



To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd, General Counsel
From: Katelyn Wright
Date: July 11, 2025
Re: Board of Directors Meeting – July 15, 2025

The Greater Syracuse Property Development Corporation will hold a regular meeting of the Board of Directors on **Tuesday, July 15, 2025 at 8:00 A.M.** in the iLab in City Hall – 233 E. Washington Street; Syracuse NY 13202.

- I. **Call to order**
- II. **Roll Call**
- III. **Proof of Notice**
- IV. **Minutes 6/17/25**

- V. **Executive Summary & Financial Statements**

- VI. **New Business**
 - A. Authorize Sale of Multiple Properties
 - B. Acquire multiple properties from the City of Syracuse
 - C. Amend sales contract with HHQ to add 3 properties
 - D. Approve plans for Redev CNY Housing Initiative's Block by Block application
 - E. Procure GL insurance
 - F. Contract for Multiple Demolitions
 - G. Multiple Procurements for the Stickley House

- VII. **Discussion**
 - A. Next LBI application

- VIII. **Adjournment**



PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

HAS SCHEDULED A REGULAR MEETING OF THE BOARD OF DIRECTORS

FOR

8:00 AM Tuesday, July 15, 2025

At

**Syracuse City Hall, 233 East Washington Street
Syracuse, NY 13202
iLab – 2nd floor**

You can watch our meetings online via:

<https://www.youtube.com/@greatersyracuselandsbank6679/streams>

For more information, please contact Katelyn Wright at 315-422-2301 or

kwright@syracuselandsbank.org

**GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION
CERTIFICATE REGARDING NO CONFLICT OF INTEREST**

MEETING DATE: July 15, 2025

The Greater Syracuse Property Development Corporation (the “GSPDC”) has this day considered numerous business items (each a “Transaction”) including, but not limited to, the sale of real or personal property to, undertaking projects with or on behalf of, and entering contracts with, certain individuals and business entities (each a “Stakeholder”).

I, the undersigned director, officer or employee of GSPDC, **DO HEREBY CERTIFY**, as follows:

1. I do not have any interest with regard to any Transaction which would cause the Transaction to be deemed a “related party transaction” (as defined in Section 102[a][24] of the New York Not-For-Profit Corporation Law), and no Relative (as defined in Section 102[a][22] of the New York Not-For-Profit Corporation Law) of mine or entity in which I have an ownership or beneficial interest has any such interest.
A “related party” as defined under Section 102(a)(23) of the New York Not-For-Profit Corporation Law means: (a) any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; (b) any relative of any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; or (c) any entity in which any individual described in clauses (a) and (b) above has a thirty-five percent or greater ownership or beneficial interest or, in the case of a partnership or professional corporation, a direct or indirect ownership interest in excess of five percent.
A “related party transaction” as defined under Section 102(a)(24) of the New York Not-For-Profit Corporation Law means any transaction, agreement or any other arrangement in which a related party has a financial interest and in which the GSPDC]or any affiliate of the GSPDC is a participant.
2. I do not have any interest in, or relationship with, any Stakeholder which would violate the GSPDC’s Code of Ethics, Section 1614 of the New York Not-for-Profit Corporation Law, Sections 73 or 74 of the New York Public Officers Law, or Section 4.15 of the Intermunicipal Agreement between Onondaga County and the City of Syracuse dated March 27, 2012 or which would create a potential conflict of interest as defined pursuant to Article VIII of the Bylaws of the GSPDC.
3. The nature and extent of any interest I may have in any Stakeholder or Transaction is described in Exhibit A annexed hereto, such disclosure to be made a part of and set forth in the official minutes of the GSPDC.

BOARD OF DIRECTORS:

Jonathan Link Logan

Michael LaFlair

Oceanna Fair

Patrick Hogan

Maurice Brown

STAFF:

Katelyn E. Wright

Luke Avery-Dougherty

Shannon Knickerbocker

David Rowe

Joel Kaigler

Terri Luckett

Shavel Edwards

Daniel Stazzone



Minutes

Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, June 17, 2025
City Hall iLab
233 E. Washington Street
Syracuse NY 13202

Board Members Present: Patrick Hogan, Oceanna Fair, Jonathan Link Logan, Michael LaFlair

Board Members Excused: Maurice Brown

Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, David Rowe, Joel Kaigler, Shavel Edwards, Shannon Knickerbocker, Daniel Stazzone, Terri Luckett, Cimone Jordan

I. Call to Order

Pat Hogan called the meeting to order at 8:02 AM.

II. Roll Call

Mr. Hogan noted that all board members except for Maurice Brown were present.

III. Proof of Notice

Mr. Hogan confirmed that public notice had been properly posted.

IV. Minutes

Jonathan Link Logan moved to approve the minutes from the May 20 meeting. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE MINUTES FROM THE MAY 20 MEETING.**

V. Executive Summary & Financial Statements

Ms. Wright noted that the April financial statements presented are in draft form and asked if there were any questions. There were none.

VI. New Business

A. Authorize Sale of Multiple Properties

Ms. Wright summarized the offers received this month. She noted that they needed to remove 420 Merriman from the agenda.

Oceanna Fair moved to authorize the sale of multiple properties. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE SALE OF MULTIPLE PROPERTIES.**

B. Enter into subgrantee agreements for ARPA pre-development funds

Ms. Wright explained that the previous month the board had agreed to enter into contracts with the City to administer these funds, but that they now need to enter into subgrantee agreements with the developers for each project. One of the board members asked about the amounts that had already been disbursed and she clarified that their contracts with the City and the subgrantees would be for the amount in the “amount remaining” column.

Oceanna Fair moved to authorize the Land Bank to enter into subgrantee agreements with the applicable developers listed in their packet. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO ENTER INTO SUBGRANTEE AGREEMENTS WITH THE APPLICABLE DEVELOPERS LISTED IN THEIR PACKET.**

C. Extend La Liga purchase contract closing deadline

Ms. Wright explained that she’d recently sat in on a conference call between La Liga and OTDA and that the state was expressing concern about the tight deadline in their sales contract and whether they could apply for, be awarded, and close on LIHTC by 6/1/26. Ms. Wright stressed that she really didn’t want this issue to be a reason that their buyers fail to get the HHAP grant they are applying for and suggested the deadline be bumped to 12/31/26 to be safe.

Mike LaFlair moved to amend the contract closing deadline to 12/31/26. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AMEND THE CLOSING DEADLINE IN THIS SALES CONTRACT TO 12/31/26.**

VII. Discussion

A. 402 Avery

Ms. Wright noted that they had received an offer on 402 Avery, but that it was for a pre-made tiny house from Amazon.com and that it didn’t visually fit into the neighborhood. She recommended they take no action at this time as there are currently other interested parties working on designs that better fit into the neighborhood. Mr. LaFlair suggested that if they are going to require designs that fit into the neighborhood, they should make that explicit in the listing notes in the future.

B. Pace of Foreclosures

Mr. Link Logan asked for an update on the pace of foreclosures. Ms. Wright noted that they’d just received 10 properties on the 12th, but that they’re hoping to get to a point where they receive ~20/month.

VIII. Adjournment

Mike LaFlair moved to adjourn. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO ADJOURN AT 8:14 AM.**



Executive Summary
July 15, 2025 Board of Directors Agenda

I. Executive Summary & Financial Statements

Draft financial statements through the end of May are attached for your review starting on p. 9.

II. New Business

A. Authorize Sale of Multiple Properties

See p. 22 of this packet.

B. Acquire multiple properties from the City of Syracuse

See p. 32 of this packet for the full list of properties. These are the most delinquent vacant lots on the seizable list. We'll assemble as many as possible into building lots for new construction and those where that isn't viable will be offered to the neighbors as side lots.

C. Amend sales contract with HHQ to add 3 properties

In January you voted to approve a sales contract to sell 10 lots on Merriman to HHQ for a Block-by-Block application to HCR. HCR is encouraging them to include more than 10 parcels in this application, and they would like to add 3 addresses. These would also be \$5,000 each, like the first 10. The three new addresses are bold.

Address	Tax ID Number
226 Merriman Ave.	097.-05-39.0
307 Merriman Ave.	097.-13-09.0
313 Merriman Ave.	097.-13-06.0
315 Merriman Ave.	097.-13-05.0
317 Merriman Ave.	097.-13-04.0
405 Merriman Ave.	097.-14-09.0
407 Merriman Ave.	097.-14-08.0
408 Merriman Ave.	097.-16-53.0
409 Merriman Ave.	097.-14-07.0
411 Merriman Ave.	097.-14-06.0
404 Merriman Ave.	097.-16-51.0
232 Merriman Ave.	097.-05-42.0
233 Merriman Ave.	097.-12-03.0

D. Approve plans for Redev CNY Housing Initiative's Block by Block application

The board previously authorized us to sell multiple properties to Redev CNY Housing Initiative for a Block-by-Block application, subject to the board having later approval of their plans. We've previously discussed with you a project funded by the Community Foundation wherein we worked with A Tiny Home for Good and a local architect to design homes that were appropriate for narrow lots and that fit into the neighborhood. We've never expressly asked you to "approve" of those plans, but Redev CNY Housing Initiative wants to use

two of them for this project. We are seeking your approval of the designs so that they can proceed with their funding application. The two designs can be found on p. 33 of your packet.

Address
135-37 W Matson Ave
183 W Matson Ave
259 W Matson Ave
211 W. Ostrander
190-92 W. Ostrander
186-88 W. Ostrander
323 W Ostrander
334-36 W Ostrander (city owned; we're in process of acquiring)
3536-38 S. Salina Street
1164 Cannon Street

E. Procure GL insurance

Our 2025-2026 General and Excess liability policies renewed on 7/1/25 so I am retroactively seeking your approval to bind coverage with the same carriers as last year. The terms remain unchanged from last year. The General liability is a flat renewal with the same rates and same exposure terms. The Excess is up slightly in rate due to market conditions. You can see the full proposal from Brown & Brown on p. 35 of this packet.

