

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 April 21, 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

EXCUSED:

Maurice Brown, Vice Chair

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Mike LaFlair, seconded by Oceanna Fair, to wit:

Resolution No.: 8 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>Excused</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 April 21, 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 16th day of June, 2026.



Jonathan Link Logan, Secretary



“Schedule A”
April 21, 2026 Sales Summary

1) 211 Kensington Pl. – Vacant Single-Family Home

Date Acquired: 12/30/2025 Listed: 03/06/2026
Current List Price: \$99,900 Days on Market: 32
Original List Price: \$99,900 Land Bank’s Minimum Renovation Est: \$76,775

211 Kensington Pl. is a small single-family home in the University neighborhood with three bedrooms, one bathroom, open living room and dining room, and a one-car, attached garage. There is a large, enclosed porch in the rear of the home that will need removal. The overall condition of the home is fair but will still require significant renovation and is in the Home Ownership Choice program. After drafting the scope of work for the renovation of this home the plumbing was stolen, and a concerning crack was found in the foundation. Upon further inspection it was determined that an additional \$20k will be required to repair the foundation, remove the tree in front of the home and install plumbing. Due to this adjustment, the buyer was notified it would be acceptable to submit a contract less than the asking price for this home.

Nicholas Bentler is a local investor with ten years of experience renovating homes in the Syracuse area. He plans to complete the majority of the renovation himself and re-sell this home to an owner-occupant.

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

211 Kensington Pl. Purchase Offer	
Applicant	Nicholas Bentler
Offer	\$80,000
Plan	Renovate to Re-Sell to Owner-Occupant

2) 1120 Cannon St. – Vacant Single-Family Home

Date Acquired: 03/09/2022 Listed: 03/09/2026
Current List Price: \$48,000 Days on Market: 29
Original List Price: \$48,000 Land Bank’s Minimum Renovation Est: \$102,182

1120 Cannon St. is a single-family home on the Southside with four bedrooms, two full bathrooms, living room, formal dining room, enclosed front porch, and a one-car, detached garage. With stabilization funds the Land Bank completed a new roof, windows, and exterior doors. This home is fully gutted, will require major renovation, and is in the Home Ownership Choice program.

Katherine Pineda and her father Valentin Espejo intend to renovate this home to occupy as their primary residence. Katherine is graduating college this year and will move in as soon as the renovation is complete. Her father and family plan to join her in the near future. Valentin is a full-time contractor who has completed whole-house renovations and plans to complete the majority of the renovations.

"Schedule A"

Based on the Land Bank's disposition policies, staff recommend sale to Katherine Pineda and Valentin Espejo, 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.

1120 Cannon St. Purchase Offer	
Applicant	Katherine Pineda and Valentin Espejo
Offer	\$48,000
Plan	Renovate to Owner-Occupy

3) 244 Garfield Ave. – Vacant Two-Family Home

Date Acquired: 09/11/2025 Listed: 11/10/2025
 Current List Price: \$3,900 Days on Market: 148
 Original List Price: \$3,900 Land Bank's Minimum Renovation Est: \$235,660

244 Garfield Ave. is a large two-family home on the Southside. The first-floor unit has three bedrooms, one bathroom, a living room, and formal dining room. The second-floor unit has three bedrooms, 1.5 baths, living room, and formal dining room. This home will require a gut renovation.

Cedric Stevens is an experienced local investor who has completed whole-house renovations. He plans to renovate this home to operate as a rental. This will be his first purchase from the Land Bank.

Gregory Emili is an out-of-town investor who intends to renovate this home to operate as a rental. He has already selected a local Property and Project Manager. This will be his first purchase in Syracuse.

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

244 Garfield Ave. Purchase Offers		
Applicant	Cedric Stevens	Gregory Emili
Offer	\$6,000	\$5,000
Plan	Renovate to Operate as Rental	Renovate to Operate as Rental

4) 324 E. Seneca Tpk. – Vacant Single-Family Home

Date Acquired: 08/07/2025 Listed: 03/10/2026
 Current List Price: \$49,000 Days on Market: 28
 Original List Price: \$49,000 Land Bank's Minimum Renovation Est: \$115,682

324 E. Seneca Tpk. is a single-family home in the Valley neighborhood. It has three bedrooms, 2.5 baths, open living room/dining room/kitchen, first-floor laundry, and family room. While many updates have been completed, this home will still require a fair amount of renovation and is in the Home Ownership Choice program.

