

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 October 15, 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  
El-Java Abdul-Qadir  
Patrick Hogan, Vice Chair

**EXCUSED:**

Julie Cerio, Secretary

**FOLLOWING PERSONS WERE ALSO PRESENT:**

|                |                    |
|----------------|--------------------|
| Katelyn Wright | Executive Director |
| John Sidd      | General Counsel    |

The following resolution was offered by Mike LaFlair, seconded by Pat Hogan, to wit:

Resolution No.: 34 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>Excused</u> |
| El-Java Abdul-Qadir | VOTING | <u>Yes</u>     |

The foregoing Resolution was thereupon declared and duly adopted.

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

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on October 15, 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 19<sup>th</sup> day of November, 2019.

  
\_\_\_\_\_  
Julie Cerio, Secretary



## October 15, 2019 Sales Summary

### 1) 821 Emerson Ave. – Vacant Single-Family Property

Date Acquired: 08/30/2018

Listed: 05/01/2019

Current List Price: \$14,900

Days on Market: 150 days

Original List Price: \$19,900

Land Bank's Minimum Renovation Est: \$25,628

821 Emerson Ave is a single-family property in the Far-Westside neighborhood in need of minor renovations.

Robert L. Edick, Jr. plans to renovate and occupy as his primary residence. He currently owns a 3-unit home at 604 Turtle St, resides in one of the units, rents one other unit, and has not completed the renovation of the third unit. Robert plans to do complete some of the work himself, but hire contractors for the majority of the work.

Robert Johnson is looking to purchase this home to renovate and live in as his primary residence. Robert is a first-time home buyer and has completed the HHQ homebuyer education course on October 1, 2019. He grew up in the neighborhood and has lived down the block at 939 Emerson Avenue for 15 years. Robert also works in the neighborhood as well. He plans to renovate the home himself and has explained that he has experience in every aspect of home construction and renovation.

Gary Prochna is looking to purchase this home to renovate and sell to one of his employees, who will occupy the property as his primary residence. Gary has just recently purchased 957 Emerson Ave. and 957 Emerson Ave. rear from the Land Bank, which he is renovating using HOME funds.

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

| 821 Emerson Ave Purchase Offers |                          |  |                          |
|---------------------------------|--------------------------|--|--------------------------|
| Applicant                       | Robert L. Edick, Jr.     | Gary Prochna                             | Robert Johnson           |
| Offer                           | \$15,000                 | \$22,888                                 | \$22,500                 |
| Plan                            | Renovate to Owner-Occupy | Renovate to re-sell to an owner-occupant | Renovate to Owner-Occupy |

### 2) 433 Warner Ave. – Vacant Single-Family Property

Date Acquired: 06/28/2018

Listed: 09/03/2019

Current List Price: \$15,900

Days on Market: 28 days

Original List Price: \$16,900

Land Bank's Minimum Renovation Est: \$17,677

433 Warner Ave. is a single-family property in the Brighton neighborhood listed in the Home Ownership Choice Program. It will need minor renovations.

"Schedule A"

James Wilson intends to renovate and occupy the property as his primary residence. Mr. Wilson currently lives across the street at 424 Warner Ave. He plans to sell his current home to his daughter after he moves into 433 Warner Ave. Additionally, Mr. Wilson wishes to purchase 429 Warner Ave, another single-family home, from the Land Bank to renovate and sell to his son. Mr. Wilson is an Electrical Trades teacher with the Syracuse City School District.

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

| 433 Warner Ave. Purchase Offer |   |
|--------------------------------|---|
| Applicant                      | James Wilson                                  |
| Offer                          | \$8,000 (counts as \$15,950; public employee) |
| Plan                           | Renovate to Owner-Occupy                      |

**3) 429 Warner Ave. – Vacant Single-Family Property**

|                              |  |
|------------------------------|--|
| Date Acquired: 10/20/2016    | Listed: 01/27/2017                           |
| Current List Price: \$1,000  | Days on Market: 1030 days                    |
| Original List Price: \$5,900 | Land Bank's Minimum Renovation Est: \$27,611 |

429 Warner Ave. is a single-family property located in Brighton and needs major renovations. The property has been listed for sale over 1000 days and was in the Home Ownership Choice program, but was removed from the program due to lack of interest from owner-occupant purchasers.

