

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at 233 E. Washington Street; Syracuse, NY 13202 on August 19, 2025 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
Maurice Brown, Vice Chair
Michael LaFlair, Treasurer
Jonathan Link Logan, Secretary
Oceanna Fair

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Jonathan Link Logan, seconded by Michael LaFlair, to wit:

Resolution No.: 18 of 2025

**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:

Patrick Hogan	VOTING	<u>Yes</u>
Michael LaFlair	VOTING	<u>Yes</u>
Oceanna Fair	VOTING	<u>Excused</u>
Maurice Brown	VOTING	<u>Yes</u>
Jonathan Link Logan	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 16th day of September, 2025.



Jonathan Link Logan, Secretary



"Schedule A"

August 19, 2025 Sales Summary

1) 757 W. Onondaga St. – Vacant Single-Family Home

Date Acquired: 12/28/2023

Listed: 01/04/2024

Current List Price: \$15,000

Days on Market: 579

Original List Price: \$15,000

Land Bank's Minimum Renovation Est: Buyer to Provide

757 W. Onondaga St. is a large home configured as a single-family house. It is currently gutted to the studs and will require a complete whole-house renovation. The first floor has a large entry foyer with fireplace, fluted columns on pony walls, and coffered ceilings, leading to a double-parlor. There is also a large dining room with fireplace, additional sitting room, large kitchen, pantry room, and a full bathroom. The second floor has six bedrooms and three full bathrooms. The property has a detached, two-car garage.

Esam Abdo plans to renovate this home to use as his primary residence with his wife and six children. He is a full-time contractor who plans to move his construction company to Syracuse along with four of his employees. He has chosen to make Syracuse his new home based on its affordability and the growing real estate development opportunities. As a contractor for over 10 years, Esam brings experience in residential, commercial, and new construction.

Based on the Land Bank's disposition policies, staff recommend sale to Esam Abdo, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete.

757 W. Onondaga St. Purchase Offer	
Applicant	Esam Abdo
Offer	\$15,000
Plan	Renovate to Owner-Occupy

2) 1337 Butternut St. – Non-Buildable Vacant Lot

Date Acquired: 10/23/2013

Dimensions: 39' x 100'

The Land Bank acquired 1337 Butternut St. in 2013. Syracuse Quality Living owns the four-unit apartment building at 1339 Butternut St. They would like to expand the off-street parking area for their tenants.

Based on the Land Bank's disposition policies, staff recommends selling 1337 Butternut Street to Syracuse Quality Living, contingent upon him combining the lot with his adjacent property at 1339 Butternut St.

