

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 December 16, 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 Michael LaFlair, seconded by Oceanna Fair to wit:

Resolution No.: 31 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>Yes</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 December 16, 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 20th day of January, 2026.



Jonathan Link Logan, Secretary



“Schedule A”

December 16, 2025 Sales Summary

1) 2646 E. Fayette St. – Vacant Single-Family Home

Date Acquired: 09/11/2025 Listed: 11/10/2025
 Current List Price: \$8,000 Days on Market: 22
 Original List Price: \$8,000 Land Bank’s Minimum Renovation Est: \$241,884

2646 E. Fayette St. is a single-family home in the Salt Springs neighborhood. It has five bedrooms, one full and one half bathroom, a living room with fireplace, small sitting room, and a formal dining room. The property has a double-lot and a two-car, two-story, detached garage. This home has major water damage, one foundation wall that will need to be replaced, will require major renovation, and is in the Home Ownership Choice program.

Lazaro Ramos is an experienced local contractor looking to purchase this home to occupy as his primary residence. He is versed in all areas of construction and has completed whole-house renovations. This would be his first purchase from the Land Bank. He currently lives next door to this home and plans to sell his current home to his son after this renovation is complete.

David Alvizures Muralles is an experienced local contractor looking to purchase this home to occupy as his primary residence. He is versed in all areas of construction and has completed whole-house renovations. This would be his first purchase from the Land Bank

Based on the Land Bank’s disposition policies, staff recommend sale to Lazaro Ramos, 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.

2646 E. Fayette St. Purchase Offers		
Applicant	Lazaro Ramos	David Alvizures Muralles
Offer	\$25,000	\$20,000
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy

2) 114 Malcolm St. and 112-14 Malcolm St. Rear - Non-Conforming Vacant Lots

114 Malcolm St.:
 Date Acquired: 5/26/2016
 Dimensions: 35’ x 120’

112-14 Malcolm St. Rear:
 Date Acquired: 08/07/2025
 Dimensions: 54’ x 12’0

“Schedule A”



4) 100 Ethel Ave. – Non-Conforming Vacant Lot

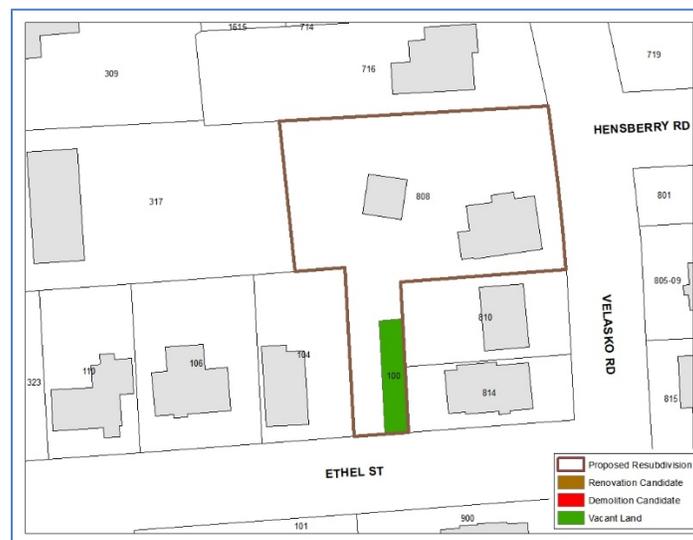
Date Acquired: 08/20/2024

Dimensions: 2' x 43'

The Land Bank acquired 100 Ethel Ave. in August 2025. This is a narrow strip of land that runs alongside the driveway to the property located at 808 Velasco Road. That property is owned by the Richard and Karen Ryan Irrevocable Trust. We believe that this lot was created due to an error in a survey or legal description at some point in the past.

Based on the Land Bank’s disposition policies, staff recommends selling this strip of land to Richard E. Ryan and Karen R. Ryan as Trustees, contingent upon them combining the lot with their adjacent property.

100 Ethel Ave. Purchase Offer	
Applicant	Richard and Karen Ryan Irrevocable Trust
Offer	\$1



5) 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

You all voted on 819-21 Avery Ave. in October. It 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.

In October you accepted the offer of Essentia Enterprise, LLC. He represented himself as an experienced local contractor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. This would be his first purchase from the Land Bank. He asked if he could tarp the roof prior to closing and we said that he could as long as the contractor provided proof of commercial general liability insurance listing the Land Bank as additionally insured. He proceeded to tear off the roof and start rebuilding it without a permit and the insurance certificate he provided to us was forged. We have terminated our sales contract. Given the lack of a roof, we felt it was best to get it under contract right away with an experienced buyer who can enter into a prepossession agreement and fix the roof prior to closing if necessary, rather than re-list the property for sale.

The other two offers received in October were from:

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.

Champs Remodeling is no longer interested, so we are proposing sale to Always in Motion LLC for \$21,500 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