593.75. See p. 52.

**H. Authorize the Land Bank to enter into a 2019-20 funding agreement with the City of Syracuse**

See attached proposed funding contract for the 2019-20 fiscal year. We are badly in need of these demolition funds and we can use the AG funding spent between 7/1/19 and 12/31/19 as our required match. See p. 53.

**I. Authorize the Land Bank to contract for multiple demolitions**

The Land Bank is under contract with Enterprise Community Partners to complete at least 56 demolitions (or more if possible) using \$1.4 million in Round 4 Community Revitalization Initiative grant funds in 2019. We are on track to meet that goal with 40 already under contract, 17 of which have been completed and billed and an estimated 6-12 complete, but just not yet billed. I am seeking exact information from our demolition contractors in advance of Tuesday's meeting on how many of these other 23 awarded have actually been completed. We were supposed to complete 20 in Q2, 20 in Q3, and 16 in Q4. We completed 17 in Q2 and my goal is to catch up by completing 23 in Q3.

We just bid out another batch of 11 homes, slated to be Q4 completions:

|                      |                   |                 |
|----------------------|-------------------|-----------------|
| 220-22 Palmer Ave    | 100 E Beard Ave   | 322 Webster Ave |
| 358-60 Hudson Street | 244 Hudson Street | 419 Pacific     |
| 207 Raynor Ave E     | 212 Midler Ave S  | 446 Wilkinson   |
| 1016 Milton Ave      | 239 McLennan Ave  |                 |

40 of 42 jobs we've awarded this year have been awarded to Crisafulli as the lowest bidder. It does not appear that they have the capacity to meet our completion deadlines and keep up with properly grading/seeding the lots afterward. Bids received on this batch of 11:

| Contractor                           | Price        |
|--------------------------------------|--------------|
| Bronze Contracting, LLC              | \$261,072.00 |
| Scanlon Trucking and Excavating, LLC | \$222,793.20 |
| Crisafulli Trucking, Inc.            | \$208,800.00 |

**J. Authorize Land Bank to contract for window/door replacement at several homes using Community Foundation funding**

We have been given permission by the Community Foundation to spend ~\$43,000 on window and door replacement in census tracts 23 and 54. We have been struggling to get contractors to bid this work, but I am expecting several quotes to be submitted on Monday and we will provide a summary of bids received in advance of the board meeting.

**K. Authorize the Land Bank to contract for the demolition of 300 School and 507 2<sup>nd</sup> North, contingent upon receiving City funding to cover this expense**

We are seeking authorization to contract with the lowest bidder for these two jobs, contingent upon NBD committing funding to cover the total cost of each demolition.

|            | 300 School | 507 2 <sup>nd</sup> North | Total    | All Demo costs (projected) |
|------------|------------|---------------------------|----------|----------------------------|
| Bronze     | \$16,300   | \$17,800                  | \$34,100 | \$48,203.30                |
| Crisafulli | \$13,800   | \$13,980                  | \$27,780 | \$36,169.14                |
| Scanlon    | \$15,470   | \$14,811                  | \$30,281 | \$38,952.75                |

**L. Authorize the Land Bank to enter into a Settlement Agreement re: 203 Hawthorne**

**M. Authorize the Land Bank to enter into a Settlement Agreement re: 406 Liberty**

Staff and counsel will brief the board on settlement of two recent subjects of litigation.

**N. Hire a part-time, hourly Sales Specialist**

Seeking the board's permission to hire Daniele Stazzone as a part-time, hourly sales specialist not to exceed 30 hours/week, but projected to average 20/week at a rate of \$24/hour.

**O. Renew ED employment contract**

**III. Discussion**

- A. Update on possible rehabs using NBD and Community Foundation Funds
- B. Possibility of moving office location to new Jubilee facility
- C. 2020 County budget request

**Greater Syracuse Property Development Corporation**  
**Balance Sheet**  
As of June 30, 2019

|                                          | Jun 30, 19          | Jun 30, 18          |
|------------------------------------------|---------------------|---------------------|
| <b>ASSETS</b>                            |                     |                     |
| <b>Current Assets</b>                    |                     |                     |
| Checking/Savings                         |                     |                     |
| 10000 · Checking                         | 3,846,747.27        | 4,181,793.52        |
| <b>Total Checking/Savings</b>            | 3,846,747.27        | 4,181,793.52        |
| Accounts Receivable                      |                     |                     |
| 11001 · Accounts Receivable              | 1,800.00            | 1,556.80            |
| <b>Total Accounts Receivable</b>         | 1,800.00            | 1,556.80            |
| <b>Other Current Assets</b>              |                     |                     |
| 12001 · Undeposited Funds                | 377.50              | 0.00                |
| 12100 · Contract Receivable              |                     |                     |
| 12101 · 2017 AG Demo Contract Rec.       | 0.00                | 600,000.00          |
| 12103 · N4N Contract Rec.                | 0.00                | 244,091.00          |
| 12106 · '19-'20 CRI Receivable           | 1,500,000.00        | 0.00                |
| 12107 · '19 CDBG Receivable              | 120,720.00          | 0.00                |
| <b>Total 12100 · Contract Receivable</b> | 1,620,720.00        | 844,091.00          |
| 12200 · Reimbursement Receivable         | 82,155.50           | 0.00                |
| 12300 · Forbearance Receivable           | 400.00              | 0.00                |
| 12500 · Prepaid Insurance                | 39,853.90           | 22,985.04           |
| 12900 · Prepaid Expense                  | 3,978.28            | 2,361.23            |
| <b>Total Other Current Assets</b>        | 1,747,485.18        | 869,437.27          |
| <b>Total Current Assets</b>              | 5,596,032.45        | 5,052,787.59        |
| <b>Fixed Assets</b>                      |                     |                     |
| 14000 · Computer                         | 13,399.86           | 13,399.86           |
| 15000 · Furniture and Equipment          | 6,381.08            | 6,381.08            |
| 16000 · Software and Website             | 13,050.00           | 13,050.00           |
| 17000 · Accumulated Depreciation         | -26,526.26          | -22,900.38          |
| <b>Total Fixed Assets</b>                | 6,304.68            | 9,930.56            |
| <b>Other Assets</b>                      |                     |                     |
| 18000 · Cost of Properties Held          | 1,038,076.38        | 697,754.58          |
| <b>Total Other Assets</b>                | 1,038,076.38        | 697,754.58          |
| <b>TOTAL ASSETS</b>                      | <b>6,640,413.51</b> | <b>5,760,472.73</b> |

