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 June 16, 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

EXCUSED:
Oceanna Fair

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 Mike LaFlair, to wit:

Resolution No.: 10 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	Yes
Michael LaFlair	VOTING	Yes
Oceanna Fair	VOTING	Excused
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 June 16, 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 18th day of August, 2026.

Jonathan Link Logan, Secretary

GREATER SYRACUSE
LAND BANK

"Schedule A"

June 16, 2026 Sales Summary

1) 120 E. Matson Ave. – Vacant Single-Family Home

Date Acquired: 04/27/2023	Listed: 05/12/2026
Current List Price: $1,000	Days on Market: 21
Original List Price: $1,000	Land Bank's Minimum Renovation Est: $192,038

120 E. Matson Ave. is a single-family home on the Southside with three bedrooms, one bathroom, an entry foyer, living room, and formal dining room. The home has water damage, is completely gutted, will require major renovation, and is in the Home Ownership Choice program.

Zach Yost of Champs Remodeling, LLC is an experienced local contractor who has purchased from the Land Bank in the past 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 Champs Remodeling, 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.

120 E. Matson Ave. Purchase Offer	
Applicant	**Champs Remodeling, LLC**
Offer	**$1,000**
Plan	**Renovate to Re-Sell to Owner-Occupant**

2) 1119 Willis Ave. – Vacant Two-Family Home

Date Acquired: 03/12/2026	Listed: 05/11/2026
Current List Price: $56,000	Days on Market: 22
Original List Price: $56,000	Land Bank's Minimum Renovation Est: $103,980

1119 Willis Ave. is a two-family home in the Far Westside neighborhood. The first-floor apartment has three bedrooms, one bathroom, and an eat-in kitchen. The second-floor apartment has two bedrooms and one bathroom. The home has water damage and will require major renovation.

Niajail Gulley of Capital G Management, LLC is an experienced local investor, who has purchased from the Land Bank in the past and has successfully completed whole-house renovations. He plans to renovate this home to operate as a rental.

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

1119 Willis Ave. Purchase Offer	
Applicant	Capital G Management, LLC
Offer	$57,000
Plan	Renovate to Operate as Rental

3) 105 Mark Ave. – Vacant Single-Family Home

Date Acquired: 02/11/2026 Listed: 05/18/2026
Current List Price: $30,000 Days on Market: 18
Original List Price: $30,000 Land Bank’s Minimum Renovation Est: $129,216

105 Mark Ave. is a single-family home on the Southside with three bedrooms, one bathroom, enclosed front porch, entry foyer, living room, formal dining room, and first floor study. This home will require major renovation and is in the Home Ownership Choice program.

Maltimore Gooden of Gooden Distributors Inc. is an experienced investor from New Jersey that has purchased from the Land Bank in the past 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.

105 Mark Ave. Purchase Offer	
Applicant	**Gooden Distributors Inc.**
Offer	**$30,000**
Plan	**Renovate to Re-Sell to Owner-Occupant**