James Wilson intends to renovate and sell this home to his son. See above.

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

| 429 Warner Ave. Purchase Offer |                    |
|--------------------------------|--------------------|
| Applicant                      | James Wilson       |
| Offer                          | \$1,000            |
| Plan                           | Renovate to resell |

**4) 221 1/2 Lakeview Ave – Vacant Four-Family Property**

|                              |  |
|------------------------------|--|
| Date Acquired: 05/31/2018    | Listed: 04/11/2019                           |
| Current List Price: \$7,900  | Days on Market: 181 days                     |
| Original List Price: \$9,900 | Land Bank's Minimum Renovation Est: \$64,939 |

221 ½ Lakeview Ave is a four-family property located in the Park Avenue neighborhood and will require major renovations.

Bruno Kardhashi would like to purchase this property to renovate and resell. He does not own any other properties in Syracuse. He lives at 404 Charles Ave in Syracuse, and moved to Syracuse in 2010. He has



“Schedule A”

experience working for other real estate investors, fixing rental properties. He is working with Realtor Stephen Skinner.

Joseph Campbell would like to purchase this property to renovate and rent out. Mr. Campbell is an out of town investor who lives in Medford, MA but has ties to the CNY community with existing family residing here. Mr. Campbell has just closed on the sale of 1205 Spring St from the Land Bank and has hired a very good quality contractor to renovate that property. He plans to finance this purchase and renovation through HHQ just as he did with 1205 Spring.

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

| 221 ½ Lakeview Ave. Purchase Offers |                     |                     |
|-------------------------------------|---------------------|---------------------|
| Applicant                           | Bruno Kardhashi     | Joseph Campbell     |
| Offer                               | \$8,750             | \$8,500             |
| Plan                                | Renovate for Rental | Renovate for rental |

**5) 117 Sweeting St. – Vacant Single-Family Property**

Date Acquired: 08/29/2019

Listed: 09/26/2019

Current List Price: \$19,900

Days on Market: 12 days

Original List Price: \$19,900

Land Bank’s Minimum Renovation Est: \$34,134

117 Sweeting St. is a single-family property located on the Northside and will require major renovations and is listed in our Home Ownership Choice Program.

Bashkim Azemi wishes to purchase the home to renovate and resell to an owner occupant. Mr. Azemi owns four properties in Syracuse and purchased one from the Land Bank in the past, on which he successfully discharged the enforcement mortgage.

Based on the Land Bank’s disposition policies, staff recommend sale to Bashkim Azemi subject to an enforcement mortgage to be discharged once the proposed renovations are completed and once the home is resold to an owner-occupant.

| 117 Sweeting St. Purchase Offer |  |
|---------------------------------|--|
| Applicant                       | Bashkim Azemi                            |
| Offer                           | \$19,900                                 |
| Plan                            | Renovate to re-sell to an owner-occupant |

**6) 1911 Midland Ave. – Vacant Single-Family Property**

Date Acquired: 03/31/2016

Listed: 01/26/17

Current List Price: \$5,000

Days on Market: 1030 days

Original List Price: \$6,900

Land Bank’s Minimum Renovation Est: \$16,400

1911 Midland Ave. is a single-family property located on the Southside listed in our Home Ownership Choice program. It will require minor renovations. Antonio Owens is the sole member of LandColv, LLC. He intends

"Schedule A"

to renovate to re-sell to an owner occupant. Mr. Owens has professional experience in construction, property management, flooring, junk removal, and new site development. Note: the vacant lot to the north has not yet been foreclosed upon, but the driveway 1911's garage crosses that lot. They need to be combined and we will make that lot available to combine with this property as soon as we're able to acquire it.

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

| 1911 Midland Ave. Purchase Offer |  |
|----------------------------------|--|
| Applicant                        | LandColv, LLC                            |
| Offer                            | \$5,000                                  |
| Plan                             | Renovate to Re-Sell to an Owner-Occupant |

**7) 1104 N Townsend St. – Vacant Two-Family Property**

Date Acquired: 08/30/2018

Listed: 05/30/2019

Current List Price: \$7,900

Days on Market: 120 days

Original List Price: \$7,900

Land Bank's Minimum Renovation Est: \$52,155

1104 N Townsend St. is a two-family residential property located on the Northside and will require major renovations.

Mohammad Haque lives locally and is looking to purchase this property to renovate and resell. He works in construction and has the capability to complete this project.