**Greater Syracuse Property Development Corporation**  
**Balance Sheet**  
As of June 30, 2019

|                                            | Jun 30, 19          | Jun 30, 18          |
|--------------------------------------------|---------------------|---------------------|
| <b>LIABILITIES &amp; EQUITY</b>            |                     |                     |
| <b>Liabilities</b>                         |                     |                     |
| <b>Current Liabilities</b>                 |                     |                     |
| <b>Accounts Payable</b>                    |                     |                     |
| 20000 · Accounts Payable                   | 189,130.55          | 108,928.04          |
| <b>Total Accounts Payable</b>              | 189,130.55          | 108,928.04          |
| <b>Credit Cards</b>                        |                     |                     |
| 20001 · M&T Visa Community Card            | 5,957.72            | 519.19              |
| <b>Total Credit Cards</b>                  | 5,957.72            | 519.19              |
| <b>Other Current Liabilities</b>           |                     |                     |
| 20500 · Down Payment on Property Sale      | 87,439.45           | 28,170.38           |
| 21000 · 401(k) Payable                     | 1,196.35            | 1,512.78            |
| 22000 · Accrued Expenses                   | 11,954.28           | 36,460.53           |
| <b>Total Other Current Liabilities</b>     | 100,590.08          | 66,143.69           |
| <b>Total Current Liabilities</b>           | 295,678.35          | 175,590.92          |
| <b>Long Term Liabilities</b>               |                     |                     |
| 28000 · Deferred Grant Inflow              |                     |                     |
| 28003 · County Loan Guarantee '14          | 150,000.00          | 150,000.00          |
| 28004 · County Deconstruction '14          | 16,310.17           | 16,910.17           |
| 28006 · County Bank Purchase               | 139,663.91          | 139,663.91          |
| 28011 · AG Demo '17                        | 0.00                | 26,872.51           |
| 28012 · County 2017                        | 9,545.40            | 126,072.70          |
| 28013 · Neighbors for Neighbors '17-'18    | 194,373.39          | 318,553.50          |
| 28014 · AG Rehab '17                       | 295,000.00          | 600,000.00          |
| 28015 · City of Syracuse '18-'19           | 342,526.16          | 0.00                |
| 28017 · CRI 2019 Demo                      | 1,082,414.23        | 0.00                |
| 28018 · CRI 2019 Rehab                     | 600,000.00          | 0.00                |
| 29000 · Americorps Grant                   | 3,520.35            | 3,520.35            |
| <b>Total 28000 · Deferred Grant Inflow</b> | 2,833,353.61        | 1,381,593.14        |
| 29500 · Parks Conservancy Grant            | 1,000.00            | 0.00                |
| 29502 · Community Foundation Lead Grant    | 43,750.00           | 0.00                |
| <b>Total Long Term Liabilities</b>         | 2,878,103.61        | 1,381,593.14        |
| <b>Total Liabilities</b>                   | 3,173,781.96        | 1,557,184.06        |
| <b>Equity</b>                              |                     |                     |
| 32000 · Unrestricted Net Assets            | 3,945,708.50        | 4,752,327.14        |
| Net Income                                 | -479,076.95         | -549,038.47         |
| <b>Total Equity</b>                        | 3,466,631.55        | 4,203,288.67        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>      | <b>6,640,413.51</b> | <b>5,760,472.73</b> |

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

|                                             | Jun 19            | Jan - Jun 19        |
|---------------------------------------------|-------------------|---------------------|
| <b>Ordinary Income/Expense</b>              |                   |                     |
| <b>Income</b>                               |                   |                     |
| 40000 · Government Grants                   |                   |                     |
| 40010 · City of Syracuse                    | 0.00              | 32,473.84           |
| 40030 · Admin/Developer's Fee               | 0.00              | 24,917.52           |
| 40040 · Onondaga County                     | 1,120.67          | 34,172.33           |
| 40060 · NY Attorney General                 | 147,531.77        | 317,585.77          |
| 40100 · CDBG Grant Income                   | 0.00              | 120,720.00          |
| <b>Total 40000 · Government Grants</b>      | <b>148,652.44</b> | <b>529,869.46</b>   |
| 40090 · Neighbors for Neighbors Income      | 525.32            | 120,515.43          |
| 48000 · Side Lot Application Income         | 50.00             | 525.00              |
| 49000 · Rental Income                       | 4,000.00          | 38,608.06           |
| 49500 · Sale of Property                    | 87,636.00         | 720,513.00          |
| <b>Total Income</b>                         | <b>240,863.76</b> | <b>1,410,030.95</b> |
| <b>Cost of Goods Sold</b>                   |                   |                     |
| 50000 · Cost of Sales                       |                   |                     |
| 500VI · Vacant COS Inventorial              |                   |                     |
| 50010 · Property Purchase Cost              | 2,265.00          | 12,278.00           |
| 50040 · Board-Up                            | 750.00            | 9,175.00            |
| 50050 · Debris Removal - Initial            | 13,556.00         | 114,878.32          |
| 50090 · Renovation Inventory                | 0.00              | 30,150.00           |
| 50095 · Sidewalk Replacement/Repair         | 10,480.00         | 10,480.00           |
| 50100 · Stabilization                       | 2,350.00          | 17,688.00           |
| 50115 · Environ. Assess. Inventorial        | 0.00              | 10,108.50           |
| 50140 · Title Insurance                     | 0.00              | 524.00              |
| 50145 · Title Searches                      | 0.00              | 3,802.20            |
| 50170 · Architectural Prof. Services        | 300.00            | 14,041.00           |
| 50180 · Land Survey Prof. Services          | 2,675.00          | 11,425.00           |
| 50999 · Spec Reclass to/from Inventory      | 15,137.00         | 202,744.58          |
| <b>Total 500VI · Vacant COS Inventorial</b> | <b>47,513.00</b>  | <b>437,294.60</b>   |
| 500PC · Periodic COS                        |                   |                     |
| 50025 · Property Materials and Supplies     | 1,613.26          | 6,734.21            |
| 50029 · General Inspections                 | 3,057.00          | 13,173.00           |
| 50045 · Pest Exterminations                 | 0.00              | 736.05              |
| 50051 · Debris Removal - Periodic           | 14,672.00         | 148,267.45          |
| 50070 · Lawn Maintenance                    | 35,497.00         | 61,504.50           |
| 50080 · Snow Removal                        | 0.00              | 45,197.50           |
| 50110 · Demolition/Deconstruction           | 129,575.00        | 427,805.00          |
| 50111 · Renovation Expensed                 | 0.00              | 102,980.70          |
| 50117 · Survey/Abatement Pre-Demo           | 7,999.50          | 28,839.50           |
| 50120 · Permits/Fees                        | 0.00              | 550.00              |
| 50130 · Utilities                           | 907.04            | 74,208.75           |
| 50190 · Evictions                           | 230.00            | 7,365.60            |
| 50205 · Legal & Closing Costs               | 5,975.00          | 13,331.15           |
| 50220 · Brokerage - Sale                    | 0.00              | 5,000.00            |
| 50230 · Sale of Property Closing Costs      | 0.00              | 1,000.00            |
| 53100 · Stabilization                       | 162.40            | 1,890.24            |
| 53200 · Property Appraisal                  | 275.00            | 275.00              |
| <b>Total 500PC · Periodic COS</b>           | <b>199,963.20</b> | <b>938,858.65</b>   |
| <b>Total 50000 · Cost of Sales</b>          | <b>247,476.20</b> | <b>1,376,153.25</b> |
| <b>Total COGS</b>                           | <b>247,476.20</b> | <b>1,376,153.25</b> |
| <b>Gross Profit</b>                         | <b>-6,612.44</b>  | <b>33,877.70</b>    |

