

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 July 16, 2019 at 8:00 a.m.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSPDC were:

PRESENT:

Vito Sciscioli, Chair
Michael LaFlair, Treasurer
Julie Cerio, Secretary
El-Java Abdul-Qadir
Patrick Hogan

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Michael LaFlair, seconded by Patrick Hogan, to wit:

Resolution No.: 21 of 2019

**RESOLUTION AUTHORIZING THE SALE OF
MULTIPLE PARCELS OF REAL PROPERTY**

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(d) authorizes the GSPDC to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(f) permits the board of directors to delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the land bank; and

WHEREAS, Section 4(e)(i) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") permits the GSPDC to dispose of real

property by negotiation after listing the real property for sale with a licensed real estate broker and/or on the GSPDC's website; and

WHEREAS, Section 4(e)(i)(3) of the Property Disposition Policy permits the GSPDC to sell real property to an applicant who has not submitted the highest purchase offer for a variety of reasons consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, all disposals of GSPDC property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the GSPDC owns certain parcels of real property situate in the County of Onondaga, State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, the Executive Director, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has recommended that the GSPDC sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, the GSPDC has determined that each Buyer is a qualified buyer and that that each Buyer's offer is reasonable and consistent with the GSPDC's mission and purpose; and

WHEREAS, the GSPDC has solicited competition for the each Property in accordance with the Property Disposition Policy; and

WHEREAS, if any Property is being sold to a Buyer who has not submitted the highest purchase offer for such Property, the Board of Directors has determined that the sale is justified for the reasons set forth on the Properties List, said reasons being consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, the GSPDC desires to sell each Property to the corresponding Buyer identified on the Properties List at the price set forth therein; and

WHEREAS, as may be noted on the Properties List, the GSPDC shall require certain Buyers to execute and deliver a Development Enforcement Note and Mortgage to ensure that the Buyer fulfills its development and use commitments to the GSPDC.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The Members of the Board hereby authorize the GSPDC to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to enter into a Contract to Purchase with the GSPDC as seller and the Buyer as buyer with respect to each Property. Each Contract to Purchase shall be agreeable in form and content to the Executive Director and GSPDC counsel.

Section 3. The Chairman, Vice Chairman, Secretary and Treasurer are each hereby authorized to execute all documents on behalf of the GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. The Executive Director and the Director of Operations of the GSPDC are each also hereby authorized and directed for and in the name and on behalf of the GSPDC to execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the GSPDC.

Section 4. All other officers, employees and agents of the GSPDC are hereby authorized to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Vito Sciscioli	VOTING	<u>Yes</u>
Patrick Hogan	VOTING	<u>Yes</u>
Mike LaFlair	VOTING	<u>Yes</u>
Julie Cerio	VOTING	<u>Yes</u>
El-Java Abdul-Qadir	VOTING	<u>Excused</u>

The foregoing Resolution was thereupon declared and duly adopted.

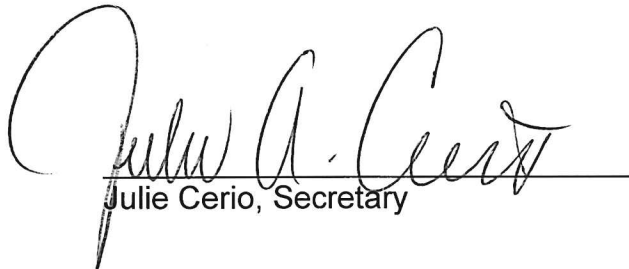
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on July 16, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 20th day of August, 2019.


Julie Cerio, Secretary

"Schedule A"



July 16, 2019 Sales Summary

1) 145 Milnor Ave. – Vacant Single-Family Property

Date Acquired: 07/3/2018 Listed 05/15/2019
Current List Price: \$5,000 Days on Market: 49 days
Original List Price: \$5,000 Land Bank's Minimum Renovation Est: \$84,604

145 Milnor Ave. is a single-family property located in Salt Springs and needs major renovations. It is listed in our Home Ownership Choice program. Ellis Monroe has submitted an application to purchase this property as his primary residence. Mr. Monroe has obtained a mortgage loan through Home Headquarters to fund the renovations. Mr. Monroe works for G.M Crisalli & Associates Inc. as a carpenter and has experience in other construction trade work. He will do most of the work himself and anything outside his scope of experience will be done by a licensed contractor.

