



Minutes

Greater Syracuse Property Development Corporation
Board of Directors Meeting
8:00 AM Tuesday, November 15, 2016
431 E. Fayette Street, 3rd Floor Conference Room
Syracuse, NY 13202

Board of Directors Present: Vito Sciscioli, Jim Corbett, Daniel Barnaba, Julie Cerio, El Java Abdul-Qadir

Others Present: John Sidd, Katelyn Wright, Patrick Stanczyk, Ben Gray, David Rowe, Jake Thorsen, Chamar Otis, Kerry Quaglia, Rich Puchalski, Stephanie Pasquale, Sharon Sherman, Hilary Donohue, Patrick Oberle, Phyllip Martin, Bob Dougherty, Jennifer Sovine, Craig Swiecki, Anthony Travis

I. Call to order

Vito Sciscioli called the meeting to order at 8:10 AM.

II. Roll Call

Mr. Sciscioli noted that all members of the board were in attendance.

III. Proof of Notice

Mr. Sciscioli confirmed that public notice of the meeting was adequately posted.

IV. Minutes

Jim Corbett moved to approve the minutes of the October 18, 2016 board meeting. Julie Cerio seconded the motion.

ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES OF THE OCTOBER 18, 2016 MEETING.

V. Committee Reports

Dan Barnaba summarized the Finance Committee meeting that was held on November 10th. Mr. Barnaba stated that the committee met with Catholic Charities and discussed with staff other contracts that are up for renewal on January 1. Ms. Wright noted that minutes of the Finance Committee Meeting were included in the packet if the committee members were inclined to vote on their adoption at this time. El Java Abdul Qadir moved to approve the minutes from the November 10th Finance Committee Meeting. Jim Corbett seconded this motion. **ALL COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES OF THE NOVEMBER 10, 2016 FINANCE COMMITTEE MEETING.**

VI. Executive Summary & Financial Statements

Patrick Stanczyk presented the board with updated financial statements.

VII. New Business

A. Authorize the Sale of Multiple Properties

Katelyn Wright summarized the proposed sales included in the agenda packet. Mr. Barnaba mentioned the lower number of sales from previous months and asked what the Land Bank's process is for lowering listing prices. Ben Gray explained the Land Bank's process of lowering listing prices.

Julie Cerio moved to authorize the sale of multiple properties. Dan Barnaba seconded the motion. **ALL BOARD MEMBERS UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE SALE OF MULTIPLE PROPERTIES.**

B. Authorize Sale of Multiple Properties to Home Headquarters

Katelyn Wright reminded the board that last month Home Headquarters presented a housing plan for the Near Westside that included rental and owner-occupant rehabs and some new construction. They are getting ready to submit their application for rental funding and need site control for the application, which is due in early December. She noted that they would apply for additional properties, using other funding sources, in the coming months. She referred the board to the resolution in their packet, which lists the properties being considered today and the sales price of each.

Dan Barnaba asked if these properties have been marketed to the private market for sale. Ms. Wright stated these properties have not been marketed and were being land banked so that the Land Bank and HHQ could jointly develop a targeted revitalization plan building off of their prior projects on the Near Westside. Mr. Gray noted that most of these properties are in deteriorated condition and need subsidy to be renovated and so would have been difficult to market in as-is condition. Ms. Wright further explained that the sales prices are the Land Bank's projected cost into each property (carrying through 4/1/17) and discounted under the Land Bank's Affordable Housing Development discount program. Mr. Sidd noted that these costs are estimated through 4/1/2017 and that the contract would be drafted to require adjustments in the sales price if the closing is postponed.

Jim Corbett moved to authorize sale of multiple properties to Home Headquarters. El Java Abdul-Qadir seconded the motion. **ALL BOARD MEMBERS PASSED A RESOLUTION AUTHORIZING SALE OF MULTIPLE PROPERTIES TO HOME HEADQUARTERS.**

C. Enter into Funding Contract with the City of Syracuse

Ms. Wright stated that the funding contract for the City's 2016-17 fiscal year was passed by the Common Council last Monday. John Sidd noted that there was a typographical error in the contract (page 3, article 2, paragraph 1) and another clause that he hoped to get clarified. Mr. Sidd stated that he will work with Corporation Counsel on both issues.

