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 November 18, 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

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 Michael LaFlair, to wit:

Resolution No.: 28 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	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 November 18, 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 16th day of December, 2025.

Jonathan Link Logan, Secretary

GREATER SYRACUSE LAND BANK

"Schedule A"

November 18, 2025 Sales Summary

1) 723 Tully St. – Vacant Single-Family Home

Date Acquired: 06/12/2025 Listed: 10/10/2025
Current List Price: $7,000 Days on Market: 25
Original List Price: $7,000 Land Bank's Minimum Renovation Est: $142,789

723 Tully Street is a single-family home in the Near Westside neighborhood with three bedrooms, one bathroom, living room, dining room, and large entry room. It has a wrap-around front porch and enclosed, second-floor, rear porch. It will require major renovation and is in the Home Ownership Choice program.

Carlos Alain Ramos Munoz is a full-time contractor currently renting in the Near Westside neighborhood. He has experience in all areas of construction and plans to complete the majority of the renovation of this home. He is a first-time homebuyer and plans to renovate this home to occupy as his primary residence.

Based on the Land Bank's disposition policies, staff recommend sale to Carlos Alain Ramos Munoz, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and a Residency Enforcement Mortgage requiring the home remain owner-occupied for five years.

723 Tully St. Purchase Offer	
Applicant	**Carlos Alain Ramos Munoz**
Offer	**$7,000**
Plan	**Renovate to Owner-Occupy**

2) 324 E. Seneca Tpk. – Vacant Single-Family Home

Date Acquired: 08/07/2025 Listed: 10/27/2025
Current List Price: $49,000 Days on Market: 8
Original List Price: $49,000 Land Bank's Minimum Renovation Est: $115,682

324 E. Seneca Tpk. is a single-family home in the South Valley neighborhood. It has three bedrooms, 2.5 bathrooms, an open living/dining/kitchen, first-floor laundry, and rear family room addition. While this home has had many significant prior upgrades, it will still require a fair amount of renovation and is in the Home Ownership Choice program.

Barbara Alexander is a local investor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. She has completed other whole-house renovations and this would be her first purchase from the Land Bank. Her son is an experienced, full-time contractor who would complete the renovation of this home. Barbara has submitted a purchase offer contract this month for 324 E. Seneca Tpk. as well as 131 Wadsworth St. and her first choice is 324 E. Seneca Tpk.

Ryan Hazelwood is a local buyer looking to purchase this home to renovate and occupy as his primary residence. He grew up in the Valley neighborhood where his family still resides. Ryan has over ten years of construction experience and is currently a union electrician. He also owns and operates a home remodeling company that has completed numerous renovation projects.

Based on the Land Bank's disposition policies, staff recommend sale to Ryan Hazelwood, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and a Residency Enforcement Mortgage requiring the home remain owner-occupied for five years.

324 E. Seneca Tpk. Purchase Offers		
Applicant	**Ryan Hazelwood**	Barbara Alexander
Offer	**$60,000**	$61,000
Plan	**Renovate to Owner-Occupy**	Renovate to Re-Sell to Owner-Occupant

3) 243 Mclennan Ave. – Vacant Single-Family Home

Date Acquired: 03/13/2025 Listed: 10/09/2025
Current List Price: $29,900 Days on Market: 24
Original List Price: $29,900 Land Bank's Minimum Renovation Est: $152,521

243 Mclennan Ave. is a large single-family home on the Southside. It has a large entry foyer with fireplace and built-in benches, a living room with pocket doors, formal dining room with columns, and first-floor bedroom and full bathroom. The second floor has five bedrooms and a second full bathroom. This home will require major renovation and is in the Home Ownership Choice program.

Jessica Espinoza plans to purchase this home to renovate and occupy as her primary residence with her family. Her husband is a full-time contractor who has vast experience in all areas of construction and plans to complete the majority of this renovation.

Main Uddin is an out-of-town buyer who hopes to relocate to Syracuse. He plans to renovate this home to occupy as his primary residence with his family. He has some construction experience but plans to hire local contractors to complete the majority of the renovation.