F. Contract for Multiple Demolitions

We recently put multiple addresses out to bid and the results are as follows. We are seeking the board's authorization to contract with the lowest bidders as soon as our next LBI funding application is approved.

	Bronze	Crisafulli	Scanlon
213 Lincoln Ave	\$ 25,900.00	\$ 26,600.00	\$ 29,755.00
720 N Alvord	\$ 23,700.00	\$ 26,150.00	\$ 32,178.00
324 Apple St	\$ 25,900.00	\$ 29,700.00	\$ 34,173.00
221 Elliott St	\$ 39,875.00	\$ 28,950.00	\$ 41,995.00
166 Palmer	\$ 23,500.00	\$ 19,000.00	\$ 22,936.00
135 Palmer	\$ 34,000.00	\$ 32,250.00	\$ 43,862.00
2324 E Fayette	\$ 18,800.00	\$ 19,500.00	\$ 24,732.00
310 Rich St	\$ 19,500.00	\$ 22,200.00	\$ 24,355.00
126 McKinley Ave	\$ 25,300.00	\$ 25,100.00	\$ 33,649.00
203 Elmhurst	\$ 18,700.00	\$ 22,000.00	\$ 25,612.00
136 Putnam	\$ 23,300.00	\$ 24,300.00	\$ 24,897.00
208 Putnam	\$ 23,900.00	\$ 19,000.00	\$ 23,750.00
210 Putnam	\$ 23,575.00	\$ 25,500.00	\$ 24,810.00
300 Putnam	\$ 23,250.00	\$ 23,500.00	\$ 24,500.00
310 Putnam	\$ 38,200.00	\$ 28,850.00	\$ 33,633.00
104 Rowland	\$ 35,300.00	\$ 28,350.00	\$ 35,200.00
330 Rowland	\$ 26,450.00	\$ 20,500.00	\$ 24,585.00
204 Bradley	\$ 29,900.00	\$ 31,450.00	\$ 39,106.00
4896 S Salina	\$ 28,000.00	\$ 30,500.00	\$ 26,585.00
4902 S Salina	\$ 33,000.00	\$ 52,400.00	\$ 53,169.00
115 Maurice garage only	\$ 8,400.00	\$ 5,000.00	\$ 6,500.00

G. Multiple Procurements for the Gustav Stickley House

Some bids will be received Monday, so we'll circulate the summary tables to the board as soon as they're received. The items currently out to bid are:

- Historic inglenook restoration
- Tile replication for entry hall
- LULA (limited use limited access) elevator
- HVAC equipment
- Basement cleanout
- Attic insulation removal

III. Discussion

A. Next LBI application

We plan to apply for the [next round of LBI funding](#) by 7/18/25. As usual we plan to pursue a mix of demolitions and stabilization. Again, they will let us apply for up to \$2,000,000. They are also now offering funding for home-owner repair grants to middle-income households – up to 120% of AMI. This isn't available via any other HCR programs and the City has been eager to offer something like this in the Housing Strategies Corporation's target areas. We would like to add this into our next application and plan to subgrant it to Home Headquarters, if permitted, so that they can administer the grant program. They will also allow grants to landlords renovating vacant rental properties, which might be a good incentive to offer our buyers. We look forward to discussing this with you on 7/15.

IV. Adjournment

Greater Syracuse Property Development Corporation

Balance Sheet As of May 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10000 Checking	2,423,631.33
Total Bank Accounts	\$2,423,631.33
Accounts Receivable	
11001 Accounts Receivable	14,905.00
Total Accounts Receivable	\$14,905.00
Other Current Assets	
12001 Undeposited Funds	20,400.00
12100 Contract Receivable	0.00
12117 Save America's Treasures	499,218.91
12119 EPA Brownfield Assessment '23	520,003.03
12130 LBI Phase II	1,497,217.89
12140 Gustav Stickley House	
12140.1 Envi. Protection Fund	750,000.00
Total 12140 Gustav Stickley House	750,000.00
12143 Restore NY	145,068.76
Total 12100 Contract Receivable	3,411,508.59
12400 Note Receivable - Lodi Street	76,662.55
12401 Note Receivable - Rosemont Dr	17,895.47
12500 Prepaid Insurance	16,255.47
12900 Prepaid Expense	4,678.97
Total Other Current Assets	\$3,547,401.05
Total Current Assets	\$5,985,937.38
Fixed Assets	
14000 Computer	13,399.86
15000 Furniture and Equipment	6,381.08
16000 Software and Website	13,050.00
17000 Accumulated Depreciation	-32,830.94
Total Fixed Assets	\$0.00
Other Assets	
12800 Security Deposit	2,500.00
18000 Cost of Properties Held	549,761.65
19400 Lease Asset- Office Space	60,615.00
19401 SBITA Asset	89,944.00
19500 Accumulated Amortization	-86,099.00
Total Other Assets	\$616,721.65
TOTAL ASSETS	\$6,602,659.03

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

No Assurance Provided, All Disclosures Omitted, GAAP Basis.

Greater Syracuse Property Development Corporation

Balance Sheet As of May 31, 2025

	TOTAL
20000 Accounts Payable	107,647.53
Total Accounts Payable	\$107,647.53
Other Current Liabilities	
20500 Down Payment on Property Sale	74,638.25
20600 FSA Liability	735.70
20900 401(K) Liability	
21000 401(k) Payable	5,529.04
Total 20900 401(K) Liability	5,529.04
22000 Accrued Expenses	32,907.23
24100 Prepaid Rental Income	11,646.25
24901 Sales Tax Payable	12.11
24903 SBITA Liability	54,228.00
Total Other Current Liabilities	\$179,696.58
Total Current Liabilities	\$287,344.11
Long-Term Liabilities	
25000 Security Deposits	1,000.00
28000 Deferred Grant Inflow	
28006 County Bank Purchase	139,663.91
29021 EPA Brownfield Assessment '23	521,107.47
29505 Save America's Treasures	499,056.06
29506 Gustav Stickley House	
29506.1 Envi. Protection Fund	749,939.00
Total 29506 Gustav Stickley House	749,939.00
29508 The Castle Project	
29508.6 Individual Donations	4,380.87
Total 29508 The Castle Project	4,380.87
29513 CRF '22-23	7,951.29
29518 LBI Phase II	
29519 Building Stab/Rehab	352,803.66
29520 Demolition	698,865.87
29521 Program Delivery	138,101.53
Total 29518 LBI Phase II	1,189,771.06
29526 ARPA '23-24	2,000.00
Total 28000 Deferred Grant Inflow	3,113,869.66
29500 Parks Conservancy Grant	1,000.00
Total Long-Term Liabilities	\$3,115,869.66
Total Liabilities	\$3,403,213.77
Equity	
32000 Unrestricted Net Assets	3,701,452.04
Net Revenue	-502,006.78
Total Equity	\$3,199,445.26
TOTAL LIABILITIES AND EQUITY	\$6,602,659.03

Greater Syracuse Property Development Corporation

Profit & Loss Current Month & Year To Date

May 2025

	TOTAL	
	MAY 2025	JAN - MAY, 2025 (YTD)
Revenue		
40000 Government Grants		
40010 City of Syracuse		
46300 City of Syr. '24-25		427,912.39
Total 40010 City of Syracuse		427,912.39
40048 LBI Phase 1	50,000.00	100,000.00
40065 LBI Phase II		
40066 Building Stab/Rehab	83,823.38	457,146.16
40067 Demolition	138,214.06	436,561.32
Total 40065 LBI Phase II	222,037.44	893,707.48
40180 EPA Brownfield Assessment '23	5,570.30	70,284.21
44000 Save America's Grant		161.14
44000.1 Save America's Admin/Dev. Fees		1.61
Total 44000 Save America's Grant		162.75
Total 40000 Government Grants	277,607.74	1,492,066.83
40041 The Castle Project		
40041.8 Individual Donations		1,677.00
Total 40041 The Castle Project		1,677.00
48000 Side Lot Application Income	75.00	300.00
49000 Rental Income	3,158.75	17,793.75
49500 Sale of Property	21,051.00	85,099.00
49600 Dev. Enfor. Mortg. Foreclosures	145,000.00	160,000.00
Total Revenue	\$446,892.49	\$1,756,936.58
Cost of Goods Sold		
50000 Cost of Sales		
500PC Periodic COS		
50025 Property Materials and Supplies	3,783.13	5,054.65
50029 General Inspections		7,522.00
50045 Pest Exterminations		400.00
50051 Debris Removal - Periodic	28,107.94	104,491.65
50070 Lawn Maintenance	50,344.50	51,395.68
50080 Snow Removal		52,932.50
50110 Demolition/Deconstruction	126,632.00	393,982.00
50111 Renovation Expensed		38,900.00
50117 Survey/Abatement Pre-Demo	8,290.00	25,291.00
50120 Permits/Fees		225.00
50130 Utilities	4,987.66	20,579.38
50192 Development Enforcement	876.00	19,118.99
50205 Legal & Closing Costs	1,725.00	14,417.02
50220 Brokerage - Sale	500.00	500.00
Total 500PC Periodic COS	225,246.23	734,809.87
500VI Vacant COS Inventorial		

