

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at Syracuse City Hall – 233 E. Washington Street; Syracuse, NY 13202 - on August 19 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:**

Patrick Hogan, Chair  
Oceanna Fair  
Michael LaFlair, Treasurer  
Maurice Brown, Vice Chair  
Joathan Link Logan, Secretary

**EXCUSED:**

**FOLLOWING PERSONS WERE ALSO PRESENT:**

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Michael LaFlair seconded by Maurice Brown, to wit:

Resolution No.: 19 of 2025

**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, either in its own name or in the name of a lawfully formed subsidiary, as determined appropriate by the Executive Director and Legal Counsel, from the City of Syracuse, title to the parcels of real property identified on the Properties List attached hereto as Schedule A (individually a "Property" and collectively the "Properties"), subject to the following limitations:

GSPDC shall be under no obligation to acquire any Property which the GSPDC reasonably determines to:

- a. have defects in title; or
- b. constitute a danger or public hazard; or
- c. contain hazardous substances or present other environmental concerns; or
- d. be fiscally imprudent for the GSPDC to accept including, by way of example and not limitation, Property which contains improvements in need of demolition; or
- e. that the GSPDC deems inappropriate for acquisition.

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 4. 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 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:

Patrick Hogan	VOTING	<u>Yes</u>
Mike LaFlair	VOTING	<u>Yes</u>
Oceanna Fair	VOTING	<u>Yes</u>
Jonathan Link Logan	VOTING	<u>Yes</u>
Maurice Brown	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 August 19, 2025 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, 2025.

  
Jonathan Link Logan, Secretary

## SCHEDULE A

PNumber	Address	City Owned?	Width	Length	Note
1047001900	205 Kellogg	Y	50	132	
1414305000	1154 Cannon St	Y	40	132	
1986002400	1822 S State St		50	132	
1327002500	122 Fairfield Ave		40	120	
1327000100	113 Fairfield Ave		40	132	
1327000800	127 Fairfield Ave	Y	40	132	
1356001800	212 Marguerite Ave		49	145	
1308001301	149 BERGER AVE	Y	66	100	
1911101000	156-58 BRIGHTON AVE W	Y	40	99	
1464103701	158 NEWELL ST W & CANNON ST	Y	61	89	
666001102	135 OAK ST	Y	145	272	
1057001000	216 MASSENA ST	Y	40	100	
1057000900	212-14 MASSENA ST	Y	50	100	
1079002100	203 SABINE ST	Y	50	132	
1079002000	201 SABINE ST & MASSENA ST	Y	50	132	
1720102300	225 CROLY ST	Y	64	115	
1167112100	1338-40 ONONDAGA ST W	Y	44	153	
1167112500	1407-09 ONONDAGA ST W	Y	44	115	
1830003300	228-32 FURMAN ST	Y	66	132	
1285014000	1208-10 South Ave		33	140	
1285014100	1212-14 South Ave		33	140	
1874000500	203 Raynor Ave E		33	60	merge with adjacent LB lots
1874000600	205 Raynor Ave E		33	60	merge with adjacent LB lots
1874000800	209 Raynor Ave E		33	60	merge with adjacent LB lots
1309000200	115 Bishop Ave		32	132	
1309000300	117-19 Bishop Ave		33	132	make into 2 lots
1309000400	121-23 Bishop Ave		33	132	
1419207400	248-50 Corning Ave		38	130	
1419207300	244-46 Corning Ave		36	130	
0813000501	116 Burnet Park Dr				Vacant bar – added at NBD’s request
0761009800	918 Milton Ave				Vacant single-family – added at NBD’s request
1847001700	233 Kennedy St E		50	132	Co-develop with Tucker Missionary Baptist Church; reconfigure to make 233 E Kennedy 50x92 and 578 Oakwood 40x90)
1866011000	578 Oakwood Ave		40	50	
1082004300	212 Shonnard St		44	132	we plan to build on 210 and 214; will follow with a house here once we own it
1081004700	321 Seymour St		44	132	
1178000400	106 Rowland St		33	132	combine with 104 Rowland