



Minutes

Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, February 19, 2019
431 E. Fayette Street, 3rd Floor Conference Room
Syracuse, NY 13202

Board Members Present: Vito Sciscioli, Michael LaFlair, Julie Cerio

Board Members Excused: Jim Corbett, El Java Abdul Qadir

Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Terri Luckett, April Panek, Chamar Otis, Rich Puchalski, Andrew Lunetta, Hilary Donohue, Craig Swieki

I. Call to Order

Vito Sciscioli called the meeting to order at 8:03 AM.

II. Roll Call

Mr. Sciscioli noted that he and Julie Cerio were present and that Mike LaFlair was participating via video conference.

III. Proof of Notice

Mr. Sciscioli noted that public notice had been properly posted.

IV. Minutes

Julie Cerio moved to approve the minutes from January 16, 2019. Mike LaFlair seconded this motion. All board members present voted unanimously to approved the minutes from January 16, 2019.

V. Executive Summary & Financial Statements

Ms. Wright indicated that the financial statements attached are close to final and that their 2018 audit starts next week. She explained at this point it looks like their 2018 deficit was \$300,000 larger than expected, putting them at an \$875,000 deficit.

VI. New Business

A. Authorize the Sale of Multiple Properties

Ms. Wright summarized the various offers received this month. Julie Cerio moved to authorize the sale of multiple properties. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE SALE OF MULTIPLE PROPERTIES.**

B. Authorize the Land Bank to purchase 1542 South Ave from Corless Williams Mims for \$10,000

Ms. Wright explained that the Land Bank owns the mixed-use building next door, which has been on the market for years and not attracted any interest, and that this house is the only missing piece in a ½ acre assemblage that will be complete once one more property is foreclosed upon. Julie Cerio asked how much time the woman would want to move and Ms. Wright said that the purchase offer gives her until May 15, but that they could give her more time if needed. Ms. Cerio asked which properties would need to be demolished and Ms. Wright noted that ideally, to comply with the goals of the South Ave Economic Development Corridor Study, all of the properties except 1532 would be demolished and replaced with a new building. Julie Cerio moved to authorize the Land Bank to purchase 1542 South Ave from Corless Williams Mims for \$10,000. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS IN**

ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO PURCHASE 1542 SOUTH AVE FROM CORLESS WILLIAMS MIMS FOR \$10,000.

C. Enter into a contract with Center for Community Progress for professional services

Ms. Wright reminded the board that they have discussed holding a one-day board retreat this spring since we have two new board members. She suggested that Center for Community Progress could do some educational sessions on best practices from Land Banks across the country and facilitate some brainstorming/visioning sessions and that it might be a good time to reflect on how the Land Bank has evolved over the past six years and discuss how it might need to adapt. She suggested that they should invite elected officials, as well. She also noted that she'd worked with CCP to trim the budget after last week's meeting with the Personnel Committee they'd reduced it from over \$10,000 to \$7,100. Julie Cerio moved to authorize the Land Bank to contract with Center for Community Progress for these professional services. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CENTER FOR COMMUNITY PROGRESS FOR PROFESSIONAL SERVICES.**

VII. Discussion

A. Budget request to the City of Syracuse

Ms. Wright showed the board members what they had requested in prior years versus what was allocated by the City. She suggested in light of last year's deficit they should probably ask for at least \$1 million. Julie Cerio suggested they request \$1.5 million. Vito Sciscioli and Mike LaFlair agreed that starting high couldn't hurt. Ms. Wright stated that she would draft a letter for Vito to review and send.

B. Annual Reports to Legislature and Common Council

Ms. Wright reminded the board that they are required to give an annual report to the City and County, as the two foreclosing governmental units that established the Land Bank. She noted that the County report was scheduled for March 14 at 10:30 AM and that she would like board members to attend if they are able. She said the City report had not yet been scheduled.

C. Scheduling March Meetings

She noted that they often have to move the board's March meeting back so that they can complete the Audit and have the board vote to approve it before the end of March when it must be submitted to the ABO, but that this year it looks like they might be done on time. The regular meeting is scheduled for March 19 and she recommended they keep that in their calendars unless they hear otherwise.

VIII. Adjournment

Julie Cerio moved to adjourn the meeting. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED TO ADJOURN THE MEETING AT 8:27 AM.**