Greater Syracuse Property Development Corporation

Profit & Loss Current Month & Year To Date

May 2025

	TOTAL	
	MAY 2025	JAN - MAY, 2025 (YTD)
50010 Property Purchase Cost		70,585.40
50011 Dev. Enfor. Mortg. Foreclosures	145,000.00	160,000.00
50050 Debris Removal - Initial	7,355.65	73,789.25
50090 Renovation Inventory	37,635.75	37,635.75
50100 Stabilization	108,735.00	450,145.90
50116 Survey/Abatement Pre-Reno		5,087.50
50170 Architectural Prof. Services		24,376.52
50180 Land Survey Prof. Services		8,100.00
50200 Property Appraisal		1,650.00
50999 Spec Reclass to/from Inventory	27,941.00	35,506.00
Total 500VI Vacant COS Inventorial	326,667.40	866,876.32
Total 50000 Cost of Sales	551,913.63	1,601,686.19
Total Cost of Goods Sold	\$551,913.63	\$1,601,686.19
GROSS PROFIT	\$ -105,021.14	\$155,250.39
Expenditures		
60000 Accounting Fees	4,035.00	28,650.00
60100 Automobile	1,023.55	5,407.43
60300 Legal Fees		6,101.50
60310 Surplus Proceeds Claims		1,600.00
60400 Office Expense	3,422.30	18,555.42
60500 Payroll		
60510 Salary	52,108.12	260,540.60
60520 Payroll Taxes	3,820.50	21,252.94
60530 Employee Health Insurance	7,860.19	40,582.39
60535 Employer 401(K) Match expense		
60540 Employer 401(k) Match	2,337.90	11,689.50
Total 60535 Employer 401(K) Match expense	2,337.90	11,689.50
60550 Payroll Processing Fees	1,957.42	9,571.20
60660 Employee Benefits		-3,212.00
Total 60500 Payroll	68,084.13	340,424.63
60600 Professional Services		975.00
60600.1 Evictions	734.50	8,101.00
60600.2 Environmental Services	64,805.04	125,629.74
60600.3 Financial Services	700.00	16,450.00
60600.4 Professional Services- Other		12,000.00
Total 60600 Professional Services	66,239.54	163,155.74
60602 Relocation Assistance Expense	2,371.73	16,150.69
60603 Special Assessments Expense	246.96	854.01
60700 Insurance	408.50	-2,586.54
60702 Liability	21,355.74	106,582.87
Total 60700 Insurance	21,764.24	103,996.33
60800 Telephone	334.09	1,652.48

Greater Syracuse Property Development Corporation

Profit & Loss Current Month & Year To Date

May 2025

	TOTAL	
	MAY 2025	JAN - MAY, 2025 (YTD)
60900 Travel	144.97	144.97
61002 Square Fees	1.27	34.65
61200 License and Fees		2,500.00
61300 Events & Marketing	210.80	1,967.75
61400 Rent Expense	2,575.00	12,650.00
61500 Interest Expense		-540.00
Total Expenditures	\$170,453.58	\$703,305.60
NET OPERATING REVENUE	\$ -275,474.72	\$ -548,055.21
Other Revenue		
70200 Salvage Income		
70201 Taxable Sales	95.56	315.01
70202 Non-Taxable Sales	246.06	712.97
Total 70200 Salvage Income	341.62	1,027.98
70500 Defaulting on Residency Req.	16,000.00	16,000.00
70600 Project Extension Fees	6,865.00	24,965.00
70700 Interest Income - 1800 Lodi St	898.35	2,710.61
70701 Interest Income- 313 Rosemont Dr		129.39
71000 Reimbursement Income		
71001 Insurance Reimbursement	1,009.45	1,714.45
Total 71000 Reimbursement Income	1,009.45	1,714.45
72000 Forfeited Down Payment on Sale		-499.00
79000 Misc. Income	-100.00	0.00
Total Other Revenue	\$25,014.42	\$46,048.43
NET OTHER REVENUE	\$25,014.42	\$46,048.43
NET REVENUE	\$ -250,460.30	\$ -502,006.78

Greater Syracuse Property Development Corporation

Profit & Loss YTD Comparison CY vs. PY

January - May, 2025

	TOTAL	
	JAN - MAY, 2025	JAN - MAY, 2024 (PY)
Revenue		
40000 Government Grants		
40010 City of Syracuse		
41004 City of Syracuse '20-21		464.60
46000 City CARES '21		1,700.00
46200 City of Syr. '23-24		110,577.84
46300 City of Syr. '24-25	427,912.39	
Total 40010 City of Syracuse	427,912.39	112,742.44
40032 Restore NY		118,066.75
40040 Onondaga County		
40042 County '21		23,395.28
41003 County- Purchase of Vacant Prop		4,425.95
41007 County '23		185,358.55
Total 40040 Onondaga County		213,179.78
40045 CRF '22-23		6,048.71
40048 LBI Phase 1	100,000.00	100,000.00
40065 LBI Phase II		
40066 Building Stab/Rehab	457,146.16	371,597.57
40067 Demolition	436,561.32	306,781.75
40068 Program Delivery		42,557.16
Total 40065 LBI Phase II	893,707.48	720,936.48
40170 CNYCF Lead Grant #3		68,314.56
40180 EPA Brownfield Assessment '23	70,284.21	55,981.17
40180.1 EPA Admin/Developer Fees		854.36
Total 40180 EPA Brownfield Assessment '23	70,284.21	56,835.53
44000 Save America's Grant	161.14	
44000.1 Save America's Admin/Dev. Fees	1.61	
Total 44000 Save America's Grant	162.75	
Total 40000 Government Grants	1,492,066.83	1,396,124.25
40041 The Castle Project		
40041.1 CNY Community Foundation		895.00
40041.3 Reisman Foundation		26,604.50
40041.6 J.M McDonald Foundation		17,900.50
40041.7 National Trust- Consultant		4,000.00
40041.8 Individual Donations	1,677.00	8,646.17
Total 40041 The Castle Project	1,677.00	58,046.17
40950 Community Donated Funds		11,287.32
41000 Donated Property		58,000.00
48000 Side Lot Application Income	300.00	150.00
49000 Rental Income	17,793.75	21,531.49
49500 Sale of Property	85,099.00	469,388.24
49600 Dev. Enfor. Mortg. Foreclosures	160,000.00	140,000.00

Greater Syracuse Property Development Corporation

Profit & Loss YTD Comparison CY vs. PY

January - May, 2025

	TOTAL	
	JAN - MAY, 2025	JAN - MAY, 2024 (PY)
Total Revenue	\$1,756,936.58	\$2,154,527.47
Cost of Goods Sold		
50000 Cost of Sales		
500PC Periodic COS		
50025 Property Materials and Supplies	5,054.65	11,578.68
50029 General Inspections	7,522.00	6,474.50
50045 Pest Exterminations	400.00	
50051 Debris Removal - Periodic	104,491.65	123,338.43
50070 Lawn Maintenance	51,395.68	50,489.27
50080 Snow Removal	52,932.50	14,412.50
50110 Demolition/Deconstruction	393,982.00	409,950.00
50111 Renovation Expensed	38,900.00	
50117 Survey/Abatement Pre-Demo	25,291.00	14,436.00
50120 Permits/Fees	225.00	
50130 Utilities	20,579.38	18,192.69
50192 Development Enforcement	19,118.99	35,977.97
50205 Legal & Closing Costs	14,417.02	67,091.80
50220 Brokerage - Sale	500.00	1,500.00
53100 Stabilization		27,151.00
53180 Land Survey Prof. Services		600.00
Total 500PC Periodic COS	734,809.87	781,192.84
500VI Vacant COS Inventorial		
50010 Property Purchase Cost	70,585.40	163,741.26
50011 Dev. Enfor. Mortg. Foreclosures	160,000.00	140,000.00
50015 Donated Property Value		58,000.00
50050 Debris Removal - Initial	73,789.25	8,496.00
50090 Renovation Inventory	37,635.75	4,625.00
50100 Stabilization	450,145.90	468,347.55
50116 Survey/Abatement Pre-Reno	5,087.50	
50170 Architectural Prof. Services	24,376.52	11,276.44
50180 Land Survey Prof. Services	8,100.00	7,075.00
50200 Property Appraisal	1,650.00	350.00
50999 Spec Reclass to/from Inventory	35,506.00	43,609.88
Total 500VI Vacant COS Inventorial	866,876.32	905,521.13
Total 50000 Cost of Sales	1,601,686.19	1,686,713.97
Total Cost of Goods Sold	\$1,601,686.19	\$1,686,713.97
GROSS PROFIT	\$155,250.39	\$467,813.50
Expenditures		
60000 Accounting Fees	28,650.00	33,835.00
60100 Automobile	5,407.43	4,097.30
60300 Legal Fees	6,101.50	7,540.14
60310 Surplus Proceeds Claims	1,600.00	

