

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 March 17, 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  
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 Oceanna Fair, seconded by Mike LaFlair, to wit:

Resolution No.: 7 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 March 17, 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 21<sup>st</sup> day of April, 2026.

  
Jonathan Link Logan, Secretary



“Schedule A”

### March 17, 2026 Sales Summary

#### 1) 401 Salt Springs Rd. – Vacant Two-Family Home

Date Acquired: 10/08/2024                      Listed: 02/20/2026  
Current List Price: \$25,500                      Days on Market: 11  
Original List Price: \$25,500                      Land Bank’s Minimum Renovation Est: \$181,503

The board accepted an offer on this property in September 2025. That buyer failed to raise the funds needed to close and so we terminated the contract and re-listed it in February 2026. 401 Salt Springs Rd. is a large two-family home in the Salt Springs neighborhood. The first-floor apartment has three bedrooms and the second-floor unit was converted into a two-bedroom apartment. Each unit has a living room with fireplace, formal dining room, and laundry. This home will require major renovation.

Laura Case and Kevin O’Brien intend to purchase this home to renovate and occupy as their primary residence. They will occupy one unit and rent the other unit. They have previously purchased from the Land Bank and have successfully completed whole-house renovations.

Marcus Webb is a local investor looking to purchase this home to renovate and operate as a rental. He has purchased from the Land Bank before and has successfully completed whole-house renovations.

Based on the Land Bank’s disposition policies, staff recommend sale to Laura Case and Kevin O’Brien, 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.

401 Salt Springs Rd. Purchase Offers		
Applicant	Laura Case and Kevin O’Brien	Marcus Webb
Offer	\$55,000	\$60,000
Plan	Renovate to Owner-Occupy	Renovate to Operate As Rental

#### 2) 154 N. Collingwood Ave. – Vacant Single-Family Home

Date Acquired: 12/30/2025                      Listed: 02/09/2026  
Current List Price: \$3,000                      Days on Market: 22  
Original List Price: \$3,000                      Land Bank’s Minimum Renovation Est: \$161,809

154 N. Collingwood Ave. is a single-family home in the Eastwood neighborhood. It has three bedrooms, 1.5 bathrooms, first-floor laundry, a living room, formal dining room, and large entry foyer. An entire foundation wall needs to be replaced and the home requires major renovation. It is in the Home Ownership Choice program.

Ali Ebrahimi of Titan Property Holdings, LLC is an experienced 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 whole-house renovations.

Based on the Land Bank’s disposition policies, staff recommend sale to Titan Property Holdings, 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>154 N. Collingwood Ave. Purchase Offer</b>	
Applicant	<b>Titan Property Holdings, LLC</b>
Offer	<b>\$5,000</b>
Plan	<b>Renovate to Re-Sell to Owner-Occupant</b>

**3) 257 Ashdale Ave. – Vacant Single-Family Home**

Date Acquired: 12/30/2025                      Listed: 02/09/2026  
 Current List Price: \$99,900                      Days on Market: 22  
 Original List Price: \$99,900                      Land Bank’s Minimum Renovation Est: \$51,839

257 Ashdale Ave. is a single-family home in the Eastwood neighborhood with three bedrooms, 1.5 bathrooms, a living room, formal dining room, and open front porch. This home is in better condition than a typical Land Bank property, will require minor renovation, and is in the Home Ownership Choice program.

Travis and Jennifer Fusco of JTF Properties, LLC intend to purchase this home to renovate and re-sell to an owner-occupant. They are local experienced investors who have purchased from the Land Bank before and have completed high-quality, whole-house renovations.

Michael Scharoun intends to purchase this home to renovate and occupy as his primary residence. He and his fiancé both work full-time for the City of Syracuse. Both his stepfather and brother-in law are contractors who will be helping him with the renovation. He is a first-time homebuyer and excited to own this home as he continues to work toward becoming a Police Officer with SPD.