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

|                                           | Jun 19            | Jan - Jun 19       |
|-------------------------------------------|-------------------|--------------------|
| <b>Expense</b>                            |                   |                    |
| 60000 · Accounting Fees                   | 4,160.00          | 36,250.00          |
| 60100 · Automobile                        | 304.96            | 2,604.53           |
| 60150 · Bad Debt                          | 187.00            | 627.00             |
| 60200 · Depreciation                      | 250.05            | 1,632.76           |
| 60300 · Legal Fees                        | 3,411.90          | 25,831.80          |
| 60400 · Office Expense                    | 2,809.52          | 14,933.95          |
| 60500 · Payroll                           |                   |                    |
| 60510 · Salary                            | 29,222.54         | 171,462.34         |
| 60520 · Payroll Taxes                     | 2,193.18          | 13,766.78          |
| 60530 · Employee Health Insurance         | 3,511.84          | 21,118.68          |
| 60540 · Employer 401(k) Match             | 1,086.98          | 6,599.10           |
| 60550 · Payroll Processing Fees           | 973.38            | 5,567.71           |
| <b>Total 60500 · Payroll</b>              | <b>36,987.92</b>  | <b>218,514.61</b>  |
| 60600 · Professional Services             | 1,987.50          | 19,649.09          |
| 60602 · Relocation Assistance Expense     | 4,083.12          | 18,977.20          |
| 60603 · Special Assessments Expense       | -62.01            | 8,553.49           |
| 60700 · Insurance                         |                   |                    |
| 60701 · Property                          | 266.12            | 1,999.81           |
| 60702 · Liability                         | 16,284.93         | 95,151.42          |
| 60700 · Insurance - Other                 | 12,805.96         | 76,218.03          |
| <b>Total 60700 · Insurance</b>            | <b>29,357.01</b>  | <b>173,369.26</b>  |
| 60800 · Telephone                         | 241.32            | 1,361.71           |
| 60900 · Travel                            | 175.16            | 550.54             |
| 60905 · Conference/Meeting                | 4,335.99          | 4,335.99           |
| 61000 · Bank Service Charge               | 0.00              | 25.00              |
| 61200 · License and Fees                  | 0.00              | 3,159.97           |
| 61300 · Events & Marketing                | 0.00              | 1,762.36           |
| 61400 · Rent Expense                      | 2,601.12          | 15,478.71          |
| <b>Total Expense</b>                      | <b>90,830.56</b>  | <b>547,617.97</b>  |
| <b>Net Ordinary Income</b>                | <b>-97,443.00</b> | <b>-513,740.27</b> |
| <b>Other Income/Expense</b>               |                   |                    |
| Other Income                              |                   |                    |
| 70600 · Project Extension Fees            | 1,000.00          | 1,000.00           |
| 70500 · Defaulting on Residency Req.      | 5,000.00          | 5,000.00           |
| 70200 · Salvage Income                    | 1,754.24          | 2,296.81           |
| 71000 · Reimbursement Income              |                   |                    |
| 71001 · Insurance Reimbursement           | 0.00              | 21.76              |
| 71000 · Reimbursement Income - Other      | 0.00              | 26,168.48          |
| <b>Total 71000 · Reimbursement Income</b> | <b>0.00</b>       | <b>26,190.24</b>   |
| 72000 · Forfeited Down Payment on Sale    | 151.00            | 176.00             |
| 79000 · Misc. Income                      | 0.27              | 0.27               |
| <b>Total Other Income</b>                 | <b>7,905.51</b>   | <b>34,663.32</b>   |
| <b>Net Other Income</b>                   | <b>7,905.51</b>   | <b>34,663.32</b>   |
| <b>Net Income</b>                         | <b>-89,537.49</b> | <b>-479,076.95</b> |

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 August 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  
Michael LaFlair, Treasurer  
Julie Cerio, Secretary  
El-Java Abdul-Qadir  
Patrick Hogan, Vice Chair

**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.: 26 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 | ___ |
| Patrick Hogan       | 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 August 20, 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 17<sup>th</sup> day of September, 2019.

---

Julie Cerio, Secretary



## August 20, 2019 Sales Summary

### 1) 234 Hier Ave. – Vacant Single-Family Property

Date Acquired: 01/24/2019      Listed 07/22/2019  
 Current List Price: \$3,500      Days on Market: 16 days  
 Original List Price: \$3,500      Land Bank’s Minimum Renovation Est: \$44,162

234 Hier Ave. is a single-family property on the Northside and will need major renovations. Shpend Behrami would purchase this property to either sell to an owner-occupant or use the property as a rental. Mr. Behrami has purchased several properties from the Land Bank and successfully discharged the renovations at 115 Hier Ave and he is currently renovating 116 Hier Ave.

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

| 234 Hier Ave. Purchase Offer |                                                           |
|------------------------------|-----------------------------------------------------------|
| Applicant                    | Shpend Behrami                                            |
| Offer                        | \$3,500                                                   |
| Plan                         | Renovate to Sell to Owner-Occupant or Operate as a Rental |

### 2) 419 Boyden St. – Vacant Single-Family Property

Date Acquired: 12/19/2018      Listed 06/12/2019  
 Current List Price: \$3,500      Days on Market: 56 days  
 Original List Price: \$9,900      Land Bank’s Minimum Renovation Est: \$45, 273

419 Boyden St. is a single-family property in Eastwood listed in the Home Ownership Choice program. It will need major renovations and structural work. Brian Nguyen intends to renovate and sell to an owner-occupant. Mr. Nguyen has purchased properties from the Land Bank in the past, doing high quality work, and will do the majority of the renovations himself.

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

| 419 Boyden St. Purchase Offer |                                    |
|-------------------------------|------------------------------------|
| Applicant                     | Brian Nguyen                       |
| Offer                         | \$3,500                            |
| Plan                          | Renovate to sell to Owner-Occupant |

**3) 957 Emerson Ave. and 957 Emerson Ave. Rear – Two, two-family properties**

|                              |                                              |
|------------------------------|----------------------------------------------|
| Date Acquired: 05/31/2018    | Listed 07/22/2019                            |
| Current List Price: \$9,900  | Days on Market: 16 days                      |
| Original List Price: \$9,900 | Land Bank’s Minimum Renovation Est: \$49,367 |

957 Emerson Ave. and 957 Emerson Ave Rear were listed together because the rear parcel is landlocked and can only be accessed from the front. Each contains a two-family structure. They are located in the Far Westside and need major renovations. Gary Prochuna plans to operate both properties as rentals using affordable housing funding from the City of Syracuse, making him eligible for the Affordable Housing Development discount. Mr. Pronchna owns several rental properties on this street as well as his paving business office.

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

| 957 Emerson Ave. & 957 Emerson Ave. Rear Purchase Offer |                     |
|---------------------------------------------------------|---------------------|
| Applicant                                               | Gary Prochuna       |
| Offer                                                   | \$6,825             |
| Plan                                                    | Renovate for Rental |

**4) 338-40 W. Kennedy St. – Vacant Multi-Family Property**

|                               |                                              |
|-------------------------------|----------------------------------------------|
| Date Acquired: 01/24/2019     | Listed 05/23/2019                            |
| Current List Price: \$16,900  | Days on Market: 76 days                      |
| Original List Price: \$16,900 | Land Bank’s Minimum Renovation Est: \$69,361 |

338-40 W. Kennedy St. is a three-family property located on the Southside and will require major renovations. Roneisha Williams has submitted an offer to purchase this property as a rental. Ms. Williams does not own any rental properties herself. However, her family, Davon & Angela Hunter, owns several properties and she has assisted them with the day-to-day management and maintenance administration. She will rely on their experience to help manage this project.

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

| 338-40 W. Kennedy St. Purchase Offer |                     |
|--------------------------------------|---------------------|
| Applicant                            | Roneisha Williams   |
| Offer                                | \$17,250            |
| Plan                                 | Renovate for Rental |

**5) 4710 South Salina St. – Commercial Building (formerly known as Valley Diner)**

|                              |                                              |
|------------------------------|----------------------------------------------|
| Date Acquired: 03/29/2018    | Listed 09/26/2018                            |
| Current List Price: \$5,000  | Days on Market: 315 days                     |
| Original List Price: \$5,000 | Land Bank’s Minimum Renovation Est: \$84,500 |

4710 S. Salina St. is located in North Valley and is in need of major renovations including structural damage caused by a fire prior to the Land Bank acquiring the property. LTP Contracting Group, LLC (sole member, Leonard Printup) would like to purchase this property to use as his contracting business office. Mr. Printup is a local electrical engineer who is currently using space at the Southside Innovation Center for his business office. Although he likes the area, there is not enough space for him to store equipment and office space. His plan is to gut the existing restaurant and use the space solely as commercial office space and storage for his electrical equipment.