Based on the Land Bank's disposition policies, staff recommend sale to Jessica Espinoza, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and a Residency Enforcement Mortgage requiring the home remain owner-occupied for five years.

243 Mclennan Ave. Purchase Offers		
Applicant	**Jessica Espinoza**	Main Uddin
Offer	**$32,000**	$30,000
Plan	**Renovate to Owner-Occupy**	Renovate to Owner-Occupy

4) 308 Lexington Ave. – Vacant Single-Family Home

Date Acquired: 08/07/2025 Listed: 09/16/2025
Current List Price: $9,900 Days on Market: 49
Original List Price: $9,900 Land Bank's Minimum Renovation Est: $189,781

308 Lexington Ave. is a large single-family home on the Eastside. It has five bedrooms, two full bathrooms, an entry foyer with fireplace, and living room with columns. This home has fire damage, will require a full gut renovation, and is in the Home Ownership Choice program.

Ahmed Alhajaj and his daughter Salwa Alhajaj are purchasing this home together for Salwa to use as her primary residence. Ahmed is a local full-time contractor with 15 years of experience renovating homes. He and his crew can complete the entire renovation of the house and will sub out electric, plumbing, and HVAC.

Based on the Land Bank's disposition policies, staff recommend sale to Ahmed and Salwa Alhajaj, subject to a Development Enforcement Mortgage to be discharged once the proposed renovations are complete and a Residency Enforcement Mortgage requiring the home remain owner-occupied for five years.

308 Lexington Ave. Purchase Offer	
Applicant	**Ahmed and Salwa Alhajaj**
Offer	**$10,000**
Plan	**Renovate to Owner-Occupy**

5) 131 Wadsworth St. – Vacant Single-Family Home
Date Acquired: 09/11/2025 Listed: 10/10/2025
Current List Price: $37,000 Days on Market: 25
Original List Price: $37,000 Land Bank's Minimum Renovation Est: $127,631

131 Wadsworth St. is a single-family home in the Sedgwick Heights neighborhood. The first floor has one bedroom, one full bathroom, kitchen, living room, and formal dining room. The second floor has one bedroom, a second full bathroom, and potential for a third bedroom. This home will require major renovation and is in the Home Ownership Choice program.

Barbara Alexander is a local investor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. She has completed other whole-house renovations and this would be her first purchase from the Land Bank. Her son is an experienced, full-time contractor who would complete the renovation of this home. Barbara has submitted a purchase offer contract this month for 324 E. Seneca Tpk. as well as 131 Wadsworth St. and her first choice is 324 E. Seneca Tpk.

Zack Yost of Champs Remodeling, LLC is an experienced, local contractor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. He has purchased from the Land Bank before and has successfully completed high quality, whole-house renovations. Zack has submitted a purchase offer contract this month for 131 Wadsworth St. as well as 104 Elmhurst Ave. and 131 Wadsworth is his first choice.

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

131 Wadsworth St. Purchase Offers		
Applicant	**Barbara Alexander**	Champs Remodeling, LLC
Offer	**$39,000**	$40,000
Plan	**Renovate to Re-Sell to Owner-Occupant**	Renovate to Re-Sell to Owner-Occupant

6) 104 Elmhurst Ave. – Vacant Single-Family Home

Date Acquired: 09/25/2024 Listed: 10/21/2025
Current List Price: $15,000 Days on Market: 14
Original List Price: $15,000 Land Bank's Minimum Renovation Est: $78,897

104 Elmhurst Ave. is a single-family home in the Elmwood neighborhood. It has three bedrooms, one bathroom, a large kitchen, living room, and formal dining room. While the overall condition of the home is fair it will still require major renovation and is in the Home Ownership Choice program.

Zack Yost of Champs Remodeling, LLC is an experienced, local contractor looking to purchase this home to renovate and re-sell to an owner-occupant buyer. He has purchased from the Land Bank before and has successfully completed high quality, whole-house renovations. Zack has submitted a purchase offer contract this month for 131 Wadsworth St. as well as 104 Elmhurst Ave. and 131 Wadsworth is his first choice.

