

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at INSPYRE INNOVATION HUB (formerly known as the tech garden) at 235 Harrison St.; Syracuse, NY 13202 on January 20, 2026 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  
Michael LaFlair, Treasurer  
Jonathan Link Logan, Secretary  
Oceanna Fair  
Maurice Brown, Vice Chair

**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.: 3 of 2026

**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 January 20, 2026 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 17<sup>th</sup> day of February, 2026.

  
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Jonathan Link Logan, Secretary



“Schedule A”

### January 20, 2026 Sales Summary

#### 1) 1075 and 1079-81 W. Onondaga St. – Vacant Single-Family Home and Vacant Lot

Date Acquired: 09/11/2025      Listed: 11/07/2025  
Current List Price: \$6,000      Days on Market: 56  
Original List Price: \$6,000      Land Bank’s Minimum Renovation Est: \$144,456

1075 W. Onondaga St. is a single-family home with four bedrooms, one full and one half bathroom, a living room and open kitchen/dining room. It sits on a hill with a driveway and includes the adjacent lot at 1079-81 W. Onondaga St. The house has major water damage, including standing water in the basement, will require major renovation and is in the Home Ownership Choice program.

Xiu Qin Qu intends to purchase this property to renovate and re-sell to an owner-occupant buyer. He has completed two whole-house renovations including one in Binghamton, NY and this will be his first purchase in Syracuse. He has selected a local Property Manager and Project Manager and intends to use his contractor from Binghamton for the majority of the renovation.

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

1075 W. Onondaga St. Purchase Offer	
Applicant	Xiu Qin Qu
Offer	\$6,000
Plan	Renovate to Re-Sell to Owner-Occupant

#### 2) 433 Warner Ave. – Vacant Single-Family Home

Date Acquired: 08/16/2023      Listed: 10/17/2025  
Current List Price: \$164,900      Days on Market: 81  
Original List Price: \$179,900      Land Bank’s Minimum Renovation Est: N/A

433 Warner is a single-family home on the Southside. It has three bedrooms, two full bathrooms, an open kitchen/dining/living room, an open front porch, rear enclosed porch, driveway, and double-lot. The Land Bank completed a full renovation of this home including new roof, windows, siding, front porch, insulation, electric, plumbing, HVAC, and is move-in ready. It is in the Home Ownership Choice program.

Tommie Fair is a first-time buyer, purchasing this home to occupy as his primary residence. He has lived in Syracuse his whole life and is excited to own his first home.

Based on the Land Bank’s disposition policies, staff recommend sale to Tommie Fair, subject to a Residency Enforcement Mortgage requiring the home remain owner-occupied for five years.

<b>433 Warner Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Tommie Fair</b>
<b>Offer</b>	<b>\$170,000</b>
<b>Plan</b>	<b>Owner-Occupy</b>

**3) 1131 Lemoyne Ave. – Vacant Single-Family Home**

Date Acquired: 10/23/2025                      Listed: 12/08/2025  
 Current List Price: \$27,000                      Days on Market: 29  
 Original List Price: \$27,000                      Land Bank’s Minimum Renovation Est: \$122,847

1131 Lemoyne Ave. is a single-family home in the Court-Woodlawn neighborhood. It has three bedrooms, two full bathrooms, a living room and formal dining room. This home will require major renovation and is in the Home Ownership Choice program.

Marco Vinicio Japon Sigcho and Luis Felipe Japon Sigcho of Japon Gold Investment, LLC are contractors looking to purchase this home to renovate and re-sell to an owner-occupant buyer. They have experience in all areas of construction and have completed whole-house renovations in Auburn, NY. This will be their first purchase in Syracuse.

Based on the Land Bank’s disposition policies, staff recommend sale to Japon Gold Investment, 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.

<b>1131 Lemoyne Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Japon Gold Investment, LLC</b>
<b>Offer</b>	<b>\$27,000</b>
<b>Plan</b>	<b>Renovate to Re-Sell to Owner-Occupant</b>

**4) 112 Fernwood Ave. – Vacant Single-Family Home**

Date Acquired: 03/13/2025                      Listed: 11/10/2025  
 Current List Price: \$74,900                      Days on Market: 53  
 Original List Price: \$74,900                      Land Bank’s Minimum Renovation Est: \$37,680

112 Fernwood is a single-family home on the Southside. It has four bedrooms, one bathroom, living room, formal dining room, open front porch, and driveway with a one-car, detached garage. The overall condition of this home is fair, will require minor renovation, and is in the Home Ownership Choice program.

Franklin Oduro intends to purchase this home to renovate and re-sell to an owner-occupant. He has been involved in home renovations with his father who has purchased from the Land Bank in the past and has successfully completed whole-house renovations. His father will help guide him through the renovation process of this home.