Based on the Land Bank’s disposition policies, staff recommend sale to LTP Contracting Group/Leonard Printup, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

| <b>4710 S. Salina St. Purchase Offer</b> |                                   |
|------------------------------------------|-----------------------------------|
| <b>Applicant</b>                         | <b>LTP Contracting Group, LLC</b> |
| <b>Offer</b>                             | <b>\$5,000</b>                    |
| <b>Plan</b>                              | <b>Renovate for Business</b>      |

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

|                               |                                              |
|-------------------------------|----------------------------------------------|
| Date Acquired: 05/31/2018     | Listed 09/26/2018                            |
| Current List Price: \$13,900  | Days on Market: 329 days                     |
| Original List Price: \$24,900 | Land Bank’s Minimum Renovation Est: \$29,220 |

314 Atlantic Ave. is a single-family property located in North Valley and requires major renovations. This property was listed in our Home Ownership Choice Program for several months before being taken out recently because of a lack of interest.

Bashar Al Zink is a recent graduate student from Syracuse University who plans to owner-occupy this property. Mr. Al Zink owns property outside of the United States and has some experience with renovations and new construction. A licensed contractor will do anything outside of his level of construction experience.

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

| <b>314 Atlantic Ave. Purchase Offer</b> |                                 |
|-----------------------------------------|---------------------------------|
| <b>Applicant</b>                        | <b>Bashar Al Zink</b>           |
| <b>Offer</b>                            | <b>\$13,900</b>                 |
| <b>Plan</b>                             | <b>Renovate to Owner-Occupy</b> |

**7) 914 W. Lafayette Ave. – Vacant Single-Family Property**

|                              |                                              |
|------------------------------|----------------------------------------------|
| Date Acquired: 08/30/2018    | Listed 04/01/2019                            |
| Current List Price: \$6,900  | Days on Market: 142 days                     |
| Original List Price: \$9,900 | Land Bank’s Minimum Renovation Est: \$30,593 |

914 W. Lafayette Ave. is a single-family property located in Elmwood and requires major renovations. The property is a very small one-bedroom house that did not appear attractive for an owner occupant so wasn't listed in the Home Ownership Choice program.

Champal Tucker plans to purchase this property to renovate and to sell to her grandfather to live in. Ms. Tucker has purchased a Land Bank property in the past and has satisfactorily discharged the enforcement mortgage. Ms. Tucker has several family members that are contractors and they will assist with all the renovations needed for the property. A licensed contractor will do anything outside of their level of construction experience.

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

| 914 W. Lafayette Ave. Purchase Offer |                     |
|--------------------------------------|---------------------|
| Applicant                            | Champal Tucker      |
| Offer                                | \$6,900             |
| Plan                                 | Renovate to Re-Sell |

**8) 361 Wadsworth St. – Vacant Single-Family Property**

Date Acquired: 08/30/2018      Listed 04/25/2019  
 Current List Price: \$24,900      Days on Market: 20 days  
 Original List Price: \$24,900      Land Bank's Minimum Renovation Est: \$28,200

361 Wadsworth is a single-family bungalow in the Court Woodlawn neighborhood, which was listed in our Home Ownership Choice program. We previously received two offers on it and the board accepted the higher of the two. That bidder withdrew their offer last week so we approached the other applicant to see if they were still interested and they are. This applicant, 915 Development, LLC, has purchased two Home Ownership Choice properties from the Land Bank previously, did excellent work renovating them, and re-sold them to owner-occupants. That is his plan here.

Based on the Land Bank's disposition policies, staff recommend sale to 915 Development, LLC subject to an enforcement mortgage to be discharged once the proposed renovations are completed and an owner-occupant is under contract to purchase.

| 361 Wadsworth St. Purchase Offer |                                          |
|----------------------------------|------------------------------------------|
| Applicant                        | 915 Development, LLC                     |
| Offer                            | \$24,900                                 |
| Plan                             | Renovate to Re-Sell to an Owner-Occupant |

**9) 1917 Burnet Ave. – Vacant Five-Unit Apartment Building**

Date Acquired: 11/29/2018      Listed 07/08/2019  
 Current List Price: \$49,900      Days on Market: 30 days  
 Original List Price: \$49,900      Land Bank's Minimum Renovation Est: \$125,000

1917 Burnet Ave. is a five-unit property located in Eastwood and requires major renovations.

Kelly Dove has submitted an offer to purchase this property as her primary residence and to use as a rental. Kelly and her husband have several years of experience in community development and home ownership. Her husband is well versed in all aspects of construction. However, they will hire a licensed contractor to address the major mechanical concerns such as electrical, plumbing and HVAC.

Luis Holloway has submitted an offer to purchase this property as a rental. Mr. Holloway owns three properties, two of which are rentals. With over 10 years’ experience with real estate investing and property management, Mr. Holloway feels that he has the knowledge and ability to complete this project.

110 Knowland, LLC has submitted an offer to purchase this property. Knowland, LLC is a Brooklyn, NY based property investment LLC that has a several properties in the Syracuse, NY area. They are currently establishing a local office in Syracuse for their property management division. They have hired a local property management company to manage the properties until the office is up and running.

Brian Nguyen submitted an offer to purchase with the intent to renovate to use as a rental. Mr. Nguyen has purchased properties from the Land Bank in the past, doing high quality work, and will do the majority of the renovations himself. Because of the large scale renovations needed for this property, Mr. Nguyen will hire licensed contractors to complete all work to the electrical, mechanical and plumbing requirements.

Salt City Homes, LLC has submitted an offer to purchase this property to use as a rental. Salt City Homes, LLC has owned and managed Multi-family properties in the City of Syracuse and in the surrounding area since 1984. Based on their experience, Salt City Homes, LLC has the required experience to complete the renovations and management requirements needed for this project. Their renovation specs will exceed those of the Land Bank, which will attract hiring rent potential.

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

| 1917 Burnet Ave. Purchase Offers |                     |                     |                     |                     |                      |
|----------------------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| Applicant                        | Kelly Dove          | Louis Holloway*     | 110 Knowland, LLC*  | Brian Nguyen        | Salt City Homes, LLC |
| Offer                            | \$75,500            | \$75,000            | \$65,999            | \$69,000            | \$65,100             |
| Plan                             | Renovate for Rental | Renovate for Rental | Renovate for Rental | Renovate for Rental | Renovate for Rental  |

\*These two bidders have existing properties with citation for failure to register for Rental Registry.

#### 10) Bundle of five – see below

|                       | Date Acquired | Date Listed        | Home Ownership Choice? | List Price | Est. Reno. Cost |
|-----------------------|---------------|--------------------|------------------------|------------|-----------------|
| 116 Richardson Ave.   | 2/21/19       | 6/13/19            | YES                    | \$12,900   | \$20,309        |
| 124 Marvin Rd.        | 8/17/17       | n/a demo candidate | n/a                    | n/a        | \$50,000        |
| 2119 Midland Ave.     | 8/30/18       | 6/13/19            | YES                    | \$9,900    | \$53,957        |
| 255 W. Lafayette Ave. | 6/28/18       | 6/18/19            | YES                    | \$9,900    | \$42,178        |
| 916 Cannon St.        | 9/21/17       | 2/28/19            | YES                    | \$9,900    | \$28,469        |

These are all single-family homes mostly in relatively distressed neighborhoods. This buyer, JAAF Ventures, LLC, is controlled by a sole member, Ethan Feinberg. Mr. Feinberg previously purchased 262 Corning via another corporate entity, EF Brokerage, Inc. He is a downstate investor, but has a local project manager who previously worked with him to do similar projects in Rochester. They fully renovated 262 Corning doing very high quality work and re-sold it to an owner-occupant using traditional financing to buy for \$100,000.