Based on the Land Bank's disposition policies, staff recommend sale to Ellis Monroe subject to an enforcement mortgage to be discharged once the proposed renovations are completed and another enforcement mortgage requiring that the home remain owner-occupied for five years.

145 Milnor Ave. Purchase Offer	
Applicant	Ellis Monroe
Offer	\$5,000
Plan	Renovate to Owner-Occupy

2) 1802 Lodi St. – Vacant Two-Family Property

Date Acquired: 04/11/2019 Listed 06/12/2019
Current List Price: \$9,900 Days on Market: 21 days
Original List Price: \$9,900 Land Bank's Minimum Renovation Est: \$65,032

1802 Lodi St. is a two-family property on the Northside and will need major renovations. The Land Bank has received multiple offers to purchase. Mohammad Haque would purchase this property as rental. Mr. Hague recently purchased and successfully discharged the renovations at 1121 Park St. where he is currently residing. Dung Kha has also submitted an offer to purchase this property to use a rental as well. Mr. Kha has purchased 1025 Park St. from the land bank as well and has completed the renovations.

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

1802 Lodi St. Purchase Offers		
Applicant	Dung Kha	Muhammod Hague
Offer	\$13,500	\$11,000
Plan	Renovate for Rental	Renovate for Rental

“Schedule A”

3) 215 Dorothy St. – Vacant Single-Family Property

Date Acquired: 10/31/2018 Listed 11/27/2018
Current List Price: \$29,900 Days on Market: 218 days
Original List Price: \$34,900 Land Bank’s Minimum Renovation Est: \$27,764

215 Dorothy St. is a single-family property located in Lincoln Hill and needs a moderate amount of renovations. This property is listed in the Home Ownership Choice program and has received multiple offers.

Brian Nguyen submitted an offer to purchase with the intent to renovate and sell to an owner-occupant contingent upon him also buying 419 Boyden. He has offered \$33,400 for both properties, which is less than the combined asking prices. 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.

Shelby Zemken submitted an offer to purchase this property as his primary residence. Mr. Zemken does not have any construction experience and will be hiring out the work needed for this project. Mr. Zemken has secured a pre-approval loan through Home Headquarters for an amount more than sufficient to cover the purchase and renovations required.

Elumination, LLC submitted an offer to purchase with the intent to renovate and sell to and owner-occupant. Mirza Tihic is the sole member of this LLC and he has purchased a property from the Land Bank previously in his own name.

Based on the Land Bank’s disposition policies, staff recommend sale to Shelby Zemken subject to an enforcement mortgage to be discharged once the proposed renovations are completed and once he has an owner-occupant under contract to purchase and a second enforcement mortgage requiring the property remain owner-occupied for five years.

215 Dorothy St. Purchase Offer			
Applicant	Brian Nguyen	Shelby Zemken	Elumination, LLC
Offer	\$33,400 – for this and 419 Boyden (under asking)	\$32,201	\$29,901
Plan	Renovate to Re-sell to an Owner-Occupant (and 419 Boyden a rental)	Renovate to Owner-Occupy	Renovate to Re-sell to an Owner-Occupant

4) 203 and 205 Davis St – Buildable Vacant Lot (if combined)

Address: 203 Davis St 205 Davis St
Date Acquired: 6/22/2015 11/25/2015
Dimensions: 33’ x 100’ 33’ x 100’

The Land Bank demolished two blighted two-family houses this spring at 203 and 205 Davis Street. Louis and Maria Ramos are owner-occupants of 201 Davis Street. The other adjacent homeowner is tax-delinquent and not an eligible buyer. They wish to acquire these vacant lots and will fence the property, extend their driveway, and build a gazebo and playset. Based on the Land Bank’s disposition policies, staff recommends sale to Louis A Ramos and Maria D Ramos contingent upon them resubdividing and combining these lots with their adjacent property.

