

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 July 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
Maurice Brown, Vice Chair
Jonathan Link Logan, Secretary
Oceanna Fair

EXCUSED:

Michael LaFlair, Treasurer

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 Oceanna Fair, to wit:

Resolution No.: 11 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>Excused</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 July 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 18th day of August, 2026.



Jonathan Link Logan, Secretary



"Schedule A"

July 21, 2026 Sales Summary

1) 128 W. Corning Ave. – Vacant Single-Family Home

Date Acquired: 03/12/26 Listed: 6/8/2026
Current List Price: \$14,000 Days on Market: 29
Original List Price: \$14,000 Land Bank's Minimum Renovation Est: \$126,344

128 W. Corning Ave. is a single-family home on the Southside with three bedrooms, one bathroom, an entry foyer, living room, formal dining room, and an open front porch. It is in the Home Ownership Choice program.

Artemis Manager & Construction Company LLC has experience with gut renovations. This will be their first purchase from the Land Bank. 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 Artemis Manager & Construction Company 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.

128 W. Corning Ave. Purchase Offer	
Applicant	Artemis Manager & Construction Company LLC
Offer	\$20,500
Plan	Renovate to Re-Sell to Owner-Occupant

2) 938 Emerson Ave. – Vacant Single-Family Home

Date Acquired: 08/07/2025 Listed: 06/23/2026
Current List Price: \$4,000 Days on Market: 14
Original List Price: \$4,000 Land Bank's Minimum Renovation Est: \$220,668

938 Emerson Ave., a two-family home, was acquired by the Land Bank nearly a year ago. It was listed for sale in October and by November we had a buyer under contract. We held it for them for months as they weren't ready to close due to a medical issue and then they ultimately withdrew their offer and forfeited their deposit. It was re-listed June 23, 2026.

Syracuse Rebuild Group, LLC is owned by Shmuel Meisels, who lives in NJ. He has experience with gut renovations and has a local property manager who will supervise the renovations.

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

938 Emerson Ave. Purchase Offer	
Applicant	Syracuse Rebuild Group, LLC
Offer	\$4,000
Plan	Renovate to Operate as a Rental

3) 226 Sabine St. – Vacant Single-Family Home

Date Acquired: 09/11/2025 Listed: 02/10/2026
 Current List Price: \$2,000 Days on Market: 145
 Original List Price: \$2,000 Land Bank’s Minimum Renovation Est: \$207,799

226 Sabine St. is a two-family house in need of extensive renovations.

Savine Realty, LLC is owned by Chaim Meisels (Shmuel’s father), who lives in Brooklyn. He has experience with gut renovations and has a local property manager who will supervise the renovations.

Based on the Land Bank’s disposition policies, staff recommend sale to Savine Realty, LLC, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete.