Greater Syracuse Property Development Corporation

Profit & Loss YTD Comparison CY vs. PY

January - May, 2025

	TOTAL	
	JAN - MAY, 2025	JAN - MAY, 2024 (PY)
60400 Office Expense	18,555.42	19,653.64
60500 Payroll		
60510 Salary	260,540.60	244,894.50
60520 Payroll Taxes	21,252.94	20,331.80
60530 Employee Health Insurance	40,582.39	23,867.14
60531 Employee Insurance- Other		4,241.50
60535 Employer 401(K) Match expense		
60540 Employer 401(k) Match	11,689.50	10,994.80
Total 60535 Employer 401(K) Match expense	11,689.50	10,994.80
60550 Payroll Processing Fees	9,571.20	8,211.52
60660 Employee Benefits	-3,212.00	
Total 60500 Payroll	340,424.63	312,541.26
60600 Professional Services	975.00	3,262.50
60600.1 Evictions	8,101.00	3,104.83
60600.2 Environmental Services	125,629.74	86,439.61
60600.3 Financial Services	16,450.00	12,750.00
60600.4 Professional Services- Other	12,000.00	11,700.00
Total 60600 Professional Services	163,155.74	117,256.94
60602 Relocation Assistance Expense	16,150.69	19,727.24
60603 Special Assessments Expense	854.01	13,215.83
60700 Insurance	-2,586.54	0.00
60702 Liability	106,582.87	96,342.18
Total 60700 Insurance	103,996.33	96,342.18
60800 Telephone	1,652.48	1,938.90
60900 Travel	144.97	881.54
60905 Conference/Meeting		150.00
61000 Bank Service Charge		10.00
61001 PayPal Fees		6.96
61002 Square Fees	34.65	10.76
61200 License and Fees	2,500.00	2,500.00
61300 Events & Marketing	1,967.75	6,585.38
61400 Rent Expense	12,650.00	12,066.50
61500 Interest Expense	-540.00	
Total Expenditures	\$703,305.60	\$648,359.57
NET OPERATING REVENUE	\$ -548,055.21	\$ -180,546.07
Other Revenue		
70200 Salvage Income		
70201 Taxable Sales	315.01	318.89
70202 Non-Taxable Sales	712.97	422.10
Total 70200 Salvage Income	1,027.98	740.99
70500 Defaulting on Residency Req.	16,000.00	15,000.00
70600 Project Extension Fees	24,965.00	29,950.00

Greater Syracuse Property Development Corporation

Profit & Loss YTD Comparison CY vs. PY

January - May, 2025

	TOTAL	
	JAN - MAY, 2025	JAN - MAY, 2024 (PY)
70700 Interest Income - 1800 Lodi St	2,710.61	2,330.91
70701 Interest Income- 313 Rosemont Dr	129.39	751.72
71000 Reimbursement Income		
71001 Insurance Reimbursement	1,714.45	7,690.52
Total 71000 Reimbursement Income	1,714.45	7,690.52
72000 Forfeited Down Payment on Sale	-499.00	1,000.00
74000 Sales Tax Vendor Credit		4.28
Total Other Revenue	\$46,048.43	\$57,468.42
NET OTHER REVENUE	\$46,048.43	\$57,468.42
NET REVENUE	\$ -502,006.78	\$ -123,077.65

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 15, 2025 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 _____, seconded by _____, to wit:

Resolution No.: 16 of 2025

**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	___
Michael LaFlair	VOTING	___
Oceanna Fair	VOTING	___
Maurice Brown	VOTING	___
Jonathan Link Logan	VOTING	___

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 15, 2025 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 19th day of August, 2025.

Jonathan Link Logan, Secretary



“Schedule A”

July 15, 2025 Sales Summary

1) 208 Paul Ave. – Vacant Single-Family Home

Date Acquired: 03/13/2025 Listed: 06/05/2025
Current List Price: \$50,000 Days on Market: 26
Original List Price: \$50,000 Land Bank’s Minimum Renovation Est: \$84,968

208 Paul Ave. is a single-family home in Eastwood. The first floor has a living room with fireplace, small sitting room, formal dining room, kitchen, a bedroom, and a full bathroom. Upstairs has a half bathroom, second bedroom, and an oddly shaped third bedroom that is better suited as an office. The home will require major renovation and is in the Home Ownership Choice program.

Syracuse Habitat for Humanity intends to purchase this home to renovate and resell to an owner-occupant. They plan to exceed the Land Bank’s scope of work and complete a full gut-renovation of the home and they qualify for a discount under our Affordable Housing Discount program. Their more extensive scope will be the one we attach to the Development Enforcement Mortgage.

Based on the Land Bank’s disposition policies, staff recommend sale to Syracuse Habitat for Humanity, 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.

208 Paul Ave. Purchase Offer	
Applicant	Syracuse Habitat for Humanity, Inc.
Offer	\$5,000
Plan	Renovate to Re-Sell to Owner-Occupant

2) 528 S. Midler Ave. – Vacant Single-Family Home

Date Acquired: 03/13/2025 Listed: 05/13/2025
Current List Price: \$100,000 Days on Market: 49
Original List Price: \$100,000 Land Bank’s Minimum Renovation Est: \$95,300

528 S. Midler Ave. is a single-family home in Eastwood. It has a large living room, open dining room/kitchen, a first-floor bedroom, three additional bedrooms upstairs, and one bathroom. There is a driveway and large fenced-in backyard. While the overall condition is fair, it will still require major renovation and is in the Home Ownership Choice program.

Rosalyn Brown intends to purchase this home to renovate and operate as a rental. As she lives three houses away on Midler Ave., she qualifies for the Buy on Your Block program, which permits existing owner occupants to buy a Home Ownership Choice house on their block and operate it as a rental, exempting them from the requirement to flip it to an owner-occupant. The thinking is that they may prefer to retain control over a home

so close to theirs. Rosalyn has completed a major renovation of her own home and has already toured the property with her chosen contractor to complete this renovation. This will be her first purchase from the Land Bank.

Based on the Land Bank’s disposition policies, staff recommends sale to Rosalyn Brown, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete.

528 S. Midler Ave. Purchase Offer	
Applicant	Rosalyn Brown
Offer	\$100,000
Plan	Renovate to Operate as Rental

3) 216 Lennox Ave. – Vacant Single-Family Home

Date Acquired: 03/13/2025	Listed: 04/21/2025
Current List Price: \$65,000	Days on Market: 71
Original List Price: \$75,000	Land Bank’s Minimum Renovation Est: \$109,288

216 Lennox Ave. is a small, single-family home in the University neighborhood. The home has long-term, extensive water damage, some foundation issues, and will require a full gut-renovation. It is in the Home Ownership Choice program.

Rufino Ramos is a painter and contractor with a very good reputation in the University Neighborhood for completing high quality work. He will bring his expertise to completely renovate this home to occupy as his primary residence. This will be his first purchase from the Land Bank.

Based on the Land Bank’s disposition policies, staff recommend sale to Rufino Ramos, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and he moves into the homes and a Residency Enforcement Mortgage requiring the home remain owner-occupied for five years.

216 Lennox Ave. Purchase Offer	
Applicant	Rufino Ramos
Offer	\$65,000
Plan	Renovate to Owner-Occupy

4) 3801-07 S. Salina St. – Vacant Mixed-Use Property

Date Acquired: 10/08/2024	Listed: 03/11/2025
Current List Price: \$25,000	Days on Market: 112
Original List Price: \$25,000	Land Bank’s Minimum Renovation Est: Buyer to provide

3801-07 S. Salina St. is a mixed-use building on the Southside with two first-floor commercial units and two second-floor apartments. One apartment remains in its original three-bedroom layout while the other was converted to a two-bedroom apartment. The building has significant water damage and will require major renovation. The property also includes a small, dilapidated structure (a former space for the gas station cashier) that the Land Bank will be demolishing and a detached, two-car garage in fair condition. We’ve completed a Phase II Environmental Site Assessment here and found no underground tanks and nothing that

would require our buyers complete special environmental remediation. There are still some gas pipes underground that should be removed when they regrade and surface the parking lot.

Snehjit Kaur Plaha and Danish Kaur Plaha of Supreme Estates, LLC, based in NJ, plan to renovate this property to operate as a rental. Snehjit’s husband has toured the property multiple times with local contractors they intend to use for the renovation. They have experience completing gut-renovations, structural repair, and mold and hazardous material remediation. In addition to selecting their local contractors, they have already selected a local Property and Project Manager to ensure that the project will be completed in a timely manner and will be well maintained. This will be their first purchase from the Land Bank.

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

3801-07 S. Salina St. Purchase Offer	
Applicant	Supreme Estates, LLC
Offer	\$25,000
Plan	Renovate to Operate as Rental

5) 121 Knaul St. – Non-Buildable Vacant Lot

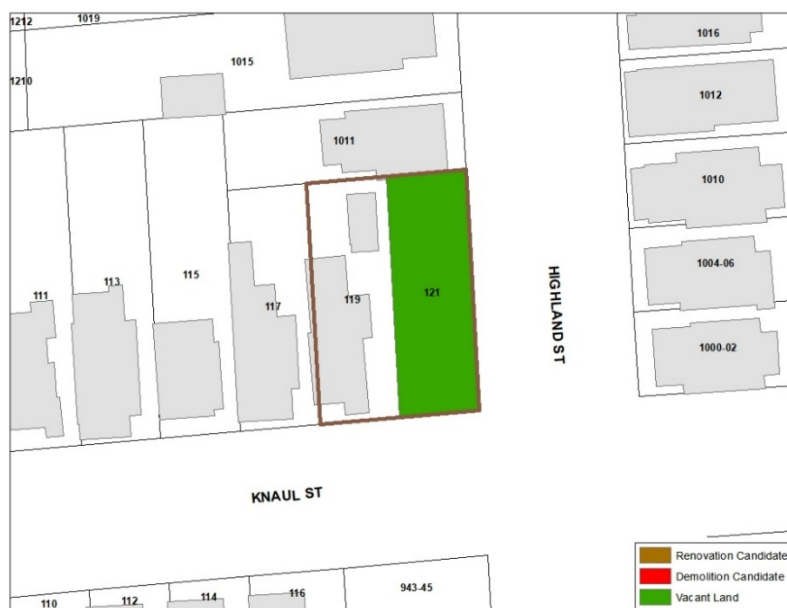
Date Acquired: 12/04/2013

Dimensions: 33’ x 100’

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 tenant.

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	Cornerstone Logistics of CNY
Offer	\$976



6) 431 Gifford St. – Non-Buildable Vacant Lot

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

The Land Bank demolished a single-family house here in March 2020 using City funding. Living Stone Properties LLC owns the two-family rental property next door at 433 Gifford St. and the vacant lot at 435 Gifford St. which is fenced-in and treated as part of the yard for 433. They would like to purchase the lot for additional yard space and would subdivide all three lots into one tax parcel. The owners of 429 Gifford were offered a chance to split the lot, but didn't respond.