Monique Love is a first-time homebuyer hoping to renovate this home to occupy as her primary residence. She has a design background and assisted her son who purchased from the Land Bank and successfully completed a whole-house renovation.

"Schedule A"

Joshua and Olivia Boyer intend to purchase this home to renovate and re-sell to an owner-occupant. Joshua is currently a roof inspector and together they have owned many homes that have undergone light to moderate renovations.

Based on the Land Bank's disposition policies, staff recommend sale to Monique Love, 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	Monique Love	Joshua and Olivia Boyer
Offer	\$49,000	\$50,000
Plan	Renovate to Owner-Occupy	Renovate to Re-Sell to Owner-Occupant

5) 3001 Burnet Ave. – Vacant Single-Family Home

Date Acquired: 12/30/2025 Listed: 03/06/2026
 Current List Price: \$22,000 Days on Market: 32
 Original List Price: \$22,000 Land Bank's Minimum Renovation Est: \$157,553

3001 Burnet Ave. is a single-family home in the Eastwood neighborhood. It has three bedrooms, two full bathrooms, a living room and formal dining room, enclosed front porch, and two-car, detached garage. It will require major renovation and is in the Home Ownership Choice program.

Parris Adair is a full-time employee with the SCSD and first-time homebuyer hoping to purchase this home to occupy as his primary residence. He plans to rely on local contractors to complete the renovation.

Khaled Alzurqa intends to purchase this home to occupy as his primary residence. He plans to rely on local contractors to complete the renovation.

Based on the Land Bank's disposition policies, staff recommend sale to Parris Adair, 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.

3001 Burnet Ave. Purchase Offers		
Applicant	Parris Adair	Khaled Alzurqa
Offer	\$26,000	\$27,000
Plan	Renovate to Owner-Occupy	Renovate to Owner-Occupy

6) 1337 Butternut Street – Nonconforming Vacant Lot

Date Acquired: 10/23/2013
 Dimensions: 39' x 100'

The Land Bank approved the sale of this vacant lot to Syracuse Quality Living last August. At that time, the owner of the other adjacent property did not respond to our purchase offer, and staff proceeded with the resubdivision to combine 1339 and 1337. The resubdivision map revealed that the driveway for 1335 Butternut St. is substantially located on our lot. Subsequently, Rachiel Vega acquired 1335 Butternut St. and contacted the Land Bank to express interest in purchasing the adjacent lot. Syracuse Quality Living has agreed to terminate their original contract for the full parcel and has signed a new agreement for the purchase of only half of the

"Schedule A"

lot. Both adjacent property owners have indicated that they intend to use the land for expanded yard space and off-street parking.

Based on the Land Bank's disposition policies, staff recommends selling half of 1337 Butternut Street to Syracuse Quality Living and half to Rachiel Vega, contingent each party combining their portion with their respective adjacent property.

1337 Butternut St. Purchase Offers		
Applicant	Syracuse Quality Living Inc.	Rachiel Vega
Offer	\$488 (1/2 of \$976)	\$151



7) 108 Elmhurst Ave. – Nonconforming Vacant Lot

Date Acquired: 08/07/2025
 Dimensions: 33' x 127'

The Land Bank acquired the vacant lot at 108 Elmhurst Ave. on 08/07/2025. Patricia Ann St. Dennis owns and lives at 106 Elmhurst Ave. She would like to purchase the lot to expand her yard and install a fence at some time in the future. The other adjacent property is a tax delinquent vacant lot.

Based on the Land Bank's disposition policies, staff recommends selling 108 Elmhurst Ave. to Patricia St. Dennis contingent upon her combining the lot with her adjacent property.

108 Elmhurst Ave. Purchase Offer	
Applicant	Patricia Ann St. Dennis
Offer	\$151

“Schedule A”



8) 2619 Midland Ave. – Conforming Vacant Lot

Date Acquired: 10/08/2024
 Dimensions: 40' x 132'

Jim Bovee owns and lives at 2615 Midland Ave. He has taken care of this vacant lot since he purchased his house in 2022. This strip of land provides a buffer between Mr. Bovee’s house and the corner store next door. He would like to purchase the property to expand his yard and improve the landscaping.

Based on the Land Bank’s disposition policies, staff recommends selling 2619 Midland Ave. to Jim Bovee contingent upon him combining the lot with his adjacent property.

2619 Midland Ave. Purchase Offer	
Applicant	Jim Bovee
Offer	\$151