226 Sabine St. Purchase Offer	
Applicant	Savine Realty, LLC
Offer	\$4,000
Plan	Renovate to Operate as a Rental

4) 4710 S. Salina St. – Buildable Commercial Vacant Lot

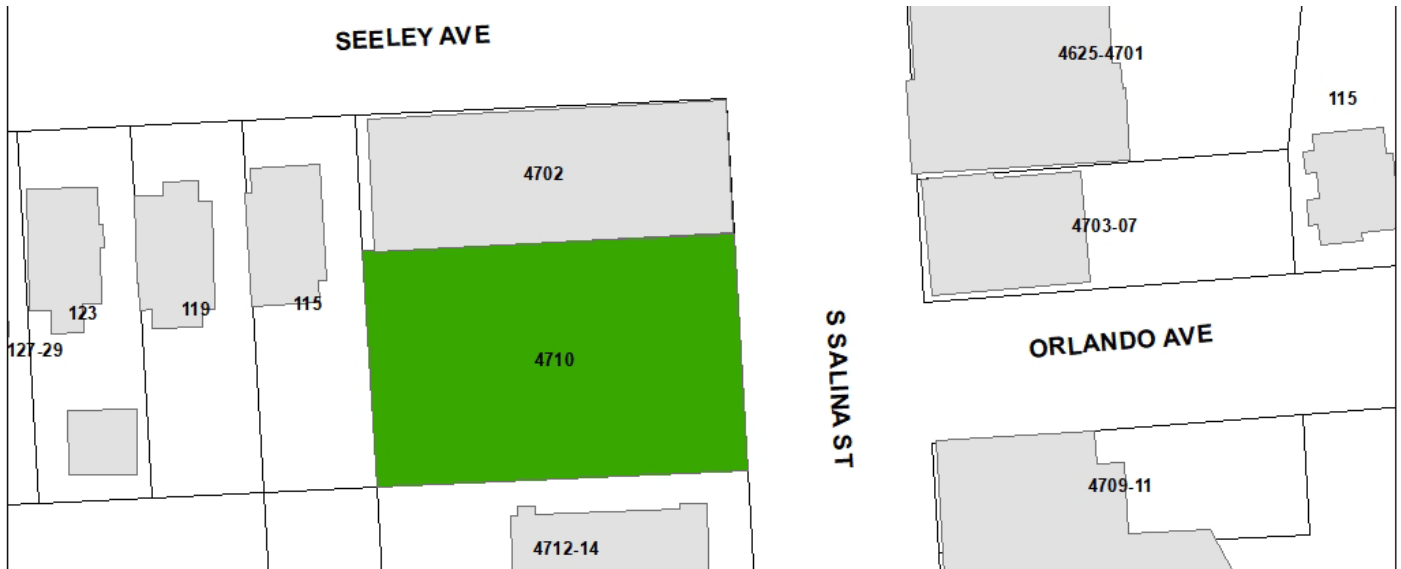
Date Acquired: 7/11/2024
 Dimensions: 84’ x 132’

The Land Bank first acquired this property, the former Valley Diner, on 3/29/18 via tax foreclosure. We sold it to LTP Contracting Group, LLC on 1/20/2020. They failed to complete any renovations and we were able to get it back by foreclosing on our Development Enforcement Mortgage on 7/11/24. We demolished the building on 6/11/25 using LBI funds.

7even Streams, LLC owns the property next door, which they are working to renovate. They have a commitment for main street grant funds for exterior improvements, including installation of off-street parking 4710 S. Salina Street. Because this is a developable commercial lot, we are selling it for approximately half of assessed value.

Based on the Land Bank’s disposition policies, staff recommend sale to 7even Streams, LLC, subject to a Development Enforcement Mortgage to be discharged once they build out the parking lot to code.

4710 S. Salina St. Purchase Offer	
Applicant	7even Streams, LLC
Offer	\$15,000
Plan	Merge with 4702 S Salina St and install off-street parking