His business model is to rehab and flip to owner-occupants, not to hold and manage rentals. We have previously had a difficult time attracting flippers to do this in more distressed neighborhoods and we see that owner-occupant buyers who aren’t devoted to full-time management of a gut rehab struggle to manage their contractors and complete rehab of Land Bank homes in a timely manner. If we could get more flippers like this to rehab Land Bank properties for sale to owner-occupants it would be a great way to provide more move-in ready options for owner-occupant buyers who lack the time and skills to manage these kinds of projects. More sales prices like this will help to drive up comps in the neighborhoods most affected by property abandonment.

JAAF Ventures, LLC is offering approx. \$14,600 less than the combined asking price of all five properties, but we think it is worth it to secure the sale of all five at once and move them off our books. Three of these haven’t been on the market for long, but we do not expect them to be our most desirable properties and we have not received any competing offers on them.

916 Cannon was just recently listed because it was rented for quite a while to the tenants who had been living in the home at the time of foreclosure. We expected they would work on getting mortgage qualified and buy the property, but they unexpectedly decided to move out over the winter so we listed it for sale. 124 Marvin was not listed because we had it flagged as a demolition candidate. We had planned to take it down this year so the water has already been cut. The buyer understands they will bear the cost of restoring water service to the property. 255 W. Lafayette took a while to list, because we had to work for several months to assist an occupant who was living in the property at the time of foreclosure with transition into alternative affordable housing.

Based on the Land Bank’s disposition policies, staff recommend sale to JAAF Ventures, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and once those properties included in the Home Ownership Choice Program are sold to owner-occupants.

| Applicant | JAAF Ventures, LLC  |
|-----------|---------------------|
| Offer     | \$29,000            |
| Plan      | Renovate to Re-Sell |

#### 11) 117 McAllister Ave. – Buildable Vacant Lot

Address: 117 McAllister Ave  
 Date Acquired: 9/02/2015  
 Dimensions: 50’ x 146’

117 McAllister will soon be demolished. Michael and Josephine Atkins are owner-occupants of the two-family home at 119 McAllister Ave. next door. There are two additional vacant Land Bank-owned lots on the other side of 117 McAllister that we are holding as an infill construction site. They wish to acquire the vacant lot

once the house is demolished and plan to fence the property, possibly move their driveway, and build a shed in the future. Based on the Land Bank’s disposition policies, staff recommend sale to Michael J. Atkins and Josephine Atkins contingent upon completion of the demolition and upon them resubdividing and combining the lot with their adjacent property.

| <b>117 McAllister Ave. Purchase Offer</b> |                                        |
|-------------------------------------------|----------------------------------------|
| <b>Applicant</b>                          | <b>Michael J. and Josephine Atkins</b> |
| <b>Offer</b>                              | <b>\$151.00</b>                        |

**12) 107 Elliott Street – Non-buildable Vacant Lot**

Date Acquired: 7/24/2019

Dimensions: 27’ x 132’

Nilo and Marjorie Bachiller own the adjacent property and the driveway leading to their garage is located on 107 Elliott Street. They wish to purchase this property and merge it with their existing property at 105 Elliott Street. Based on the Land Bank’s disposition policies, staff recommends sale to Nilo and Marjorie Bachiller contingent upon them resubdividing and combining the lot with their adjacent property.

| <b>107 Elliott Street Purchase Offer</b> |                                    |
|------------------------------------------|------------------------------------|
| <b>Applicant</b>                         | <b>Nilo and Marjorie Bachiller</b> |
| <b>Offer</b>                             | <b>\$151.00</b>                    |

**13) 232-34 Elk Street – Buildable Vacant Lot**

Date Acquired: 4/15/2015

Dimensions: 40’ x 141’

The Land Bank demolished a dilapidated two-family house at 232-34 Elk Street this May. Samuel Perry owns the two-family rental property next door at 236-38 Elk Street. His plans are to expand the yard, put up a fence and landscape the property. He hopes to construct a garage in the future. The adjacent property owner is tax delinquent and not eligible to purchase the property. Based on the Land Bank’s disposition policies, staff recommends sale to Samuel Perry contingent upon him resubdividing and combining the lot with his adjacent property.

| <b>232-34 Elk Street Purchase Offer</b> |                     |
|-----------------------------------------|---------------------|
| <b>Applicant</b>                        | <b>Samuel Perry</b> |
| <b>Offer</b>                            | <b>\$976.00</b>     |

**14) 222-24 Hawley Ave. – Buildable Vacant Lot**

Date Acquired: 7/24/2019

Dimensions: 43’ x 88’

JRP Hawley Ave, LLC (sole member, Rick Reina) owns the building on the corner of Hawley Ave and Catherine Street that is occupied by Syracuse Soapworks. The other neighbors, Joseph Dowing & Willard Doswell, are owner-occupants at 220 Hawley Ave. Based on the Land Bank’s disposition policies, staff recommends sale of one-half of the lot to Joseph Downing and Willard Doswell and one-half to JRP Hawley Ave, LLC contingent

upon them resubdividing and combining the lot with their adjacent properties. We usually charge commercial buyers \$976, but are discounting the price in this case because JRP Hawley Ave, LLC has been maintaining the lot and, just prior to the foreclosure, paid to remove a diseased tree from the property.

| <b>222-24 Hawley Ave. Purchase Offers</b> |                           |                                          |
|-------------------------------------------|---------------------------|------------------------------------------|
| <b>Applicant</b>                          | <b>JRP Hawley Ave LLC</b> | <b>Joseph Dowing and Willard Doswell</b> |
| <b>Offer</b>                              | <b>\$151</b>              | <b>\$151</b>                             |

**15) 332 Westmoreland Ave. – Non-buildable Vacant Lot**

Address: 332 Westmoreland Ave  
 Date Acquired: 7/24/2019  
 Dimensions: 32.34' x 96.36'

The Land Bank sold James Ferretti 328 Westmoreland Ave., which he renovated and operates as a rental. Mr. Ferretti would like to purchase this corner property to use as additional greenspace in the near term and to possibly move the driveway here in the future. Based on the Land Bank's disposition policies, staff recommends sale to James Ferretti contingent upon him resubdividing and combining the lot with his adjacent property.

| <b>332 Westmoreland Ave. Purchase Offer</b> |                       |
|---------------------------------------------|-----------------------|
| <b>Applicant</b>                            | <b>James Ferretti</b> |
| <b>Offer</b>                                | <b>\$976.00</b>       |

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 August 20, 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  
Michael LaFlair, Treasurer  
El-Java Abdul-Qadir  
Patrick Hogan, Vice Chair

**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.: 27 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 | ___ |
| Patrick Hogan       | 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 August 20, 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 17<sup>th</sup> day of September, 2019.

---

Julie Cerio, Secretary

**SCHEDULE A**  
**PROPERTY SALE INFORMATION SHEET**

**Property Address and Tax Parcel Number:**

116 Coykendall Ave.  
112.-02-12.0

**Buyers' Names:**

John and Venus Garfield

**Purchase Price:**

\$10,000

**Benefit to the Community Resulting from the Sale:**

This sale will:

- Keep this family in their longtime home, preventing their displacement
- Allow them to build equity by becoming homeowners.