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	Living Stone Properties LLC
Offer	\$976



7) 1337 Butternut St. – Non-Buildable Vacant Lot

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

Syracuse Quality Living Inc. owns the four-unit apartment building at 1339 Butternut Street. They would like to expand off-street parking for their tenants.

Based on the Land Bank's disposition policies, staff recommends selling 1337 Butternut Street to Syracuse Quality Living, contingent upon him combining the lot with his adjacent property at 1339 Butternut St.

1337 Butternut St. Purchase Offer	
Applicant	Syracuse Quality Living Inc.
Offer	\$976



8) 136 Putnam St. – Demolition Candidate

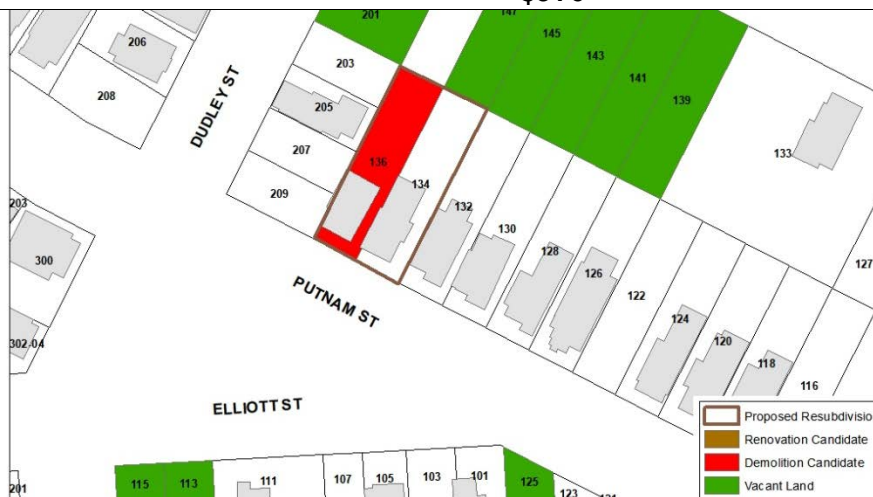
Date Acquired: 06/28/2018

Dimensions: 33' by 132'

We plan to demolish the single-family at 136 Putnam St. this year. Smith Housing LLC owns the property next door at 134 Putnam Street as well as 132, 130, and 128 Putnam St. Once the demolition is completed, Smith Housing LLC would like to purchase the lot for off-street parking and additional yard space for their tenants. 134 Putnam Street already has a driveway, which will be removed or possibly designated for the exclusive use of 132 Putnam St.

Based on the Land Bank’s disposition policies, staff recommends sale of 136 Putnam St to Smith Housing LLC, contingent on him combining the lot with his adjacent property and upon the Land Bank demolishing the building prior to closing.

136 Putnam St. Purchase Offer	
Applicant	Smith Housing LLC
Offer	\$976



9) 324 Apple St. – Demolition Candidate

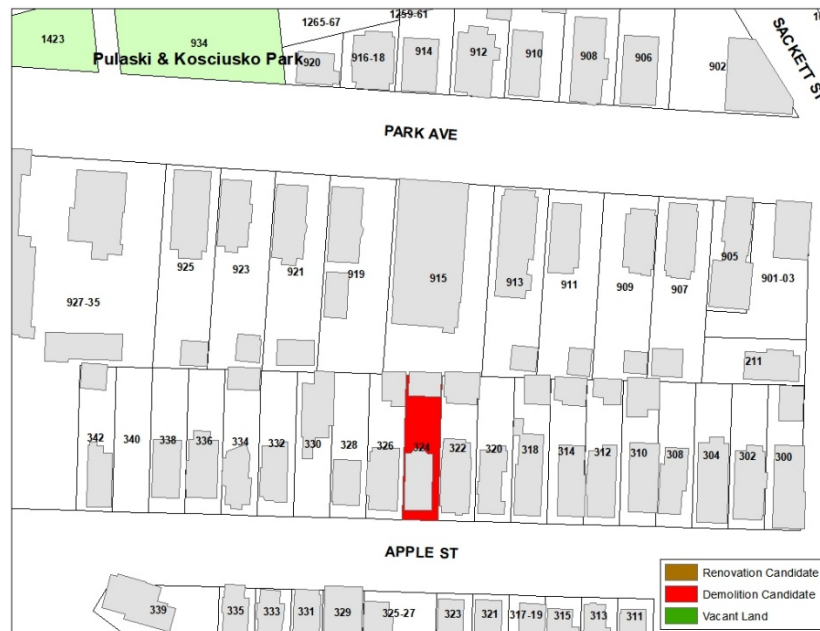
Date Acquired: 07/29/2020

Dimensions: 33’ by 132’

We plan to demolish the two-family at 324 Apple St. this summer using LBI funds. The Syracuse Polish Community Foundation is located at 915 Park Ave., directly behind the property. They would like to use the lot as green space for community gatherings and cultural events.

Based on the Land Bank’s disposition policies, staff recommends sale of 324 Apple St. to the Syracuse Polish Community Foundation, Inc. contingent on the Land Bank completing the demolition of the existing structure. No resubdivision will be required.

324 Apple St. Purchase Offer	
Applicant	Syracuse Polish Community Foundation, Inc.
Offer	\$151



10) 400 Otisco St. – Non-Buildable Vacant Lot

Date Acquired: 04/23/2014

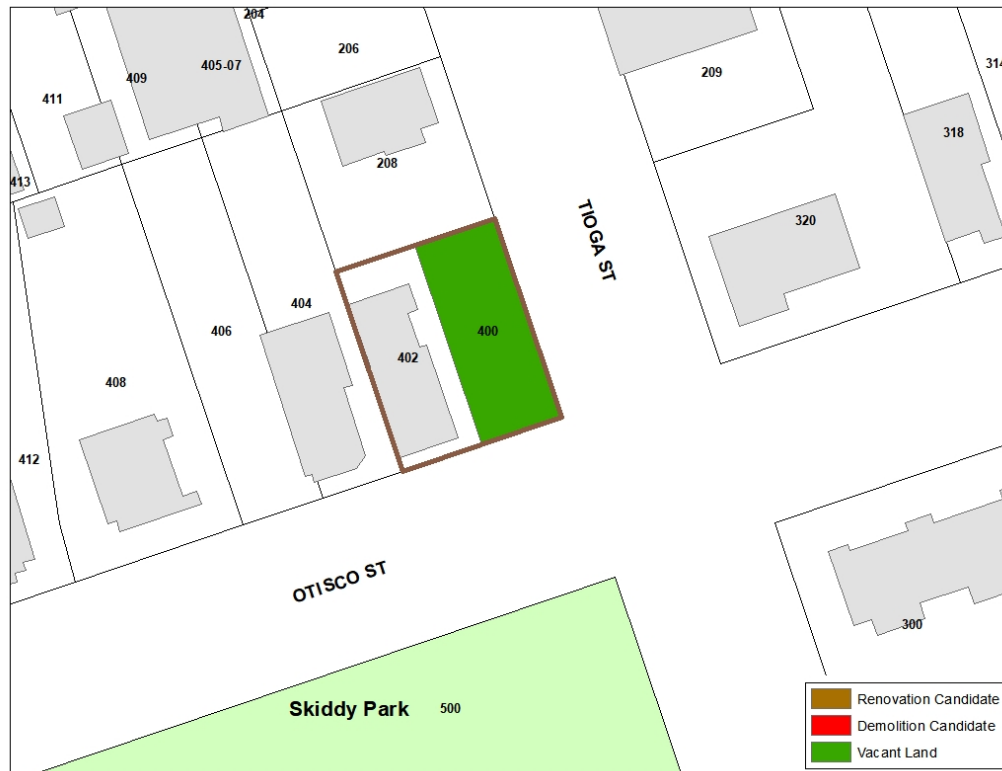
Dimensions: 33’ x 82’

Patricio Molina recently purchased the single-family house at 402 Otisco St. He plans to occupy the house while renovating it and operate it as a rental in the future. Our vacant lot contains the driveway to his property and he would like to use it for off-street parking.

Based on the Land Bank’s disposition policies, staff recommends selling 400 Otisco St. to Patricio Molina contingent upon him combining the lot with his adjacent property.

“Schedule A”

400 Otisco St. Purchase Offer	
Applicant	Patricio Molina
Offer	\$976



A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at Syracuse City Hall – 233 E. Washington Street; Syracuse, NY 13202 - on July 15 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
Oceanna Fair
Michael LaFlair, Treasurer
Maurice Brown, Vice Chair
Joathan Link Logan, Secretary

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No.: 17 of 2025

**RESOLUTION AUTHORIZING THE ACQUISITION OF
CERTAIN PROPERTIES FROM THE CITY OF SYRACUSE**

WHEREAS, New York Not-For-Profit Corporation Law §1608(b) authorizes the GSPDC to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

WHEREAS, pursuant to New York Not-For-Profit Corporation Law §1608(c), the GSPDC may accept transfers of real property from municipalities upon such terms and conditions as agreed to by the GSPDC and the municipality; and

WHEREAS, the GSPDC desires to acquire from the City of Syracuse title to certain parcels of real property identified on the Properties List attached hereto as Schedule A subject to the limitations set forth herein.