1337 Butternut St. Purchase Offer	
Applicant	Syracuse Quality Living Inc.
Offer	\$976



3) 400 Otisco St. – Non-Buildable Vacant Lot

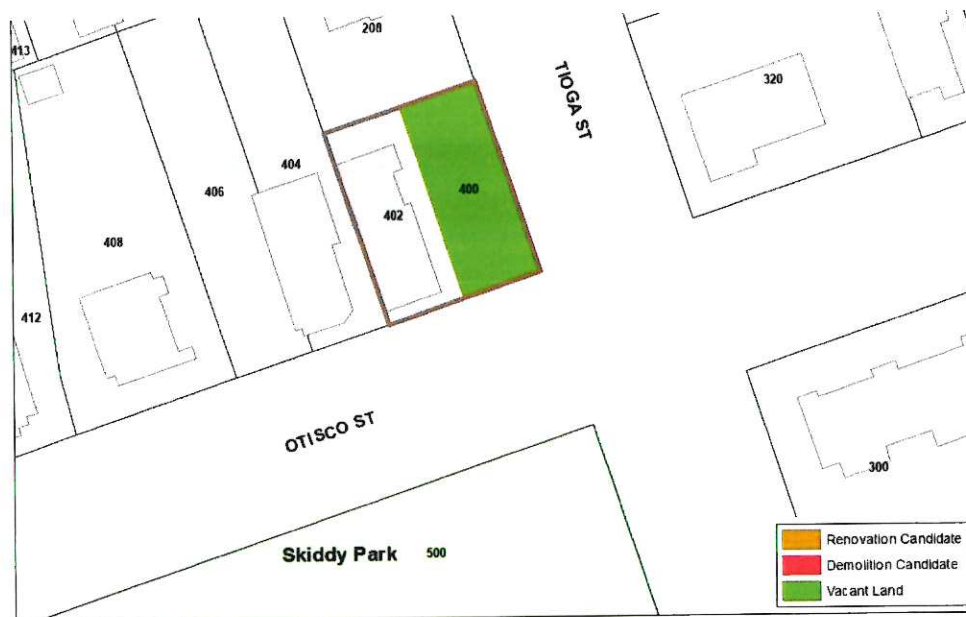
Date Acquired: 04/23/2014

Dimensions: 33' x 82'

The Land Bank acquired 400 Otisco St. in 2014. Patricio Molina purchased the single-family house at 402 Otisco St. He plans to occupy the house temporarily while renovating it as a future rental property. The vacant lot contains the driveway to his property and he would like to use it for off-street parking.

Based on the Land Bank's disposition policies, staff recommends selling 400 Otisco St. to Patricio Molina contingent upon him combining the lot with his adjacent property.

400 Otisco St. Purchase Offer	
Applicant	Patricio Molina
Offer	\$976



4) 120 Webster Ave. – Non-Buildable Vacant Lot

Date Acquired: 10/03/2016

Dimensions: 33' x 106'

The Land Bank acquired 120 Webster Ave. in October 2016 and just demolished a single-family house there using LBI funds. Juanita Arocho-Valentin owns and lives at 124 Webster Ave. She would like to purchase the lot and will fence it in for additional yard space. In the future, she may build a garage.

Based on the Land Bank's disposition policies, staff recommends selling 120 Webster Ave. to Juanita Arocho-Valentin, contingent upon her combining the lot with her property.

120 Webster Ave. Purchase Offer	
Applicant	Juanita Arocho-Valentin
Offer	\$151



5) 119 John St. – Non-Buildable Vacant Lot

Date Acquired: 02/21/2019

Dimensions: 33' x 107'

The Land Bank acquired 119 John St. in February 2019 and demolished the two-family house there this month. We propose to split the property between the adjoining property owners. Patrick Walsh owns and lives at 117 John St.; he would like to fence in the property for additional yard space. Donna DeRegis owns and lives at 121 John St.; she would like to expand her driveway and add landscaping to the remainder of her portion.

Based on the Land Bank's disposition policies, staff recommends selling half of 119 John St. to Patrick Walsh and half to Donna DeRegis contingent upon each owner combining half of the lot with their adjacent property.

119 John St. Purchase Offers		
Applicant	Patrick Walsh	Donna DeRegis
Offer	\$151	\$976

This aerial map shows a street grid with several lots highlighted in green. The highlighted lots are 119 and 117, which are adjacent to each other and located near the intersection of John St. Other lots shown include 618, 125, 123, 121, 115, 113, 616, 612, 610, 608, 126, 124, 122, 120, 132, 130, 128, 107, 705, 703, 701, 615, and 613.

Date Acquired: 10/03/2016
Dimensions: Triangular Portion

153-55 Fage Ave. is an irregularly-shaped parcel 49.8' wide at the street and 69.71' wide at the back. Jaulonda Smith is currently renovating the adjacent property at 159-61 Fage Ave. to use as her family's primary residence. She is interested in purchasing a portion of the lot to square off their property. Her plan is to install fencing, add landscaping, and improve the overall appearance and value of the property. The balance of the property (49.8' x 132') will be reserved in the Land Bank's inventory as a potential new construction site.

Based on the Land Bank's disposition policies, staff recommends sale of a portion of 153-55 Fage Ave. to Jaulonda S. Smith, contingent on her combining the portion of the lot with her adjacent property.

Portion of 153-55 Fage Ave. Purchase Offer	
Applicant	Jaulonda S. Smith
Offer	\$151

