

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 November 19, 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 Mike LaFlair, seconded by Pat Hogan, to wit:

Resolution No.: 37 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.

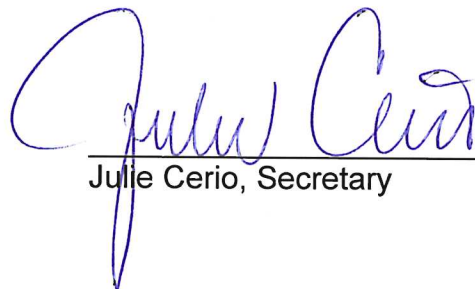
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

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 November 19, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

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

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CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 17th day of December, 2019.



Julie Cerio, Secretary



November 19, 2019 Sales Summary

1) 314 Atlantic Ave. – Vacant Single-Family Property

Date Acquired: 5/31/2018

Listed: 10/9/18

Current List Price: \$13,900

Days on Market: 392 days

Original List Price: \$24,900

Land Bank's Minimum Renovation Est: \$26,563

314 Atlantic Ave. is a two-bedroom, single-family home in the North Valley neighborhood. This property has been under contract twice, but has failed to close both times.

Raney Stackhouse plans to purchase and flip this property. His brother is a contractor and will assist him with this project. This will be his first investment property and, in fact, he does not currently own his own home. He's using cash to finance the project.

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

314 Atlantic Ave. Purchase Offer	
Applicant	Raney Stackhouse
Offer	\$13,900
Plan	Renovate to Resell

2) 1612 Park St. – Vacant Single-Family Property

Date Acquired: 12/19/2018

Listed: 06/18/2019

Current List Price: \$6,900

Days on Market: 139 days

Original List Price: \$12,900

Land Bank's Minimum Renovation Est: \$41,209

1612 Park St. is a single-family property in the Washington Square neighborhood listed in the Home Ownership Choice Program. It will need minor renovations.

Edward Morris intends to purchase the property to renovate and will try to resell to an owner occupant, but he wants to be able to make it a rental if he cannot find an owner-occupant buyer. Edward Morris has purchased several homes from the Land Bank before; he successfully completes the renovations to a high standard and has a great reputation with his tenants and with neighborhood organizers.

We are proposing not to require Mr. Morris to re-sell to an owner-occupant since we have been unable to get an owner-occupant buyer interested despite the property being on the market for over four months.

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

"Schedule A"

1612 Park St. Purchase Offer	
Applicant	Edward Morris
Offer	\$7,500
Plan	Renovate to Re-sell to Owner-Occupant or hold as a rental

3) 220 Lakeview Ave. – Vacant Two-Family Property

Date Acquired: 05/31/2018

Listed: 04/11/2019

Current List Price: \$9,900

Days on Market: 207 days

Original List Price: \$12,900

Land Bank's Minimum Renovation Est: \$40,925

220 Lakeview Ave is a two-family property located in the Park Avenue neighborhood and will require major renovations.

Klajdi Lika is an experienced real estate investor who lives in Syracuse. Last month the board accepted his offer on 202 Park St., which has yet to close. He plans to renovate this property and sell it to his brother to operate as a rental. If his brother does not purchase it after the renovation then Mr. Lika will operate as a rental himself.

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

220 Lakeview Ave. Purchase Offer	
Applicant	Klajdi Lika
Offer	\$9,900
Plan	Renovate to resell or use as Rental

4) 116 Glahn Ave. – Vacant Single-Family Property

Date Acquired: 07/24/2019

Listed: 09/06/2019

Current List Price: \$9,900

Days on Market: 60 days

Original List Price: \$14,900

Land Bank's Minimum Renovation Est: \$23,060

116 Glahn Ave. is a single-family property located on the Southside and will require major renovations, it is listed in our Home Ownership Choice Program.