"Schedule A"

203 and 205 Davis Street	
Applicant	Louis A Ramos and Maria D Ramos
Offer	\$151

5) 340 Bryant Ave-- Non-buildable Vacant Lot

Date Acquired: 4/11/2019

Dimensions: 16.5' x 115'

GW & LD Homes, Inc. owns both adjoining properties, 342 and 336-38 Bryant Ave. 336-38 has 49.5' of frontage while 342 is only 33' wide. The owners wish to purchase this 16.5' strip of land and merge it with 342 Bryant giving that property a total of 49.5' of street frontage. Based on the Land Bank's disposition policies, staff recommend sale to GW & LD Homes, Inc. contingent upon them resubdividing and combining this lot with their adjacent property.

340 Bryant Ave.	
Applicant	GW & LD Homes, Inc.
Offer	\$976

6) 1200 Lodi St – Non-Buildable Vacant Lot

Date Acquired: 3/3/2016

Dimensions: 36' x 132'

The Land Bank demolished a dilapidated two-family house on the corner of Lodi and Seward Streets this June. Morgan & Towers, LLC own the contractor storage shed at 1202-04 Lodi Street. Both the vacant lot and the contractor storage shed are in a RB-1 zoning district while the other adjacent property is in a RA zone – therefore this lot can only be merged with the property owner by Morgan & Towers, LLC. The owners, Henry Moran and Edward Powers, wish to utilize the lot for additional greenspace and parking. Based on the Land Bank's disposition policies, staff recommends sale to Morgan & Towers, LLC contingent upon them resubdividing and combining the lot with their adjacent property.

1200 Lodi Street	
Applicant	Morgan & Towers, LLC
Offer	\$976.00

7) 911 Hawley Ave – 13' of a 62.9' x 222.6' buildable vacant lot

Date Acquired: 3/23/2015

Dimensions: 62.9' x 222.6' – 13'

Kler Htoo Baw owner-occupies the two-family home at 905 Hawley Ave. He would like to purchase 13' to expand his yard and install fencing. The 50' x 222.6' balance of the property will be reserved for Home HeadQuarters for a new construction site per a plan they . Based on the Land Bank's disposition policies, staff recommends sale to Kler Htoo Baw contingent upon him combining this 13' strip of land with his adjacent property.

911 Hawley Avenue	
Applicant	Kler Htoo Baw
Offer	\$151.00

“Schedule A”

8) 130 Gertrude St – Non-buildable Vacant Lot

Date Acquired: 12/19/2018
Dimensions: 33' x 150'

The Land Bank is in the process of demolishing a two-family house at 130 Gertrude Street. Ms. Alaswad is the owner of 128 Gertrude Street and wishes to acquire the property to expand her yard. Based on the Land Bank's disposition policies, staff recommends sale to Afrah Alaswad contingent upon her resubdividing and combining the lot with her adjacent property.

130 Gertrude St.	
Applicant	Afrah Alaswad
Offer	\$151.00

9) 1210 Colvin St W – Non-buildable Vacant Lot

Date Acquired: 1/29/2016
Dimensions: 33' x 132'

The Land Bank demolished a single-family house at 1210 West Colvin Street in April of this year. Ruby Leonard is the owner-occupant of the adjacent property and wishes to improve the property with fencing and landscaping. Based on the Land Bank's disposition policies, staff recommends sale to Ruby Leonard contingent upon her resubdividing and combining the lot with her adjacent property.

1210 Colvin Street W	
Applicant	Ruby Leonard
Offer	\$151.00

10) 8 Lawrence – Non-buildable Vacant Lot

Date Acquired: 11/20/18
Dimensions: 58' by 104'

The Land Bank acquired this property via County tax foreclosure in November 2018 and used County funding to demolish a blighted house here over the winter. This property backs up to a property owned by the Jordan Volunteer Fire Company and they wish to acquire this adjacent parcel to expand their property. Based on the Land Bank's disposition policies, staff recommends sale to the Jordan Volunteer Fire Co., Inc.

8 Lawrence Street (Village of Jordan) Purchase Offer	
Applicant	Jordan Volunteer Fire Co., Inc.
Offer	\$1