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 GSPDC is hereby authorized to acquire, either in its own name or in the name of a lawfully formed subsidiary, as determined appropriate by the Executive Director and Legal Counsel, from the City of Syracuse, title to the parcels of real property identified on the Properties List attached hereto as Schedule A (individually a "Property" and collectively the "Properties"), subject to the following limitations:

GSPDC shall be under no obligation to acquire any Property which the GSPDC reasonably determines to:

- a. have defects in title; or
- b. constitute a danger or public hazard; or
- c. contain hazardous substances or present other environmental concerns; or
- d. be fiscally imprudent for the GSPDC to accept including, by way of example and not limitation, Property which contains improvements in need of demolition; or
- e. that the GSPDC deems inappropriate for acquisition.

Section 4. The Chairman and the Executive Director of the GSPDC are each hereby authorized and directed 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.

Section 4. The other officers, employees and agents of the GSPDC are hereby authorized and directed for and in the name and on behalf of the GSPDC 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	___
Mike LaFlair	VOTING	___
Oceanna Fair	VOTING	___
Jonathan Link Logan	VOTING	___
Maurice Brown	VOTING	___

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 May 20, 2025 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 17th day of June, 2025.

Jonathan Link Logan, Secretary

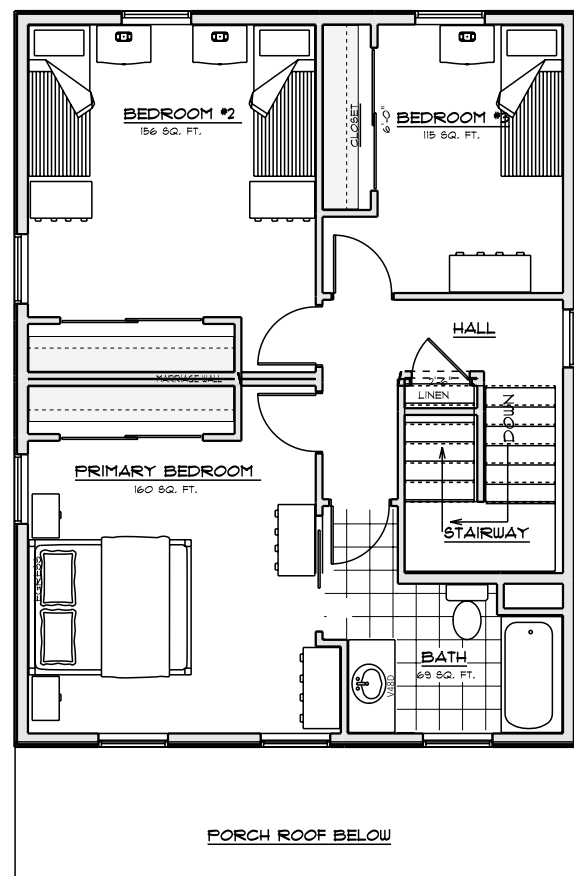
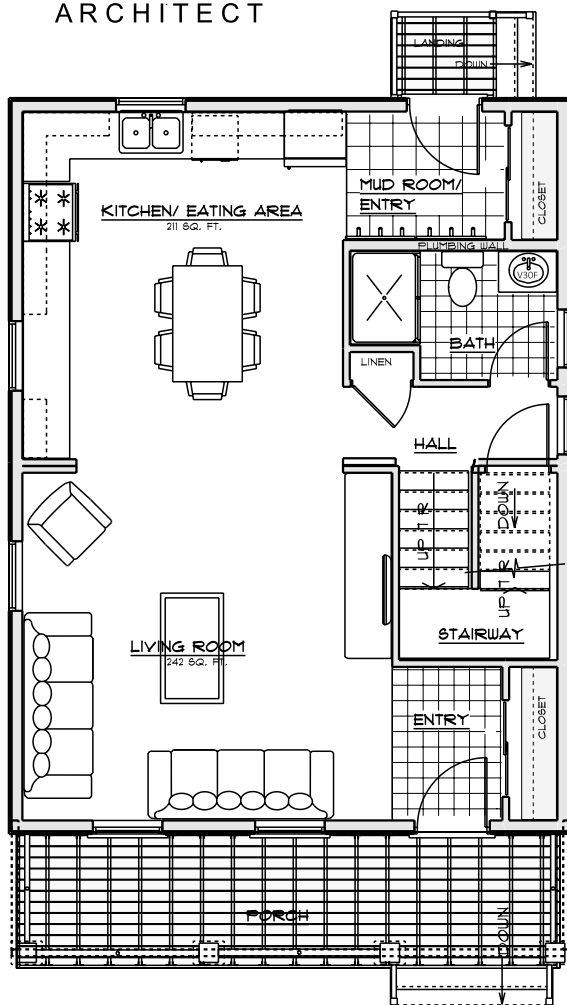
SCHEDULE A

PNUMBR	FullAddress	Dimensions
1289003600	1035-37 TALLMAN ST & COOLIDGE AVE	144.60x74.36 Vac
1268004100	247-49 PALMER AVE & STERLING AVE	40x125.06 Vac
1219000200	419-21 CORTLAND AVE	53.84x79.46 Ang Vac
1979006000	2438 S SALINA ST	40x169.8o Vac
1207104000	416 BELLEVUE AVE & RICH ST	51x123.42 vac
1220002500	264 CRESCENT AVE & CRK	40x100 Vac
1218101600	122 COOLIDGE AVE	30.40x77.75 Ang Vac
1207103300	403 BELLEVUE AVE	36x66 Vac
1419207400	248-50 W CORNING AVE	38x129.87 Vac
1454102600	134 LYNHURST AVE W	40 X 138 Vac
1167104700	1078-80 W ONONDAGA ST	44x132 Vac
1207106700	702 BELLEVUE AVE	47x125 Vac
1207106800	704 Bellevue Ave	49.13 x 125
1222000100	105 DEARBORN PL & MARTIN LUTHER W	33.19x73.59 Vac
1305003400	128 BALDWIN AVE	45x132 Vac
1289003500	1019-21 TALLMAN ST & COOLIDGE AVE	45.37x90 Vac
0727001700	1915 W FAYETTE ST	111.22x90.61 Vac
0727001500	1901 W Fayette St & School St	49.22 x 97.35
0727001500	1907 Fayette St	42 x 93.76
1126001400	213 ELLIOTT ST	33x132 Vac
1958202300	247-49 MCKINLEY AVE	40x138.40 Vac Fp52
1205000200	103 BALLARD AVE	40x12o Ang Vac
1986003400	1914 STATE ST S & COLVIN ST E	63 X 122 Ang Vac Fp 142
1124101800	506 DUDLEY ST	45x99 Vac
1216000100	101 CHENEY ST & RICH ST	65x34 Ang Vac
1268007400	328-30 PALMER AVE	40x125.06 Vac
1268007300	320 PALMER AVE	
1126002600	214 ELLIOTT ST	66x115.50 Vac
0864003600	140 NELSON ST	50x100 Vac
1470203800	225 PLEASANT AVE W	44x159.10 Vac Fp6
1028002200	148-50 FITCH ST	44x126 Vac
1242101000	145-47 HUDSON ST	40x132 Vac
0276007000	501 RICHMOND AVE & LIBERTY ST	28.1ox55 Vac
1414303500	1153 CANNON ST	39x120 Vac Fp12
1444002101	1319 JAMESVILLE AVE	673.80x132 Ang Vac
1285007000	719 SOUTH AVE	33x13o Vac
1419207300	244-46 W Corning Ave	36 x 129.87
1450103600	178-80 W Lafayette	42x162
1450102700	128 W Lafayette	46.5 x 130.06
1350004300	325-37 W Lafayette Ave	40x135
1396000100	107 Wiman Ave	26x132
1242301900	112 Huron St	33x132

The Avery Model - Two-Story Home



Peter J. Arsenault
ARCHITECT



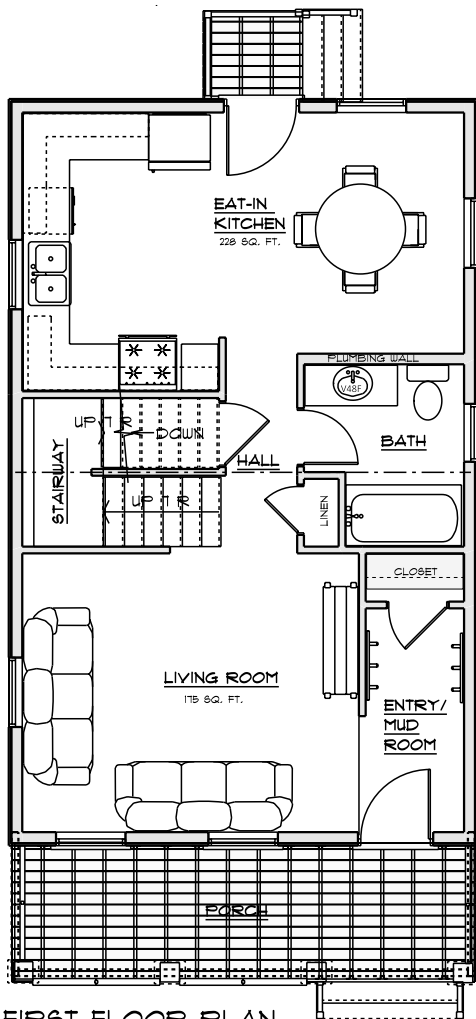
**A Tiny Home
for Good**



The Cadwell Model - Two-Story 20' Wide Home



Peter J. Arsenault
ARCHITECT



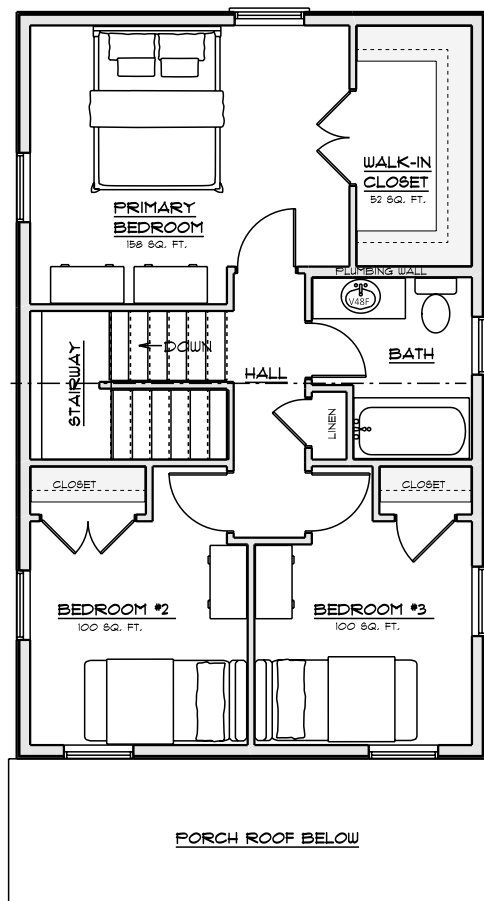
FIRST FLOOR PLAN

MODULAR GROSS SQUARE FOOTAGE:
FIRST FLOOR: 20'-0" X 31'-6" = 630 SQ. FT.
SECOND FLOOR: 20'-0" X 31'-6" = 630 SQ. FT.
TOTAL LIVING SPACE: 1,260 SQ. FT.