Mae Carter has lived next door to this home at 114 Glahn Ave. for over 30 years. She plans to renovate the house to operate as a rental. We recommend deviating from the Home Ownership Choice program requirements to resell to an owner-occupant since she lives next door.

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

116 Glahn Ave. Purchase Offer	
Applicant	Mae Carter
Offer	\$9,900
Plan	Renovate for Rental

"Schedule A"

5) 133-35 Richardson Ave. – Vacant Two-Family Property

Date Acquired: 06/20/2019	Listed: 10/29/19
Current List Price: \$5,000	Days on Market: 7 days
Original List Price: \$5,000	Land Bank's Minimum Renovation Est: \$55,610

133-35 Richardson Ave. is a two-family residential home on the Southside; it is in need of major renovation.

Norris Rodgers is an experienced investor who has purchased properties from the Land Bank in the past. He plans to renovate and operate as a rental.

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

133-35 Richardson Ave. Purchase Offer	
Applicant	Norris Rodgers
Offer	\$5,000
Plan	Renovate for Rental

6) 252-54 Baker Ave. – Vacant Two-Family Property

Date Acquired: 09/26/2019	Listed: 10/14/2019
Current List Price: \$19,900	Days on Market: 22 days
Original List Price: \$19,900	Land Bank's Minimum Renovation Est: \$23,331

252-54 Baker Ave. is a two-family residential property located on the Southside and will require major renovations.

Adriel Donai is an experienced contractor who lives in the city of Syracuse. His father and uncle have both purchased properties from the Land Bank before. This will be Mr. Donai's first Land Bank purchase, he plans to renovate and rent the property.

Our Village, LLC is an experienced real estate development group based out of Clifton Park, NY. They plan to renovate and rent the property.

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

252-54 Baker Ave. Purchase Offers		
Applicant	Adriel Donai	Our Village, LLC
Offer	\$22,000	\$19,900
Plan	Renovate for Rental	Renovate for Rental

7) 114 Conan St. – Vacant Single-Family Property

Date Acquired: 10/30/2018	Listed: 03/01/2019
Current List Price: \$9,900	Days on Market: 244 days
Original List Price: \$9,900	Land Bank's Minimum Renovation Est: \$48,105

“Schedule A”

114 Conan Ave. is a single-family property in the North Valley neighborhood listed in the Home Ownership Choice Program. It will need major renovations.

Stephen Oduro intends to renovate and resell to an owner-occupant. The property had an accepted offer on April 2, 2019 that fell through and was relisted in October 2019. Mr. Oduro has previously purchased two Land Bank properties and completed much of the work himself. He will be hiring licensed contractors for electrical, HVAC and plumbing work.

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

114 Conan Ave. Purchase Offer	
Applicant	Stephon Oduro
Offer	\$9,900
Plan	Renovate to Re-Sell to Owner-Occupant

8) 1159 Teall Ave. – Vacant Single Family Property

Date Acquired: 03/29/2018

Listed: 05/17/2018

Current List Price: \$5,000

Days on Market: 170 days

Original List Price: \$34,900

Land Bank’s Minimum Renovation Est: \$50,559.25

1159 Teall Ave. is a single-family property located in the Eastwood neighborhood and will require major renovations. It is listed in our Home Ownership Choice Program.

Avni Jahiu would like to purchase this property to renovate and resell to an owner occupant. He owns twelve other properties in Syracuse. He has purchased property from the Land Bank several times, completing high quality renovations and following through on the requirement to resell to owner-occupants when applicable. He currently lives in E. Syracuse and has been involved with fixing and flipping for over ten years.

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

1159 Teall Ave. Purchase Offers	
Applicant	Avni Jahiu
Offer	\$5,100
Plan	Renovate to Re-sell to an Owner Occupant

9) 12 Lawrence St. – Vacant Lot (Village of Jordan)

Date Acquired: 2/6/2018

Dimensions: 70’ x 103’

The Land Bank demolished a blighted single-family house at 12 Lawrence Street using County funds in January 2019. Terri Patterson recently purchased 16 Lawrence Street and wishes to expand her yard with a shed and additional off-street parking. Robert and Carol Jesgarzewski have life use of 10 Lawrence Street,

"Schedule A"

which is owned by Courtney Bui. They wish to expand their yard with additional greenspace and perhaps in the future to expand their home.