Shereef Ahmed plans to renovate and rent this property out. He lists a local address, but it is an address associated with many out of town investors and his bank statement lists his address as being in Brooklyn. We have concerns about whether he will be able to manage the renovations or manage a rental without being here locally. Furthermore it is our hope that Mr. Haque will re-sell the property to an owner-occupant.

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

| 1104 N Townsend St. Purchase Offers |                    |                  |
|-------------------------------------|--------------------|------------------|
| Applicant                           | Mohammad Haque     | Shareef Ahmed    |
| Offer                               | \$7,900            | \$7,900          |
| Plan                                | Renovate to Resell | Renovate to Rent |

**8) 202 Park St. – Vacant Two-Family Property**

Date Acquired: 07/24/2018

Listed: 08/20/2019

Current List Price: \$14,900

Days on Market: 40 days

Original List Price: \$14,900

Land Bank's Minimum Renovation Est: \$84,646

202 Park St is a two-family property in the Outer-Sedgwick neighborhood. It will require major renovation.



“Schedule A”

Syracuse SFR Holdings 2019, LLC of Little Falls, NY is looking to purchase and renovate this property and maintain as a rental.

Klajdi Lika wishes to purchase and renovate this property and maintain as a rental. Klajdi is working with local Realtor Stephen Skinner and currently owns five other properties in Syracuse.

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

| 202 Park St. Purchase Offers |                                 |                  |
|------------------------------|---------------------------------|------------------|
| Applicant                    | Syracuse SFR Holdings 2019, LLC | Klajdi Lika      |
| Offer                        | \$17,100                        | \$17,650         |
| Plan                         | Renovate to Rent                | Renovate to Rent |

**9) 629 Division St E – Non-Buildable Vacant Lot**

Date Acquired: 12/22/2016

Dimensions: 33’ x 107’

The Land Bank demolished a blighted two-family house at 629 East Division Street using Attorney General funds. Sandra G. Karl and Amanda Giangioffe are currently co-owners of 631 East Division Street. They are in the process of removing Sandra Karl from the deed. Ms. Giangioffe wishes to acquire the vacant lot to expand her yard and plans to fence the property for more defensible space.

Based on the Land Bank’s disposition policies, staff recommend sale to Amanda Giangioffe contingent upon her resubdividing and combining the lot with her adjacent property.

| 629 Division St E |                   |
|-------------------|-------------------|
| Applicant         | Amanda Giangioffe |
| Offer             | \$151.00          |

**10) 818 N Alvord St – Non-buildable Vacant Lot**

Date Acquired: 2/21/2019

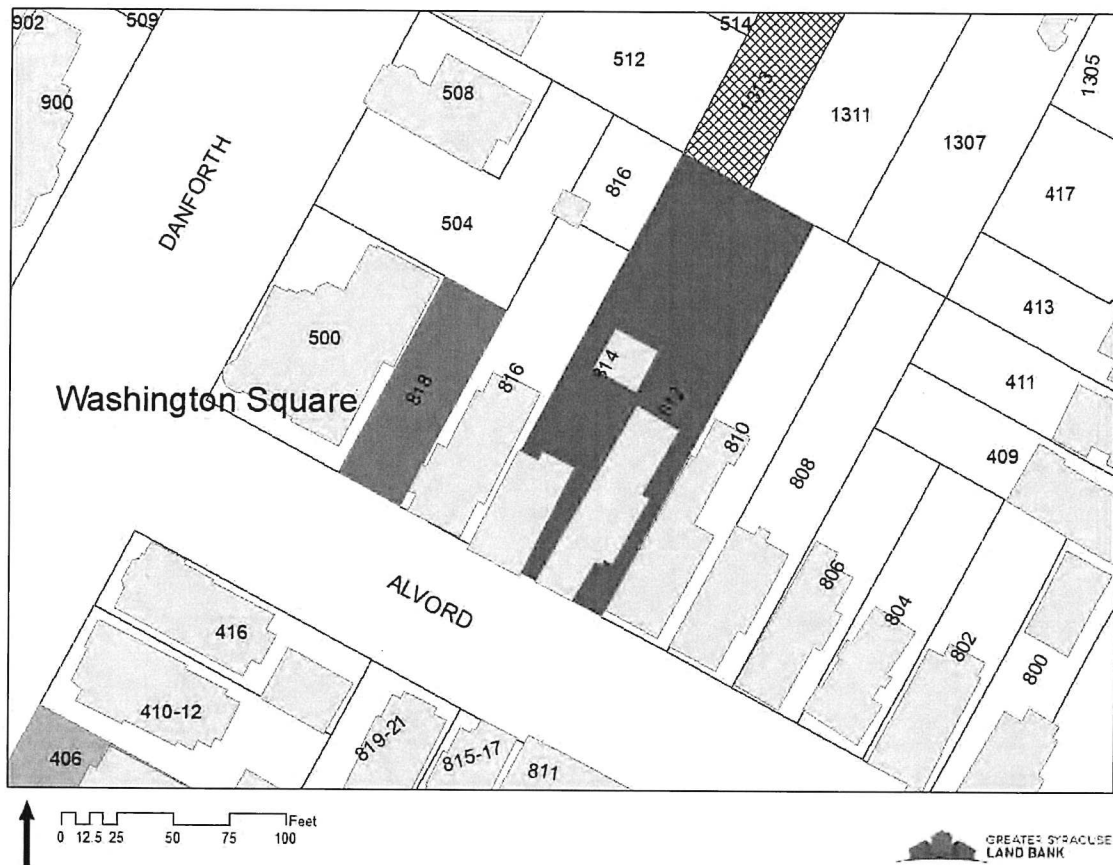
Dimensions: 31’ x 99’