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

This property does not need renovations except for cosmetic items. They are being offered the opportunity to purchase noncompetitively through the Land Bank's Tenant to Homeowner Program. The house has appraised at \$35,000. This family has been unable to secure a mortgage, but recently received a cash settlement enabling them to purchase for \$10,000. The \$25,000 difference will be attached to the property as a lien to be discharged only if they owner-occupy the house for five years.

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 August 20, 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  
Michael LaFlair, Treasurer  
El-Java Abdul-Qadir  
Patrick Hogan, Vice Chair

**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.: 28 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 | ___ |
| Patrick Hogan       | 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 August 20, 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 17<sup>th</sup> day of September, 2019.

---

Julie Cerio, Secretary

## **SCHEDULE A**

### **PROPERTY SALE INFORMATION SHEET**

**Property Address and Tax Parcel Number:**

1109 and 1113 Carbon Street  
002.-18-04.0 and 002.-18-03.0

**Buyers' Names:**

Edward Morris

**Purchase Price:**

\$1,000

**Benefit to the Community Resulting from the Sale:**

This sale will:

- Help the Land Bank avoid the cost of demolishing 1109 Carbon Street
- Return 1109 Carbon Street to the tax rolls as an improved property rather than an unimproved property
- Enable the Land Bank to combine 1113 Carbon Street, a vacant lot, with 1109 Carbon Street, returning both parcels to taxable status
- Create a high-quality, renovated rental unit in the Washington Square neighborhood, which struggles with a shortage of quality rental units

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

Ed Morris approached the Land Bank with an offer to buy this demolition candidate. It was not listed for sale due to its deteriorated condition. He has purchased and renovated other demolition candidates in the past and done excellent quality work. He owns a construction company, lives in the neighborhood, and is a responsive landlord for his tenants.

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 August 20, 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  
Michael LaFlair, Treasurer  
El-Java Abdul-Qadir  
Patrick Hogan, Vice Chair

**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.: 29 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 | ___ |
| Patrick Hogan       | 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 August 20, 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 17<sup>th</sup> day of September, 2019.

---

Julie Cerio, Secretary

## SCHEDULE A

### PROPERTY SALE INFORMATION SHEET

**Property Address and Tax Parcel Number:**

302 W. Pleasant Ave.  
075.-07-18.0

**Buyers' Names:**

Brian Perkins

**Purchase Price:**

\$2,500

**Benefit to the Community Resulting from the Sale:**

This sale will:

- Help Mr. Perkins avoid being displaced from his long-time home on the same street where his mother is also an owner-occupant
- Allow him to build equity through home-ownership
- Return this property to taxable status

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

Mr. Perkins was in the process of buying this property via a rent-to-own agreement when it was foreclosed upon because the former owner did not pay the taxes. His mother lives just a few doors down and he has lived in this area for many years. He has slowly been working to renovate the house and is very attached to it. He cannot qualify for a traditional mortgage and cannot afford to pay more than \$2,500 for the home. We don't think this home would be otherwise marketable to an owner-occupant.

He is being offered an opportunity to purchase this property noncompetitively through our Tenant to Homeowner program. This property appraised at \$25,000. The difference between the appraised value and the sales price will be affixed the property as a lien securing a Residency Enforcement Mortgage, requiring that he owner-occupy the house for 5 years. It will also be subject to a development enforcement mortgage requiring that he complete certain renovations within 12 months of taking title.

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session at the offices of the GSPDC located at 431 East Fayette Street, Suite 375, Syracuse, New York 13202 on August 20, 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  
Mike LaFlair, Treasurer  
Patrick Hogan, Vice Chair

Excused:

**FOLLOWING PERSONS WERE ALSO PRESENT:**

|                    |                    |
|--------------------|--------------------|
| Katelyn E. Wright  | Executive Director |
| John P. Sidd, Esq. | GSPDC Counsel      |

The following resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, to wit:

Resolution No.: 30 of 2019

**RESOLUTION AUTHORIZING THE ACQUISITION OF  
CERTAIN PROPERTIES FROM THE CITY OF SYRACUSE**

WHEREAS, New York Not-For-Profit Corporation Law §1608(b) authorizes the GSPDC to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

WHEREAS, pursuant to New York Not-For-Profit Corporation Law §1608(c), the GSPDC may accept transfers of real property from municipalities upon such terms and conditions as agreed to by the GSPDC and the municipality; and

WHEREAS, the GSPDC desires to acquire from the City of Syracuse title to certain parcels of real property identified on the Properties List attached hereto as Schedule A subject to the limitations set forth herein.

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 GSPDC is hereby authorized to acquire the properties listed in Schedule A for \$151 each.

Section 3. The GSPDC is hereby further authorized to form subsidiaries in compliance with the Land Bank Act for the purpose of taking title to the above listed in Schedule A.

Section 4. The Chairman and the Executive Director of the GSPDC are each hereby authorized and directed 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.

Section 5. The other officers, employees and agents of the GSPDC are hereby authorized and directed for and in the name and on behalf of the GSPDC 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 6. 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 | ___ |
| Michael LaFlair     | VOTING | ___ |
| El Java Abdul Qadir | VOTING | ___ |
| Patrick Hogan       | VOTING | ___ |
| Julie Cerio         | 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 August 20, 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 September, 2019.

---

Julie Cerio, Secretary

Schedule A

| Address          | Property Number            | Land Use    |
|------------------|----------------------------|-------------|
| 108 Elmwood Ave  | <a href="#">1326102700</a> | Vacant Land |
| 201 S Beech St   | <a href="#">1607000500</a> | Vacant Land |
| 381 Cortland Ave | <a href="#">1819003800</a> | Vacant Land |
| 1227 Milton Ave  | <a href="#">0761013600</a> | Vacant Land |



July 26, 2019

Mr. Rey Ortiz  
Syracuse Model Neighborhood Corporation  
1721 S. Salina Street  
Syracuse, NY 13205

RE: 1617 S. Salina Street

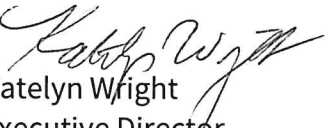
Mr. Ortiz,

The Land Bank has owned 1631 and 1641 S. Salina Street for quite some time and we anticipate that we will soon acquire 1621 S. Salina, after the City forecloses on it for unpaid, delinquent property taxes. The Land Bank also owns 104 E. Kennedy. If we acquire 1617 S. Salina from SMNC, that would enable us to assemble a 1-acre site for new construction with parking behind the new buildings and a driveway exiting onto E. Kennedy Street. I have attached a map showing how this assemblage would come together. We would like to complete this assembly and then list the site for sale, soliciting proposals from developers for new construction.

We would like to purchase 1617-19 S. Salina Street from SMNC in order to facilitate infill construction on this site. This vacant lot is only 32' wide and is unbuildable on its own. It is currently assessed at \$2,400 and we are prepared to pay the full assessed value for it, contingent upon our board approving this next time they meet on August 20<sup>th</sup>. If we can complete the assemblage and list this property for sale, we will include SMNC in the process of drafting our Request for Proposals and in the process of reviewing proposals to make a recommendation to our board regarding which proposal to accept.

I hope we can collaborate on this project and work together to attract a high-quality development to this block. I look forward to hearing whether your board of directors accepts our offer. Please let me know if you have questions or need any additional information.

Sincerely,

  
Katelyn Wright  
Executive Director



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 August 20, 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  
Michael LaFlair, Treasurer  
El-Java Abdul-Qadir  
Patrick Hogan, Vice Chair

**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.: 31 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 GSDPC 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 GSDPC 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 | ___ |
| Patrick Hogan       | 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 August 20, 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 17<sup>th</sup> day of September, 2019.