Clayton Thurman is an experienced out of town investor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. He has renovated other properties in the Syracuse area, and this would be his first purchase from the Land Bank.

Jean Holm has over 40 years of hands-on experience in residential construction, renovation, and home improvements. For more than 15 years she has contributed to disaster relief efforts assisting homeowners in flood-affected areas. Jean intends to renovate this home to use as her primary residence.

Carol Dreher and her granddaughter Alicia Morris intend to renovate this home to re-sell to an owner-occupant buyer. They have purchased from the Land Bank before and have successfully completed whole-house renovations.

Based on the Land Bank’s disposition policies, staff recommend sale to Michael Scharoun, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and a Residency Enforcement Mortgage requiring the home remain their primary residence for five years.

257 Ashdale Ave. Purchase Offers					
Applicant	JTF Properties, LLC	<b>Michael Scharoun</b>	Clayton Thurman	Jean Holm	Carol Dreher and Alicia Morris
Offer	\$105,000	<b>\$105,000</b>	\$111,000	\$115,000	\$115,200
Plan	Renovate to Re-Sell Owner-Occupant	<b>Renovate to Owner-Occupy</b>	Renovate to Re-Sell Owner-Occupant	Renovate to Owner-Occupy	Renovate to Re-Sell Owner-Occupant

**4) 121 Knaul St. – Nonconforming Vacant Lot**

Date Acquired: 12/04/2013  
 Dimensions: 33' x 100'

The Land Bank acquired the vacant lot at 121 Knaul St. in 2013. Cornerstone Logistics of CNY owns the single-family rental property next door at 119 Knaul St. They would like to purchase the lot for additional yard space for their tenants.

Based on the Land Bank’s disposition policies, staff recommends selling 121 Knaul St. to Cornerstone Logistics of CNY contingent upon them combining the lot with their adjacent property.

121 Knaul St. Purchase Offer	
Applicant	<b>Cornerstone Logistics of CNY</b>
Offer	<b>\$976</b>



**5) 431 Gifford St. – Nonconforming Vacant Lot**

Date Acquired: 04/23/2014  
 Dimensions: 33' x 132'

The Land Bank acquired 431 Gifford St in 2014 and demolished a single-family house in March 2020 using City funding. Living Stone Properties LLC owns the two-family rental property next door at 433 Gifford St. She also owns the vacant lot at 435 Gifford St which is the fenced-in yard. The owner, Whitney Parish, would like to purchase the lot for additional yard space and would like to subdivide all three lots into one tax parcel.

Based on the Land Bank’s disposition policies, staff recommends selling 431 Gifford St to Living Stone Properties, LLC contingent upon them combining the lot with their two adjacent properties.

431 Gifford St. Purchase Offer	
Applicant	<b>Living Stone Properties LLC</b>
Offer	<b>\$976</b>

“Schedule A”



**6) 167-75 Cumberland Ave. – Nonconforming (landlocked) Vacant Lot**

Date Acquired: 11/14/2019  
 Dimensions: 121' x 132'

The Land Bank acquired the vacant parcel at 167-75 Cumberland Ave. via donation in 2019. The approximately 121' x 132' lot is steeply sloped, landlocked, and wooded.

Jeffrey J. York, who owns and lives at 104 Scottholm Terrace, has requested to purchase the parcel to repair and maintain a fence that has failed due to erosion along the slope connecting the lot to his rear yard. Mr. York intends to preserve the wooded character of the parcel and incorporate it as additional yard space.

In accordance with the Land Bank’s Disposition Policies, staff recommends selling 167-75 Cumberland Ave. to Jeffrey J. York without subdivision.

167-75 Cumberland Ave. Purchase Offer	
Applicant	<b>Jeffrey J. York</b>
Offer	<b>\$151</b>

This stretch of Cumberland Ave. only exists on the map – a “paper street.” The street does not extend this far south.