Based on the Land Bank's disposition policies, staff recommend sale of half of the lot to Terri Patterson and half to Robert and Carol Jesgarzewski and Courtney Bui, contingent upon each buyer resubdividing and combining their portion with their adjacent properties.

12 Lawrence St. Purchase Offer		
Applicant	Terri Patterson	Robert and Carol Jesgarzewski and Courtney Bui
Offer	\$151	\$151

10) 150-52 Matson Ave. W. – Buildable Vacant Lot

Date Acquired: 6/30/2016

Dimensions: 40' x 136'

The Land Bank demolished a dilapidated three-family structure this fall using funds from the Attorney General. Each adjacent owner-occupant would like half of the lot. Yvonne Green at 156 W. Matson Ave. would like to expand her yard. James Thornton at 148 W. Matson Ave. would like expand his property.

Based on the Land Bank's disposition policies, staff recommends sale of half of the lot to Yvonne Greene and half to James Thornton, contingent upon them resubdividing and combining the lot with their adjacent properties.

150-52 W. Matson St. Purchase Offer		
Applicant	Yvonne Green	James Thornton
Offer	\$151	\$151

11) 1311 W Fayette St – Buildable Vacant Lot

Date Acquired: 4/01/2015

Dimensions: 30' x 117'

The Land Bank has recently bid out the demolition of this building. The roof is collapsing and we need to get it taken down before heavy snowfall. We will utilize grant funding in our 2019-20 City contract to complete this demolition. The Ukrainian Cultural Center, Inc., which is located next door wishes to purchase the resulting lot. The other adjacent owner is the former owner and is disqualified from purchasing the property. At this time, they plan to maintain the lot as grass, but they may expand their parking lot in the future, which would be allowed because this property is located in a Local Business, Class A zoning district.

Based on the Land Bank's disposition policies, staff recommend sale to the Ukrainian Cultural Center, Inc., contingent upon them resubdividing and combining the lot with their adjacent property.

1311 W Fayette St. Street	
Applicant	Ukrainian Cultural Center, Inc.
Offer	\$151.00

12) 239 McLennan Ave. – Buildable Vacant Lot

Date Acquired: 3/23/2015
Dimensions: 50' x 132'

The Land Bank just demolished a dilapidated two-family home here using Attorney General funds. Amber Welch is the owner-occupant at 233 McLennan Ave. and would like to acquire the lot for additional greenspace and a garden and play-area for her seven children. The other adjacent owner-occupant is disqualified for owing back taxes.

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

239 McLennan Ave. Purchase Offer	
Applicant	Amber Welch
Offer	\$151.00

13) 1302 Bellevue Ave (30') – Buildable Vacant Lot

Date Acquired: 3/12/14
Dimensions: 90' by 115'