---

Julie Cerio, Secretary

## SCHEDULE A

### PROPERTY SALE INFORMATION SHEET

**Property Address and Tax Parcel Number:**

446 Wilkinson Street  
105.-01-42.0

**Buyers' Names:**

Garry Page

**Purchase Price:**

\$15,593.75

**Benefit to the Community Resulting from the Sale:**

This sale will:

- Partially fund the demolition of a blighted property that has been on the market for nearly a year attracting no interest from buyers who might renovate it
- Enable this landlord to provide off-street parking for the tenants in his adjacent building
- Return this property to the tax rolls

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

Mr. Page has offered to buy this lot for a price equal to one half of the cost of demolition on the condition that the Land Bank demolish the existing building prior to conveying it to him. The property has been on the market for nearly a year and isn't generating any interest. It will enable him to provide off-street parking for his tenants next door.

**FUNDING AGREEMENT BETWEEN THE  
CITY OF SYRACUSE  
AND THE  
GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION**

---

**THIS AGREEMENT**, entered this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by and between the City of Syracuse (herein called the "City") and the Greater Syracuse Property Development Corporation, a not-for-profit corporation with offices at 431 East Fayette Street, Suite 300, Syracuse, New York (herein called the "GSPDC").

**WHEREAS**, the City desires to assist in the funding of the operations of GSPDC pursuant to Not-For Profit Corporation Law § 1610 (a) for City fiscal year 2019-20 and the Charter of the City of Syracuse 1960, as amended; and

**WHEREAS**, the GSPDC wishes to accept and utilize the funds from the City pursuant to the terms of this Agreement; and

**WHEREAS**, this Agreement has been authorized by, and is subject to the requirements of Ordinance No. \_\_\_\_ of 2019, which was adopted by the City of Syracuse Common Council on June \_\_\_, 2019 and approved by Mayor Ben Walsh on June \_\_\_, 2019; and

**WHEREAS**, this Agreement has been authorized by GSPDC Resolution No \_\_\_\_ of 2019, adopted by the Board of GSPDC on June \_\_\_, 2019;

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

**ARTICLE I. FUNDING**

The City agrees to provide up to seven hundred and fifty thousand dollars (\$750,000.00) (hereinafter the "Funding") to GSPDC.

A. Disbursements – the City will provide the Funding to GSPDC in two disbursements. Disbursements shall be made upon receipt of the required quarterly reports described in Article II, Section 5 as follows:

1. Three-Hundred Seventy-Five Thousand and 00/100 dollars (\$375,000.00) on August 1, 2019; and
2. Three-Hundred Seventy-Five and 00/100 dollars (\$375,000.00) on March 1, 2020.

## **ARTICLE II. PERFORMANCE BY GSPDC**

As consideration for this Agreement and the Funding to be provided thereto, the GSPDC agrees to perform as follows:

Acceptance of Property – GSPDC acknowledges that the City will offer to sell numerous parcels of real property to GSPDC for an amount equal to one dollar (\$1.00) per property during the 2019-20 City fiscal year. GSPDC will reimburse the City for title fee expenses and legal expenses incurred for each property and other closing costs. The GSPDC shall be responsible for the payment of all recording fees to the Onondaga County Clerk.

1. GSPDC agrees to accept as many of said parcels not otherwise excluded under the provisions of II (2) as the Board of GSPDC determines as being fiscally prudent for GSPDC to accept. In addition, GSPDC agrees to accept no fewer than 250 properties throughout the 2019-20 City fiscal year as long as the City authorizes the sale of at least that number of properties to the GSPDC during said fiscal year.
2. GSPDC will accept a mix of properties, including vacant land, vacant structures, and occupied structures, subject to what is made available by the City of Syracuse.
3. GSPDC may reject any Property, upon a provision of sufficient documentation evidencing the basis for rejection to the City of Syracuse, for one or more of the following reasons:
  - a. The property has uncured defects in title; or
  - b. The property constitutes an immediate danger or public hazard; or
  - c. The property contains environmental hazards which would require the GSPDC to perform environmental remediation prior to re-sale (this subsection shall not be read as to apply to lead based paint or to soil that may be contaminated as a result of lead based paint, or to asbestos located in one or two family residential structures); or
  - d. Other parcels that the GSPDC deems inappropriate for acquisition for documented reasons agreed upon by the City and the GSPDC.

In the event GSPDC rejects a property for one or more of the foregoing reasons, GSPDC shall transmit a notice to the Department of Neighborhood and Business Development and the Syracuse-Onondaga County Planning Agency outlining the reason the property has been rejected within ten (10) days of the determination to reject.

4. Use of Funding - GSPDC agrees to use the Funding only for those purposes permitted by law and in furtherance of the GSPDC's mission statement and in accordance with its adopted policies and procedures.

Further, the GSPDC agrees to place a priority on leveraging City funds to advance the following objectives:

- a. Create a mix of (owner-occupied) home ownership and rental housing opportunities;
- b. Support rehabilitation financing for investor-owners purchasing GSPDC properties through loan guarantees and other innovative programs;
- c. Perform property demolition and/or deconstruction, where warranted, using no less than \$500,000 of funding activity, to be matched by \$500,000 in match funds from GSPDC general fund, resulting in the removal of a minimum of forty-five (45) blighted structures selected in concert with City staff; and

- d. The remaining \$250,000 of funding to be used for ongoing property maintenance and keeping buildings secure.
  - e. Ensure that all existing occupants of property acquired by the GSPDC from the city of Syracuse in which properties are deemed necessary to vacate, be availed the services of professional relocation agents and allotted a reasonable time frame from the determination date to vacate the property to facilitate successful relocation into suitable alternate housing.
  - f. Make reasonable efforts to recover architectural salvageable components during the deconstruction process and to apply funds received from the sale of any salvageable components to the cost of future demolition and/or deconstruction projects.
5. GSPDC shall provide the Department of Neighborhood and Business Development with quarterly reports within 10 days of the end of each fiscal quarter containing lists of all properties transferred to GSPDC and indicates the following: those properties slated for demolition/deconstruction; those demolished/deconstructed; those sold to new owners and the disposition strategy for each; those under an enforcement mortgage and the deadline for completion; those where work has been completed and enforcement mortgage has been discharged. The City reserves the right to request additional information evidencing the status of any Property transferred to GSPDC.
  6. GSPDC shall provide the Common Council with an annual written report in the form of a business and fiscal plan that details the organization's short- and long-term goals and year-to-date progress on reaching these goals within 30 days of this contract years' end. This document should be made available to all Common Councilors two weeks in advance of the Committee meeting when the annual written report is discussed publicly.
  7. GSPDC shall establish a goal to transfer title of at least 200 properties with a majority to qualified owner-occupied buyers and shall establish a policy and procedure for conveying properties to qualified not-for-profit affordable housing developers for owner-occupied buyers to ensure the creation of sustainable affordable housing that meets specified quality standards. In addition, GSPDC shall endeavor to place all properties in their inventory online as soon as practicable and to accept inquiries about the availability of non-MLS properties. Further GSPDC will increase the number of MLS listed properties by 20% over the listings posted as of June 30, 2019 by December 31, 2019. Furthermore, GSPDC will endeavor, during the term of this Agreement, to transfer title of at least 75 properties to qualified owners-occupiers with such properties being in close proximity to City Parks, Schools, or such other amenities that improve neighborhoods.
  8. GSPDC will work to develop innovative vacant lot acquisition strategies for long-range neighborhood and community benefits, such as assembling vacant land for the purpose of encouraging new housing and commercial development, in collaboration with the City and neighborhood stakeholders.
  9. The GSPDC Board of Directors and the Citizens Advisory Board will review the criteria used in reviewing and approving property sales to ensure that the criteria will encourage the sale of properties in inventory.
  10. GSPDC will aggressively market and offer ten (10) properties utilizing an established incentive program for qualified owner occupied buyers to City, fire, police, school district employees, other city residents who work in the city.

