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 October 21, 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.: 22 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	Yes
Michael LaFlair	VOTING	Yes
Oceanna Fair	VOTING	Yes
Maurice Brown	VOTING	Yes
Jonathan Link Logan	VOTING	Yes

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 21, 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 18th day of November, 2025.

Jonathan Link Logan, Secretary

GREATER SYRACUSE
LAND BANK

"Schedule A"

October 21, 2025 Sales Summary

1) 232 Loomis Ave. – Vacant Single-Family Home
Date Acquired: 08/07/2025 Listed: 09/16/2025
Current List Price: $99,900 Days on Market: 21
Original List Price: $99,900 Land Bank's Minimum Renovation Est: $55,255

232 Loomis Ave. is a small home in the North Valley neighborhood. It has four bedrooms, one bathroom, a living room with fireplace, eat-in kitchen, and one-car, attached garage. This home is in fair condition, will require minor renovation and is in the Home Ownership Choice program.

Winston Stewart is a first-time homebuyer looking to purchase this home to renovate and occupy as his primary residence. He currently works down the street at Van Duyn School and will qualify for the Public Employee Discount program. He has prior experience in construction but will rely on contractors to complete the necessary renovations of this home.

Based on the Land Bank's disposition policies, staff recommend sale to Winston Stewart, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and a Residency Enforcement Mortgage requiring the home remain owner-occupied for five years.

232 Loomis Ave. Purchase Offer	
Applicant	Winston Stewart
Offer	$79,900
Plan	Renovate to Owner-Occupy

2) 324 E. Seneca Tpk. – Vacant Single-Family Home
Date Acquired: 08/07/2025 Listed: 09/15/2025
Current List Price: $49,000 Days on Market: 22
Original List Price: $49,000 Land Bank's Minimum Renovation Est: $115,682

324 E. Seneca Tpk. is a single-family home in the South Valley neighborhood. It has three bedrooms, 2.5 bathrooms, an open living/dining/kitchen, first-floor laundry, and rear family room addition. While this home has had many significant prior upgrades, it will still require a fair amount of renovation and is in the Home Ownership Choice program.

Barbara Alexander is a local investor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. She has completed other whole-house renovations and this would be her first purchase from the Land Bank. Her son is an experienced, full-time contractor who would complete the renovation of this home.

Arteika Hunter is a first-time homebuyer looking to purchase this home to renovate and occupy as her primary residence. She has some construction experience but will rely on contractors already selected to complete the majority of the work. She currently lives in a home that her parents purchased from the Land Bank and completed a whole-house renovation. Her parents will also help guide her through the renovation process of this home.

Based on the Land Bank's disposition policies, staff recommend sale to Arteika Hunter, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and a Residency Enforcement Mortgage requiring the home remain owner-occupied for five years.

324 E. Seneca Tpk. Purchase Offers		
Applicant	Arteika Hunter	Barbara Alexander
Offer	$51,000	$52,000
Plan	Renovate to Owner-Occupy	Renovate to Re-Sell to Owner-Occupant

3) 128 McLennan Ave. – Vacant Two-Family Home
Date Acquired: 06/12/2025 Listed: 08/11/2025
Current List Price: $19,900 Days on Market: 57
Original List Price: $19,900 Land Bank's Minimum Renovation Est: $172,465

128 McLennan is a two-family home in the Southside neighborhood. The first-floor apartment has one bedroom, a living room, dining room, one bathroom, and entry foyer. The second-floor apartment has two bedrooms, a living room, small kitchen and one bathroom. This home will require major renovation and is in the Home Ownership Choice program.

Maltimore Gooden of Gooden Distributors Inc. is an experienced investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. He plans to renovate this home to re-sell to an owner-occupant buyer.

Based on the Land Bank's disposition policies, staff recommend sale to Gooden Distributors Inc., subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and the home is resold to an owner-occupant.