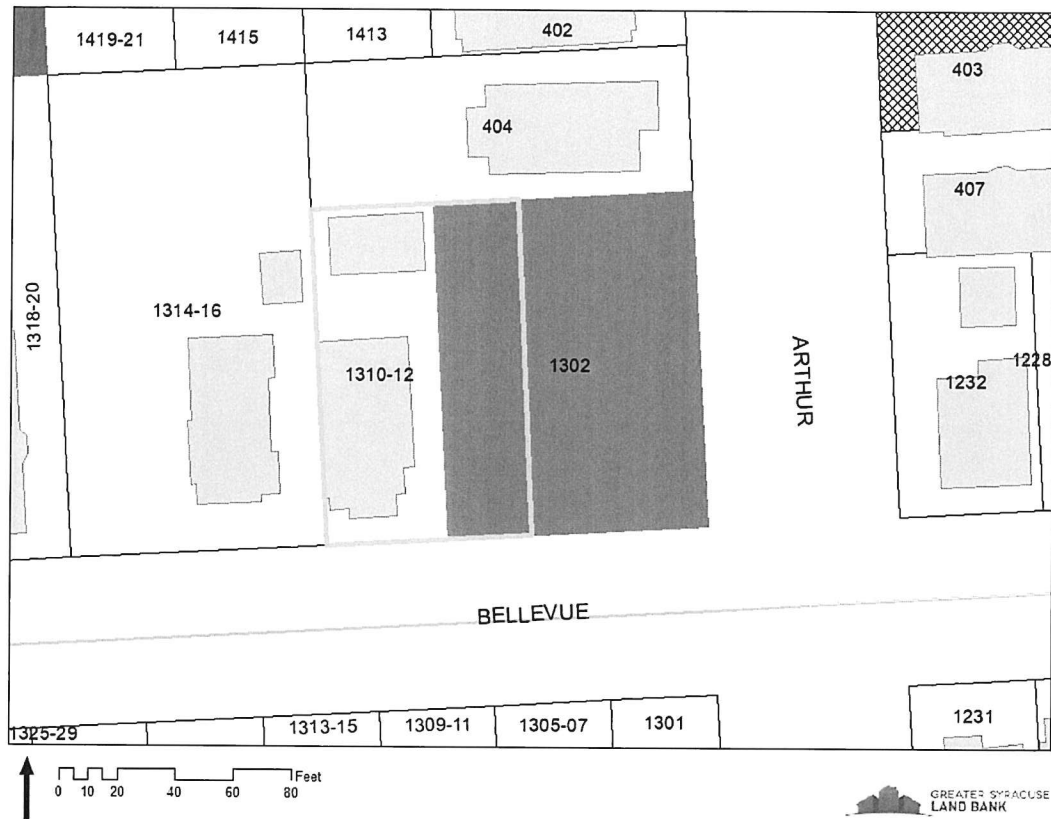
1302 Bellevue Ave. measures 90' x 115' and is located at the corner of Bellevue and Arthur. Ronal Valerio is in the process of renovating the two-family home at 1310-12 Bellevue Ave. and he plans to occupy one of the two units.

He would like to purchase 30' of 1302 Bellevue Ave. to provide additional off-street parking for his tenant and he would like to fence the property to prevent trespassing onto his lot. The remaining 60' x 115' will be land banked as a future potential new construction site.

Based on the Land Bank's disposition policies, staff recommend sale of a portion of 1302 Bellevue Ave. to Ronal Valerio contingent upon him resubdividing and combining the lot with his adjacent property.

1302 Bellevue Ave. Purchase Offer	
Applicant	Ronal Valerio
Offer	\$151.00

"Schedule A"



14) 419 Pacific Ave. – Buildable Vacant Lot

Date Acquired: 4/11/19
 Dimensions: 112' by 110'

The Land Bank is demolishing a dilapidated single-family house on this 112' x 100' parcel. Each of the adjoining neighbors would like to purchase a portion of the lot. By selling 26' to the owner of 501 Pacific (Harvey A. Tull) and 23' to the owner of 409 Pacific (Anthony Grady), three lots measuring 63' x 100' each will be created. Both adjoining neighbors are owner occupants and would like to fence in their properties. The remainder of 419 Pacific will 63' by 100' and will be reserved for a future new construction site.

Based on the Land Bank's disposition policies, staff recommend the sale of a 26' x 100' strip to Harvey A. Tull and a 23' x 100' strip to Anthony Grady, contingent upon them resubdividing and combining their portion with their adjacent property.

419 Pacific Ave. Purchase Offer		
Applicant	Harvey A. Tull	Anthony Grady
Offer	\$151	\$151

"Schedule A"