### **ARTICLE III.        NOTICES**

All written communications or notices required to be sent pursuant to this Agreement shall be sent by certified or registered first class mail, or by overnight courier, to the parties as follows:

To the City at:

City of Syracuse  
Office of the Mayor  
Attn: Mayor  
233 E. Washington Street  
Syracuse, NY 13202

With Copy to:

City of Syracuse  
Department of Law  
Attn: Corporation Counsel  
233 E. Washington Street  
Syracuse, NY 13202

To the GSPDC at:

Greater Syracuse Property Development Corporation  
Attn: Chair  
431 East Fayette Street, Suite 300  
Syracuse, NY 13202

With Copy to:

Menter, Rudin & Trivelpiece, P.C.  
308 Maltbie Street, Suite 200  
Syracuse, NY 13204-1498

## ARTICLE IV. GENERAL CONDITIONS

### A. General Compliance

The GSPDC will comply with all applicable federal, state and local laws and regulations governing the receipt or use of the Funding provided under this Agreement.

### B. Laws and Ordinances Relating to Real Property

The GSPDC shall comply with all applicable Federal and State Laws, Local Laws, Rules, Regulations, Ordinances, and Resolutions related to or regarding the obligations of owners of real property or sellers of real property including, but not limited to, those relating to renovation, rehabilitation, demolition, property maintenance, environmental laws, lead paint abatement, flood plain and lead paint disclosures, and historic preservation.

### C. New York State Law

The parties agree that by signing this Agreement they knowingly and willingly waive the presumption under New York State Law that this Agreement be construed against the drafter.

### D. Prior Agreements

This Agreement shall supersede any previous agreement between the parties regarding these matters insofar as there are any conflicting terms or provisions.

### E. Survivability of Certain Provisions

Any provisions related to, or regarding, the expenditure of the Funding shall survive the termination of this Agreement until such time as all of the Funding disbursed pursuant to this Agreement has been expended.

### F. Independent Contractor

Nothing contained in this agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The GSPDC shall at all times remain an independent contractor with respect to any terms, conditions or performances required under this Agreement.

### G. Hold Harmless

The GSPDC shall hold harmless and defend and indemnify the City from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the GSPDC's actions, inaction, performance or failure to perform as related to this Agreement, and to any activities of GSPDC funded in whole or in part by the Funding. .

#### H. Workers' Compensation

The GSPDC shall provide Workers' Compensation Insurance coverage as may be required by law for all employees employed by GSPDC during the term of this agreement.

#### I. Insurance

The GSPDC shall carry general liability insurance coverage in an amount of not less than one million dollars per claim during the term of this Agreement. A copy of the insurance binder shall be forwarded to the City.

#### J. Amendments

GSPDC and City may amend this Agreement at any time provided that such amendments make specific reference to this Agreement and are executed in writing, signed by a duly authorized representative of both organizations and approved by the City's governing body.

#### K. Prohibited Activities

The GSPDC is prohibited from using the Funding provided herein or personnel employed in whole or in part with the use of the Funding for political activities; sectarian or religious activities; lobbying, political patronage, and nepotism activities.

#### L. Assignability

The GSPDC shall not pledge, assign or transfer any interest in this Agreement or the Funding without the prior written consent of the Mayor of the City.

#### M. Conflicts of Interest

1. No officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the Funding, or any other person who exercises any functions or responsibilities in connection with the Funding shall have any personal financial interest, direct or indirect in this Agreement; and the City shall take appropriate steps to assure compliance.
1. The City and the GSPDC agree and stipulate that no member of the Common Council of the City of Syracuse or any other City officer or employee forbidden by law, is interested in, or will derive income from, or is a party to, this Agreement.

#### N. Displaced Persons

1. GSPDC shall develop an internal policy with regards to the handling of displaced tenants, former owner occupants and others with tenancy rights in a parcel of property acquired by the GSPDC (hereinafter collectively "Displaced Persons"). Such policy shall assure that Displaced Persons are dealt with in accordance with State Law and in a consistent, fair, and equitable manner.

2. GSPDC agrees to comply with all applicable State Laws, and City Ordinances, Resolutions and Policies concerning displacement of individuals from their residences.

O. Governing Law and Proper Venue of Claims

This Agreement shall be governed by, and construed in accordance with, the laws of the State of New York without regard to any conflict of laws provision. The City and GSPDC agree and consent that any claim between the parties arising from or out of this Agreement shall be brought in a court of competent jurisdiction in the County of Onondaga and State of New York.

P. Effect of Waiver of Breach

The waiver of breach of any provision of this Agreement shall not constitute or operate as a waiver of any other provision, nor shall the failure to enforce a provision operate as a waiver of that provision or any other provision.

**ARTICLE V. TERM**

The term of this Agreement shall begin as of the date that it is fully executed by the City and the GSPDC, and if not earlier terminated pursuant to the provisions of this Agreement, shall terminate naturally upon June 30, 2020.

**ARTICLE VI. DEFAULT AND TERMINATION**

In the event that GSPDC fails to comply with any term of this agreement, GSPDC shall have thirty (30) days following receipt of a written notice of the default from the City to cure said default. If the GSPDC fails to cure the default within the 30 day cure period, or any extension thereof granted by the City, the City may terminate this Agreement and the Agreement shall have no further force or effect, except for those provisions that survive termination pursuant to the terms of this Agreement. The City may suspend disbursements during the period of time given between a notice of default and the opportunity to cure.

SIGNATURE PAGE TO FOLLOW

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the date first written above.

**City of Syracuse**

**Greater Syracuse Property Development Corporation**

By: \_\_\_\_\_  
**Benjamin R. Walsh, Mayor**

By: \_\_\_\_\_  
**Vito Sciscioli, Chair**

**ATTEST:**

---

**John P. Copanas**  
**City Clerk**

STATE OF NEW YORK                   )  
COUNTY OF ONONDAGA            )  
CITY OF SYRACUSE                 ) SS.:

On this \_\_\_\_ day of \_\_\_\_\_ 2019, before me personally came BENJAMIN R. WALSH, Mayor of the City of Syracuse, with whom I am personally acquainted, who, being by me duly sworn, did depose and say: that she resides in the City of Syracuse, New York; that she is Mayor of the City of Syracuse, the corporation described in and which executed the within instrument; that she knows the corporate seal of said City and it was so affixed pursuant to the Charter of the City; that she signed said instrument as Mayor of said City of Syracuse by like authority; that said BENJAMIN R. WALSH further says that she is acquainted with John P. Copanas and knows him to be the City Clerk of said City of Syracuse; that the signature of John P. Copanas was thereto subscribed pursuant to said Charter.

---

Notary Public

STATE OF NEW YORK                   )  
COUNTY OF ONONDAGA            )  
                                                  ) SS.:

On this \_\_\_\_ day of \_\_\_\_\_ 2019, before me personally came VITO SCISCIOLI to me known, who, being by me duly sworn, did depose and say that he is the Chair of the Greater Syracuse Property Development Corporation and which executed the above instrument; that he is authorized by the Board of Directors of said corporation to execute the above instrument, and that he signed his name thereto by like order.

---

Notary Public