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

<b>112 Fernwood Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Franklin Oduro</b>
<b>Offer</b>	<b>\$74,900</b>
<b>Plan</b>	<b>Renovate to Re-Sell to Owner-Occupant</b>

**5) 528 S. Midler Ave. – Vacant Single-Family Home**

Date Acquired: 03/13/2025                      Listed: 10/29/2025  
 Current List Price: \$89,900                      Days on Market: 69  
 Original List Price: \$89,900                      Land Bank’s Minimum Renovation Est: \$95,300

528 S. Midler Ave. is a single-family home in the Eastwood neighborhood. It has four bedrooms, one bathroom, a large eat-in kitchen, open living/dining room, and enclosed front porch. The property has a driveway and fenced-in backyard. This home will require major renovation and is in the Home Ownership Choice program.

Mirza Tihic of Ellumination, LLC intends to purchase this home to renovate and re-sell to an owner-occupant buyer. He has purchased from the Land Bank in the past and has successfully completed whole-house renovations.

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

<b>528 S. Midler Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Ellumination, LLC</b>
<b>Offer</b>	<b>\$89,900</b>
<b>Plan</b>	<b>Renovate to Re-Sell to Owner-Occupant</b>

**6) 424 Bishop Ave – Nonconforming Vacant Lot**

Date Acquired:                      10/27/2022  
 Dimensions:                          33’ x 132’

The Land Bank acquired 424 Bishop Ave. in 2022 and demolished a single-family house here in November 2025 using LBI funds. Walter Gunn owns and lives in the adjoining single-family house at 900 Lafayette Ave. He would like to install fencing and landscaping to expand his yard. An offer was sent to 422 Bishop Ave., but they declined.

Based on the Land Bank’s disposition policies, staff recommends selling 424 Bishop Ave to Walter Gunn contingent upon him combining the lot with his adjacent property.

<b>424 Bishop Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Walter Gunn</b>
<b>Offer</b>	<b>\$151</b>

“Schedule A”



**7) 539 Colvin St W (portion) – Nonconforming Vacant Lot**

Date Acquired: 05/31/2018  
 Dimensions: 33' x 198'

The Land Bank acquired 539 W. Colvin St. in 2018 and demolished of a single-family house here in May 2025 using LBI funds. Antolin Hernandez Bautista purchased 535 W. Colvin St. from the Land bank in 2023. He would like to purchase a portion of the lot to install a driveway and fencing. The balance of 539 W. Colvin St. will be merged with 119 Hope Ave. to create a new construction site.

Based on the Land Bank’s disposition policies, staff recommends selling an (approximate) 141’ x 33’ portion of 539 W. Colvin St. to Antolin Hernandez Bautista contingent upon him combining the land with his adjacent property.

539 W. Colvin St. Purchase Offer	
Applicant	Antolin Hernandez Bautista
Offer	\$976



**8) 1913-15 Midland Ave. (portion) – Nonconforming Vacant Lot**

Date Acquired: 01/26/2017  
 Dimensions: 10’ x 120’ portion

The Land Bank acquired 1913-15 Midland Ave. in 2017 and demolished a three-family house there in 2019. We acquired 1921 Midland Ave in 2022. Our strategy for these parcels is to merge them and construct a new single-family house under the MOVE-IN NY program. When we received the resubdivision map, we learned that the neighbor’s fence at 1911 Midland Ave. encroaches on the Land Bank’s property. Jacalyn Little owns and lives at 1911 Midland Ave. She would like to purchase a 10’ strip of 1913-15 rather than move her fence. This will leave 69’ x 120’ for new construction.

Based on the Land Bank’s disposition policies, staff recommends selling a 10’ x 120’ portion of 1913-15 Midland Ave to Jacalyn L Little contingent upon her combining the land with her adjacent property.

<b>1913-15 Midland Ave. Purchase Offer</b>	
<b>Applicant</b>	<b>Jacalyn L. Little</b>
<b>Offer</b>	<b>\$151</b>



**9) 270 W. Corning Ave. – Nonconforming Vacant Lot**

Date Acquired: 08/07/2025  
 Dimensions: 33’ x 85’

The Land Bank acquired 270 W. Corning Ave. in August 2025 and demolished a fire-damaged single-family residence on the property in November using LBI funds. The Land Bank proposes to divide the parcel between the adjoining property owners along Midland Ave. Freddie D. Mills, Jr. owns and lives at 2125 Midland Ave., and Rodney Ogletree owns and lives at 2131 Midland Ave. Each expressed interest in purchasing a portion of the property for additional yard space. A portion was also offered to the owner of 266 W. Corning Ave., but she declined.

Based on the Land Bank’s disposition policies, staff recommends the sale of an approximately 40’ x 33’ portion of 270 W. Corning Ave. to Freddie D. Mills and an approximately 56’ x 33’ portion of 270 W. Corning Ave. to Rodney Rodney Ogletree. Each sale will be contingent upon the purchaser resubdividing the parcel and combining it with their adjacent property.

"Schedule A"

**270 W Corning Ave. Purchase Offers**

<b>270 W Corning Ave. Purchase Offers</b>		
<b>Applicant</b>	<b>Freddie D. Mills Jr.</b>	<b>Rodney Otletree</b>
<b>Offer</b>	<b>\$151</b>	<b>\$151</b>