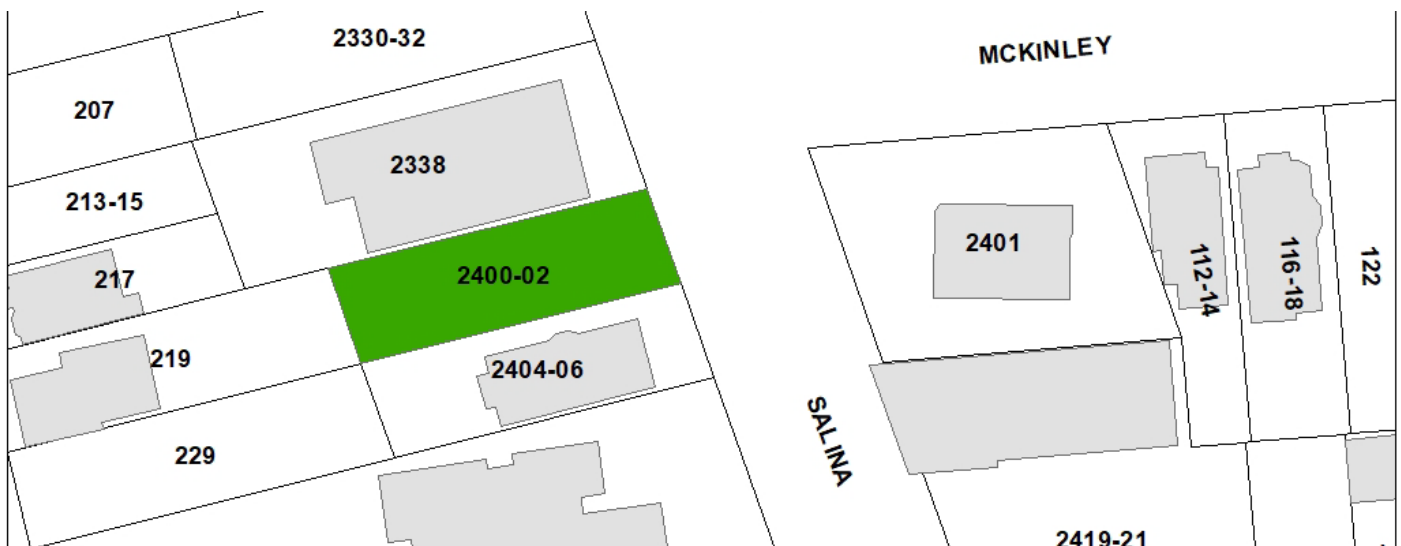
5) 2400-02 S. Salina St. – Buildable Commercial Vacant Lot

Date Acquired: 2/19/21
 Dimensions: 40' x 132'

This property was already a vacant lot when we acquired it. Denise Blunt owns and operates a barber shop next door to this vacant lot at 2404 S. Salina St. This lot is legally buildable, but it's highly unlikely for any new commercial development to fit on a 40' wide lot, which is why it was offered to Ms. Blunt at this significantly discounted price (the offer was made prior to our change in side lot pricing policies). She also has a commitment for Main Street funds to install her parking lot.

Based on the Land Bank's disposition policies, staff recommend sale to Denise Blunt, subject to a Development Enforcement Mortgage to be discharged once they build out the parking lot to code.

2400-02 S. Salina St. Purchase Offer	
Applicant	Denise Blunt
Offer	\$151
Plan	Merge with 2404 S Salina St and install off-street parking



6) 1208-10 and 1212-14 South Ave. – Buildable commercial Lots

Date Acquired: 07/16/26

Dimensions: 66’ x 140’ combined

A Tiny Home for Good recently renovated the house next door to function as the lead freedom house. Immediately south of that is their main office. They wish to acquire these parcels for a small garage and off-street parking. Since this is a buildable commercially zoned site we are selling for ½ the assessed value.

Based on the Land Bank’s disposition policies, staff recommend sale to A Tiny Home for Good Inc., subject to a Development Enforcement Mortgage to be discharged once the parking lot is installed.

1208-10 and 1212-14 South Ave. Purchase Offer	
Applicant	A Tiny Home for Good, Inc.
Offer	\$4,038
Plan	Build a garage and off-street parking

7) 1127 W. Colvin St. and 115 Bishop Ave. – Buildable residential lots

1127 W. Colvin St. was acquired 4/6/21. We tried to sell it but didn’t get any buyers so we demolished the house in 2025. We combined this parcel with 105 Bishop, which we acquired on 3/9/22, making a 66’ by 100’ lot. ATHFG proposes to split them again to build a small, modular, single-family home on each lot.

115 Bishop Ave. is a 33’ by 132’ vacant lot acquired on 7/16/26. ATHFG plans to build a small, modular, single-family home here. We also acquired 117 and 119 Bishop on 7/16 and we already owned 121. We will reconfigure that 99’ of frontage into two more building lots for owner-occupancy.

Based on the Land Bank’s disposition policies, staff recommend sale to A Tiny Home for Good Inc., subject to a Development Enforcement Mortgage to be discharged once the homes are constructed.

1127 W. Colvin St and 115 Bishop Ave Purchase Offer	
Applicant	A Tiny Home for Good, Inc.
Offer	\$10,000
Plan	Build three detached homes to operate as rentals