PORCH: 20'-0" X 6'-0" = 120 SQ. FT.
BASEMENT: 20'-0" X 31'-6" = 630 SQ. FT.



**A Tiny Home
for Good**



SECOND FLOOR PLAN

STICK-BUILT GROSS SQUARE FOOTAGE:
FIRST FLOOR: 20'-0" X 32'-0" = 640 SQ. FT.
SECOND FLOOR: 20'-0" X 32'-0" = 640 SQ. FT.
TOTAL LIVING SPACE: 1,280 SQ. FT.

PORCH: 20'-0" X 6'-0" = 120 SQ. FT.
BASEMENT: 20'-0" X 32'-0" = 640 SQ. FT.





BROWN & BROWN INSURANCE SERVICES, INC. ADDENDUM TO COMPANY PROPOSAL

We are pleased to furnish you with this proposal of insurance. In issuing this proposal, we have used all possible care to acquaint you with your proposed coverages. This proposal is a brief summation of the major coverage features and is therefore, not a complete description of all the terms, conditions and limitations. It is not a substitute for the actual policy that will be issued.

For your actual rights and obligations under existing insurance policies, reference should always be made to the policies themselves. In the event of difference, the provisions of the policy will prevail.

This proposal is based upon the exposures to loss as herein stated. Any changes to these exposures may affect the final premium.

Extensions of coverage are provided subject to specific policy limits and conditions. The detail regarding these extensions may be provided upon your request.

Additional coverage and/or increased limits may be available. Values insured are ultimately the insured's decision.

If the policy is a claims-made policy, the policy provides coverage that is triggered when a claim is made against the insured during the policy period, providing the claim occurred after the retroactive date. The current policy year begins on the effective date shown on the policy and expires on the expiration date also shown on the policy. Prior Acts or Retroactive Date is shown on the policy. This provision eliminates coverage for claims that took place prior to the specified retroactive date, even if the claim is first made during the policy period.

Supplemental Extended Reporting Period (Tail Coverage) is a provision found within the claims-made policy that extends the length of the reporting period allowing the insured to report claims that are made against the insured after the policy has expired or been canceled, provided the claim took place during the expired/canceled policy. The ERP/Tail Coverage requires an additional premium and must be requested within the time frame as outlined in the policy

As confirmation of the financial status of the insurance companies offering coverage in this proposal, the A.M. Best Rating is as follows:

Insurance Companies: Champlain Specialty Insurance
Evanston Insurance Company

A.M. Best Rating(s): A- (VII)
A (XV)

Enclosure: The enclosure accompanying this mailing discloses compensation which we may receive from insurance companies. We are providing this statement for your informational purposes and no action or response regarding the disclosure itself is required.

NEW YORK COMPENSATION DISCLOSURE

Insurance producers licensed by the State of New York are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to compensation we will receive, other parties such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation (derived from your premium payments) for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. Additionally, it is possible we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors that are not client-specific, such as the performance and/or size of an overall book of business produced with an insurer. That compensation is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. We generally do not know if a contingent payment will be made by a particular insurer, or the amount of any such contingent payment, until the underwriting year is closed. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date premiums are remitted to the insurance company or intermediary. If we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. Should you have any questions, or require additional information, please contact this office at or, if you prefer, submit your question or request online at <http://www.bbinsurance.com/customerinquiry/>



RT Specialty
6450 Transit Rd
Depew, NY 14043
Steve LoVullo
716-393-4859

Insurance Proposal

June 09, 2025

Brown & Brown Insurance Services, Inc.

Attn: Lillian Abbott-Hook
500 Plum Street, Suite 200 Syracuse, NY 13204

Applicant: Greater Syracuse Property
1941 S.Salina St.
Syracuse, NY 13205

Submission #: CSAR-CGL-0002298-02

Policy Period: 07/01/2025 12:01 AM To 07/01/2026 12:01 AM

Coverage: Liability

Issuing Company: Champlain Specialty Insurance Company

We are pleased to submit our proposal for the above captioned applicant.

Please read the attached quote carefully as coverage offered may be more limited than coverage requested.

Note :

Minimum earned premium may apply to this policy. See attached carrier quote for specifics. Please note that all fees are fully earned at inception.

TRIA coverage if applicable is offered on the attached carrier's quote.

Please review any minimum and deposit, audit, and/or cancellation provisions on the attached carrier quote for details regarding possible return premiums and additional premium charges.

I look forward to hearing from you, and please call if you have any questions.

Thank you for your business.

Regards,

Steve LoVullo
Office President
RT Specialty
Steve.LoVullo@rtspecialty.com
716-393-4859

Debra Pellicci
Associate Underwriter
RT Specialty
Debra.Pellicci@rtspecialty.com
716-393-4858



RT Specialty
6450 Transit Rd
Depew, NY 14043
Steve LoVullo
716-393-4859

Insurance Proposal

Cost Summary

General Liability Premium	\$50,000.00
Broker Fee	\$500.00
Carrier Policy Fee	\$350.00
NY Surplus Lines Tax	\$1,812.60
NY Stamp Fee	\$75.53

Total Policy Cost	\$52,738.13
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Minimum Earned

Note: There may be a minimum earned on this policy. Please refer to the carrier quote for more details on the minimum earned percentage.

Disclosures

RT Specialty is typically compensated through commission from the insurer for the placement of policies in most transactions. The amount of the commission varies by insurance line and by carrier. RT Specialty might also receive additional compensation. In order to place the insurance requested we may charge a reasonable fee for additional services such as performing a risk analysis, comparing policies, processing submissions, communication expenses, inspections, working with underwriters on the coverage proposal, issuing policies, or servicing the policy after issuance. Any fees charged are fully earned at inception of the policy. Third-party inspection or other fees may be separately itemized upon request. Our fees are applied to new policies, renewal policies, and endorsements. Fees applicable to each renewal and endorsement will be set forth in the quotes. It is the insurance carrier's decision whether to offer the insurance quoted, and your client's decision whether to accept the quote. Our fee is not imposed by state law or the Insurer.

Depending upon the Insurer involved with your placement, we might also have an agreement with the Insurer that we are proposing for this placement that might pay us future additional compensation. This compensation could be based on formulas that consider the volume of business placed with the Insurer, the profitability of that business, how much of the business is retained for the Insurer's account each year, and potentially other factors. The agreements frequently consider total eligible premium from all clients placed during a calendar year and any incentive or contingent compensation is often received at a future date. Because of variables in these agreements, we often do not have an accurate means at the time of placement to determine the amount of any additional compensation that might be attributable to any single placement. You, as the retail broker with the direct relationship with the Insured, must comply with all applicable laws and regulations related to disclosure of and consent and agreement to, compensation, and informing the Insured that it may request more information about producer or broker compensation that might be paid in connection with the Insured's placement. If we request a copy of any legally required insured consent or agreement, you will provide us with a copy. If you need additional information about the compensation arrangements for services provided by RT Specialty affiliates, please contact your RT Specialty representative.

RT Specialty is a division of RSG Specialty, LLC. RSG Specialty, LLC is a Delaware limited liability company and a subsidiary of Ryan Specialty, LLC. In California: RSG Specialty Insurance Services, LLC (License # 0G97516).



RT Specialty
6450 Transit Rd
Depew, NY 14043
Steve LoVullo
716-393-4859

Insurance Proposal

Subjectivities

- Signed and completed Acord 125; 126 Applications.
- Signed TRIA form if insured is accepting or rejecting terrorism coverage.
- Completed Total Cost Form.
- Completed Surplus Lines Affidavit.
- Signed and completed Supplemental Application.
- 1. Receipt of specimen copy of currently fully executed subcontractor agreement utilized with subcontractors evidencing acceptable hold harmless and insurance provisions due to binding.

The Subjectivities outlined above are required prior to binding. Please forward all requested information with your bind request. No coverage is considered bound until confirmed in writing and all subjectivities have been addressed.

Remarks

For non-admitted business, the retail agents NY broker license number is required prior to binding.



RT Specialty
6450 Transit Rd
Depew, NY 14043
Steve LoVullo
716-393-4859

Insurance Proposal

June 12, 2025

Brown & Brown Insurance Services, Inc.