128 McLennan Ave. Purchase Offer	
Applicant	Gooden Distributors Inc.
Offer	$19,900
Plan	Renovate to Re-Sell to Owner-Occupant

4) 819-21 Avery Ave. – Vacant Single-Family Home
Date Acquired: 08/07/2025 Listed: 09/15/2025
Current List Price: $19,900 Days on Market: 22
Original List Price: $19,900 Land Bank's Minimum Renovation Est: $155,439

819-21 Avery Ave. is a single-family home in the Far Westside neighborhood. It has two bedrooms, two full bathrooms, an eat-in kitchen, formal dining room, and one-car, attached garage. This home has a load-

bearing wall that was removed to turn two bedrooms into one large bedroom and also has major fire damage to one portion of the house. It will require major renovation and is in the Home Ownership Choice program.

Tarek Shehadeh of Essentia Enterprise, LLC is an experienced local contractor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. He may decide to live in the home with his family once the renovation is complete but would like the option to re-sell the home. This would be his first purchase from the Land Bank.

Jim Keller of Always In Motion, LLC is an experienced local contractor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. He has purchased from the Land Bank before and has successfully completed high quality, whole-house renovations.

Zack Yost of Champs Remodeling, LLC is an experienced local contractor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. He has purchased from the Land Bank before and has successfully completed high quality, whole-house renovations.

Based on the Land Bank's disposition policies, staff recommend sale to Essentia Enterprise, LLC, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and the home is resold to an owner-occupant.

819-21 Avery Ave. Purchase Offers			
Applicant	Essentia Enterprise, LLC	Always In Motion, LLC	Champs Remodeling, LLC
Offer	$25,000	$21,500	$22,000
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant	Renovate to Re-Sell to Owner-Occupant

5) 900 Bellevue Ave. – Vacant Lot
Date Acquired: 08/07/2025
Dimensions: 99.88' x 66' (irregularly-shaped)

New construction is unlikely here given how shallow the lot is. Gabriel Diaz, of G. Diaz Enterprises, LLC, owns the single-family rental property at 910 Bellevue Ave. He is seeking to install a driveway and fencing to secure the property. Mr. Diaz recently paid $3,000 in back taxes and obtained a rental registry certificate, making him eligible to purchase property from the Land Bank.

Based on the Land Bank's disposition policies, staff recommends selling 900 Bellevue Ave. to G. Diaz Enterprises, LLC, contingent upon him combining the lot with his adjacent property at 910 Bellevue Ave.

900 Bellevue Ave Purchase Offer	
Applicant	G. Diaz Enterprises, LLC
Offer	$976

"Schedule A"

6) 211 Kirkpatrick St. – Nonconforming Vacant Lot
Date Acquired: 02/28/2023
Dimensions: 29' x 99'

The Land Bank acquired 211 Kirkpatrick St. in 2023. We demolished a single-family house there in October 2024. Stalin Morocho recently purchased the two-family investment property at 213 Kirkpatrick St. He plans to install a driveway and space for off-street parking for his tenants.

Based on the Land Bank's disposition policies, staff recommends selling 211 Kirkpatrick St. to Stalin B. Morocho Content contingent upon him combining the lot with his adjacent property.

211 Kirkpatrick St. Purchase Offer	
Applicant	Stalin B. Morocho Contento
Offer	$976

7) 205-07 Hudson St. – Nonconforming Vacant Lot
Date Acquired: 08/30/2018
Dimensions: 33' x 90'

The Land Bank acquired the vacant lot at 205-07 Hudson St. in August 2018. The lot is located in the floodplain and is very small and an unlikely site for new construction. John L. Rodriguez lives in the downstairs apartment of 209-15 Hudson St. and his daughter and grand children live in the upstairs unit. He would like to purchase the lot and fence it in for additional yard space. We offered the lot to the owner of 321-25 Bellevue Ave., on the corner, but they weren't interested.

Based on the Land Bank's disposition policies, staff recommends selling 205-07 Hudson St. to John L Rodriguez, contingent upon him combining the lot with his property.

205-07 Hudson St. Purchase Offer	
Applicant	John L. Rodriguez
Offer	$151