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.

104 Elmhurst Ave. Purchase Offer	
Applicant	**Champs Remodeling, LLC**
Offer	**$15,000**
Plan	**Renovate to Re-Sell to Owner-Occupant**

7) 242-44 Richmond Ave. – Vacant Two-Family Home

Date Acquired: 06/12/2025 Listed: 08/08/2025
Current List Price: $29,900 Days on Market: 88
Original List Price: $19,900 Land Bank's Minimum Renovation Est: $153,143

242-44 Richmond Ave. is a two-family home in the Park Ave neighborhood. The first-floor unit has three bedrooms and one bathroom, the second-floor unit has four bedrooms and one bathroom. This home will require major renovation.

Juan Zalazar is an experienced investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. He submitted purchase offers this month for 242-44 Richmond Ave. and 938 Emerson Ave. and would only like to proceed if able to purchase both properties.

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

242-44 Richmond Ave. Purchase Offer	
Applicant	**Juan Zalazar**
Offer	**$19,900**
Plan	**Renovate to Operate as Rental**

8) 938 Emerson Ave. – Vacant Two-Family Home

Date Acquired: 03/13/2025 Listed: 08/07/2025
Current List Price: $4,000 Days on Market: 89
Original List Price: $4,000 Land Bank's Minimum Renovation Est: $220,668

938 Emerson Ave. is a two-family home in the Far Westside neighborhood. Both units have three bedrooms, one bathroom, a living room and eat-in kitchen. This home has some fire damage and will require major renovation.

Juan Zalazar is an experienced investor who has purchased from the Land Bank before and has successfully completed whole-house renovations. He has submitted a purchase offer contract this month for 242-44 Richmond Ave. as well 938 Emerson Ave. and would only like to proceed if able to purchase both properties.

Nosa Ihianle and Norris Rodgers would like to purchase this property to renovate and operate as a rental. Nosa has not purchased from the Land Bank before but Norris Rodgers has purchased from the Land Bank in the past and has successfully completed whole-house renovations.

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

938 Emerson Ave. Purchase Offers		
Applicant	Nosa Ihianle and Norris Rodgers	**Juan Zalazar**
Offer	$6,250	**$8,250**
Plan	Renovate to Operate as Rental	**Renovate to Operate as Rental**

9) 4418 S. Salina St. – Vacant Restaurant

Date Acquired: 11/14/2024 Listed: 10/09/2025
Current List Price: $25,000 Days on Market: 24
Original List Price: $25,000 Land Bank's Minimum Renovation Est: To be provided by buyer

4418 S. Salina St. is a large commercial property last used as Ruby's Diner. While the primary restaurant space appears to be structurally sound, the rear addition that spans the building has long term water damage and will require major renovation.

Mohamed Mahmoud is a local buyer purchasing this property to renovate and collaborate with his brother to operate a restaurant. His brother currently owns and operates a successful market and commercial kitchen, Pyramids, on the Northside in Syracuse. They would like to expand their business and open a second location at 4418 S. Salina Street. Mohamed has vast experience renovating commercial space in Syracuse and Central New York.

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

4418 S. Salina St. Purchase Offer	
Applicant	**Mohamed Mahmoud**
Offer	**$25,000**
Plan	**Renovate to Occupy with Business**

10) 129 Rockland Ave. – Nonconforming Vacant Lot
Date Acquired: 09/07/2021
Dimensions: 33' x 132'

The Land Bank acquired 129 Rockland Ave. in September 2021 and demolished the single-family house in September 2022 using City ARPA funding. Jerry Gillard recently purchased the adjacent single-family house at 125 Rockland Ave. He intends to occupy it as his primary residence. He would like to purchase the vacant lot and enlarge his driveway. He will use the balance of the property as additional yard space.

Based on the Land Bank's disposition policies, staff recommends selling 129 Rockland Ave. to Jerry Gillard, contingent upon him combining the lot with his adjacent property.

129 Rockland Ave. Purchase Offer	
Applicant	**Jerry Gillard**
Offer	**$151**