Attn: Lillian Abbott-Hook

500 Plum Street, Suite 200 Syracuse, NY 13204

Applicant: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION
1941 S SALINA STREET
Syracuse, NY 13205

Submission #: MKLV1EUL104646

Policy Period: 07/01/2025 12:01 AM To 07/01/2026 12:01 AM

Coverage: Excess Liability

Issuing Company: Evanston Insurance Company

We are pleased to submit our proposal for the above captioned applicant.

Please read the attached quote carefully as coverage offered may be more limited than coverage requested.

Note :

Minimum earned premium may apply to this policy. See attached carrier quote for specifics. Please note that all fees are fully earned at inception.

TRIA coverage if applicable is offered on the attached carrier's quote.

Please review any minimum and deposit, audit, and/or cancellation provisions on the attached carrier quote for details regarding possible return premiums and additional premium charges.

I look forward to hearing from you, and please call if you have any questions.

Thank you for your business.

Regards,

Steve LoVullo

Office President

RT Specialty

Steve.LoVullo@rtspecialty.com

716-393-4859

Debra Pellicci

Associate Underwriter

RT Specialty

Debra.Pellicci@rtspecialty.com

716-393-4858

Insurance Proposal

Cost Summary

Excess Liability Premium	\$28,000.00
NY Surplus Lines Tax	\$1,008.00
NY Stamp Fee	\$42.00
Broker Fee	\$250.00

Total Policy Cost	\$29,300.00
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Minimum Earned

Note: There may be a minimum earned on this policy. Please refer to the carrier quote for more details on the minimum earned percentage.

Disclosures

RT Specialty is typically compensated through commission from the insurer for the placement of policies in most transactions. The amount of the commission varies by insurance line and by carrier. RT Specialty might also receive additional compensation. In order to place the insurance requested we may charge a reasonable fee for additional services such as performing a risk analysis, comparing policies, processing submissions, communication expenses, inspections, working with underwriters on the coverage proposal, issuing policies, or servicing the policy after issuance. Any fees charged are fully earned at inception of the policy. Third-party inspection or other fees may be separately itemized upon request. Our fees are applied to new policies, renewal policies, and endorsements. Fees applicable to each renewal and endorsement will be set forth in the quotes. It is the insurance carrier's decision whether to offer the insurance quoted, and your client's decision whether to accept the quote. Our fee is not imposed by state law or the Insurer.

Depending upon the Insurer involved with your placement, we might also have an agreement with the Insurer that we are proposing for this placement that might pay us future additional compensation. This compensation could be based on formulas that consider the volume of business placed with the Insurer, the profitability of that business, how much of the business is retained for the Insurer's account each year, and potentially other factors. The agreements frequently consider total eligible premium from all clients placed during a calendar year and any incentive or contingent compensation is often received at a future date. Because of variables in these agreements, we often do not have an accurate means at the time of placement to determine the amount of any additional compensation that might be attributable to any single placement. You, as the retail broker with the direct relationship with the Insured, must comply with all applicable laws and regulations related to disclosure of and consent and agreement to, compensation, and informing the Insured that it may request more information about producer or broker compensation that might be paid in connection with the Insured's placement. If we request a copy of any legally required insured consent or agreement, you will provide us with a copy. If you need additional information about the compensation arrangements for services provided by RT Specialty affiliates, please contact your RT Specialty representative.

RT Specialty is a division of RSG Specialty, LLC. RSG Specialty, LLC is a Delaware limited liability company and a subsidiary of Ryan Specialty, LLC. In California: RSG Specialty Insurance Services, LLC (License # 0G97516).



RT Specialty
6450 Transit Rd
Depew, NY 14043
Steve LoVullo
716-393-4859

Insurance Proposal

Subjectivities

- Signed and completed Acord 125; 131 Applications.
- Signed TRIA form if insured is accepting or rejecting terrorism coverage.
- Completed Total Cost Form.
- Completed Surplus Lines Affidavit.
- Signed and completed Supplemental Application.

The Subjectivities outlined above are required prior to binding. Please forward all requested information with your bind request. No coverage is considered bound until confirmed in writing and all subjectivities have been addressed.

Remarks

For non-admitted business, the retail agents NY broker license number is required prior to binding.



RENEWAL QUOTE

		Quote Date:	06/12/2025
		Producer Name:	Debra Pellicci
		Company Name:	RT Specialty / LoVullo
		Insuring Company:	Evanston Insurance Company
Applicant Name:	Greater Syracuse Property	Quote Expires:	08/30/2025
Mailing Address:	1941 S SALINA ST SYRACUSE , NY -13205-1354	Policy Period:	07/01/2025 To 07/01/2026
Coverage Name:	Lead Excess	Retro Date:	n/a
Policy Basis:	Occurrence		

LIMITS AND PREMIUM

Per Occurrence:	\$1,000,000	Premium:	\$28,000
Aggregate:	\$1,000,000	TRIA Premium:	\$1,400
Excess of:	Underlying Insurance	Total Premium:	\$29,400
		Min Earned Premium:	25 %
		Payment Plan:	One Time
		Premium Type:	Flat

UNDERLYING INSURANCE

#	Coverage	Carrier	Effective - Expiration Date	Limit Type	Underlying Limit
1	General Liability	Champlain	07/01/2025 - 07/01/2026	Occurrence	\$1,000,000
				General Aggregate	\$2,000,000
				Products and Completed Operations Aggregate	\$2,000,000
				Personal and Advertising Injury	\$1,000,000

CONDITIONS

- Markel reserves the right to review excess quotes on layers above us and adjust pricing accordingly. Please confirm in writing if no layer(s) exist above ours.
- Evanston Insurance Company maintains the right to adjust terms and conditions in the event conflicting information is received.
- A signed Umbrella/Excess Acord 131 application or Acord 63 acknowledging Fraud Statement within 30 days of binding
- Signed application, including supplemental application if submitted, within 30 days of binding
- A signed/dated copy of Terrorism Disclosure MKL TERR 4 is required to bind
- The Terrorism Risk Insurance Act (TRIA), requires insurance companies to offer limited terrorism coverage. The endorsements MAUB 1696 - Exclusion of Certified Acts of Terrorism, MUB Terr-2 - Confirmation of Exclusion of Certified Acts of Terrorism Coverage on this quote reflect TRIA being rejected. If TRIA is accepted, MAUB 1696 and MUB Terr-2 will be removed and the following endorsements will apply: MAUB 1292 - Cap on Losses from Certified Acts of Terrorism, MAUB 1697 - Exclusion of Punitive Damages Related to a Certified Act of Terrorism and MUB Terr-1 - Confirmation of Certified Acts of Terrorism Coverage. Where required by law, titles and terms of TRIA will be state specific. Terrorism coverage must be purchased on the underlying Liability policy in order to purchase Terrorism coverage on the Excess Liability policy
- A copy of underlying binder(s) and/or policies within 30 days upon binding



RENEWAL QUOTE

8. A signed and completed Home State and Surplus Lines Tax Payer Information form MLIL 1000 within 30 days of binding

FORMS

Edition	Name
MJIL 1000 08 10	Signature Page
MPIL 1007 01 20	Privacy Notice
MPIL 1041 02 20	How To Report A Claim
MPIL 1083 04 15	U.S. Treasury Department's Office Of Foreign Assets Control ("OFAC") Advisory Notice To Policyholders
MADUB 1000 04 17	Commercial Excess Liability Policy Declarations
MADUB 1003 04 17	Schedule Of Underlying Insurance
MDIL 1001 08 11	Forms Schedule
MEIL 1200 03 23	Service Of Suit
MEIL 1225 10 11	Change - Civil Union
MUB-TERR-2 01 15	Confirmation of Exclusion of Certified Acts of Terrorism Coverage - Terrorism Risk Insurance Act
MAUB 0001 01 15	Commercial Excess Liability Policy
MAUB 1215 01 15	Changes - Single Aggregate Limit
MAUB 1243 04 17	Unimpaired Aggregate Limit
MAUB 1255 01 15	Non-Drop Down Provision
MAUB 1264 04 17	25% Minimum Earned Premium (Excess)
MAUB 1309 03 20	Exclusion - Communicable Disease
MAUB 1310 04 17	Exclusion - Prior Incidents And Prior Construction Defects
MAUB 1312 01 15	Exclusion - Residential Work Or Project - Specified States States : Arizona, California, Colorado, Nevada, Oregon, Washington
MAUB 1355 01 15	Exclusion - Nuclear Energy Liability
MAUB 1358 01 15	Exclusion - Auto Liability
MAUB 1363 04 17	Limitation - Contractor's Services
MAUB 1386 01 15	Exclusion - ERISA
MAUB 1402-NY 01 15	New York Amendatory
MAUB 1600 10 20	Exclusion - Cyber Incident, Data Compromise, and Violation of Statutes Related to Personal Data
MAUB 1604 01 15	Exclusion - Exterior Insulation And Finish System
MAUB 1615 01 15	Exclusion - Damage To Property
MAUB 1618 04 17	Exclusion - Sublimited Underlying Coverage
MAUB 1663 01 15	Exclusion - Professional Services
MAUB 1665 01 15	Exclusion - Auto No-Fault And Similar Laws
MAUB 1678 01 15	Exclusion - Pollution
MAUB 1692 01 15	Exclusion - Punitive Damages
MAUB 1696 01 15	Exclusion - Certified Acts of Terrorism
MAUB 1806 01 15	Exclusion - Subsidence
MAUB 1814 01 15	Colorado Exclusion - Residential Or Commercial Work Or Project
MAUB 1816 01 15	New York Exclusion - Operations Conducted In Designated New York Boroughs



RENEWAL QUOTE	
MAUB 1855 01 23	Exclusion - Perfluoroalkyl And Polyfluoroalkyl Substances (PFAS)
MIL 1214 09 17	Trade or Economic Sanctions