The City demolished a dilapidated two-family house in June of this year – a demolition they’d already planned before conveying the property to the Land Bank. The Italian American War Veterans who own 500 Danforth Street approached the Land Bank, wishing to purchase the lot. Unfortunately, their building is in a BA zoning district while the lot is in an RA zone, so they cannot be combined via resubdivision. It would make more sense to sell it to the landlord on the opposite side, who shares a zoning district in common with the lot, but they are not interested despite the fact that their driveway is partly located on this lot. The War Veterans are interested in cleaning up the property and using it as additional greenspace for events and for access to maintain the rear of their building, which nearly sits on top of the property line.

Based on the Land Bank’s disposition policies, staff recommend sale to John Vendetti Post No. 1 Italian American War Veterans of the United States, Inc.

"Schedule A"

| 818 N Alvord St |   |
|-----------------|---|
| Applicant       | John Vendetti Post No. 1 Italian American War Veterans of the United States, Inc. |
| Offer           | \$976.00  |



**11) 119-21 Warner Ave – Non-Buildable Vacant Lot**

Date Acquired: 8/31/2016  
Dimensions: 35' x 104'

The Land Bank demolished a dilapidated two-family structure this fall using funds from the Attorney General. Dunk & Bright Furniture, which owns nearly the entire block bounded by Warner Ave, South Salina Street, Brighton Ave and Webster Ave, would like to acquire and use the property for additional green space. They may eventually expand the parking lot which is currently being used by tenants of the Southside Innovation Center as well as their customers. They have formed a new LLC, Salina Warner Holdings, LLC to purchase the lot.

Based on the Land Bank's disposition policies, staff recommend sale to Salina Warner Holdings, LLC.

| 119-21 Warner Ave. |                             |
|--------------------|-----------------------------|
| Applicant          | Salina Warner Holdings, LLC |
| Offer              | \$1,450.00                  |

Date Acquired: 10/30/2018  
Dimensions: 54' x 112'

Based on the Land Bank's disposition policies, staff recommend sale to Margarita Colon contingent upon her resubdividing and combining the lot with her adjacent property.

|                   |   |
|-------------------|---|
| 506 Fabius Street |   |
| Applicant         | Margarita Colon (formerly known as Margarita Rodriguez) |
| Offer             | \$976.00  |

Date Acquired: 05/31/2018  
Dimensions: 38' x 132'

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“Schedule A”

would like to acquire the vacant lot to expand their driveway to 12’ and for additional greenspace for their grandchildren.

Based on the Land Bank’s disposition policies, staff recommend sale to Renita and Nathaniel Scott contingent upon them resubdividing and combining the lot with their adjacent property.

| 322 Webster Ave |                            |
|-----------------|----------------------------|
| Applicant       | Renita and Nathaniel Scott |
| Offer           | \$151.00                   |