Jim Corbett moved to enter into funding contract with the City of Syracuse, subject to minor revisions deemed necessary by counsel and the executive director. Dan Barnaba seconded the motion. **ALL BOARD MEMBERS UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ENTER INTO A FUNDING CONTRACT WITH THE CITY OF SYRACUSE.**

D. Authorize Acquisition of "Phase XI" Properties from the City of Syracuse

Katelyn Wright mentioned that there is a typo on page 39 of the agenda packet the resolution should state Phase XI rather than Phase X. Ms. Wright stated that Mr. Stanczyk has reviewed the number of properties in the process of being foreclosed on, and these Phase XI properties, and notes that if these are all foreclosed by 12/31/17 that will reach the volume of 2017 acquisitions that the Land Bank has budgeted for. Any additional 2017 foreclosures would exceed the land bank's budget for acquisitions and carrying costs. They have determined that the Land Bank has the financial resources to acquire and carry these proposed properties.

Julie Cerio moved to authorize acquisition of "Phase XI" properties from the City of Syracuse El Java Abdul-Qadir seconded the motion. **ALL BOARD MEMBERS UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING ACQUISITION OF "PHASE XI" PROPERTIES FROM THE CITY OF SYRACUSE.**

E. Authorize Purchase of 108 Grant Ave

Ms. Wright explained that the Land Bank still has to spend \$180,000 granted from the County for the purpose of purchasing bank-foreclosed properties. 108 Grant Avenue is a vacant single-family home built in 1920 and owned by Fannie Mae. It is located across the street from Bellevue Elementary School. It has a shared driveway and a detached two-car garage. It needs significant renovations, but it is a stunning example of the early 20th century arts and crafts style, has had very few alterations made to it over the years, and appears to be eligible for listing on the National Register of Historic Places. Listing on the register would enable an owner-occupant buyer to claim a NY State Income Tax Credit for 20% of qualifying renovation costs. She proposes to purchase using the County funds limited to bank-

owned homes and then sell at a discount, allowing an owner-occupant buyer to invest more funds into the renovation. She informed the board that it is currently listed for \$41,900 and that they have offered \$20,000 contingent upon board approval. The Land Bank has not yet received an acceptance or counter offer and is seeking the board's approval to purchase this property for an amount not to exceed \$30,000.

Jim Corbett moved to authorize purchase of 108 Grant Ave. Julie Cerio seconded the motion. **ALL BOARD MEMBERS UNANIMOUSLY PASSED A RESOLUTION TO AUTHORIZE THE PURCHASE OF 108 GRANT AVE.**

F. Authorize Purchase of 2012 Bellevue Ave

Ms. Wright explained that 2012 Bellevue Avenue is a vacant single-family home built in 1984 and owned by M&T Bank is one of at least four bank foreclosures (two bank-owned and two "zombies") on this two block stretch of Bellevue at the western edge of the City, which acts as a gateway into Syracuse. The Land Bank is endeavoring to purchase all four if possible and to ensure that they are sold to well-screened buyers and renovated in a way that improves the image of this gateway corridor. It is currently listed for \$49,900 and the Land Bank has offered \$25,000 contingent upon board approval. The Land Bank has not yet received an acceptance or counter offer and is seeking the board's approval to purchase this property for an amount not to exceed \$37,500.

Julie Cerio moved to authorize purchase of 2012 Bellevue Ave. Dan Barnaba seconded the motion. **ALL BOARD MEMBERS UNANIMOUSLY PASSED A RESOLUTION TO AUTHORIZE PURCHASE OF 2012 BELLEVUE AVE.**

G. Accept Donations of Three Vacant Residential Lots from Home Headquarters

Ms. Wright explained that the Land Bank conveyed 207 Coral Avenue, 111 Cheney Street, and 248-50 Furman Avenue to Home Headquarters with the intent for them to renovate. After taking title, Home Headquarters determined that they needed to be demolished due to serious structural issues. HHQ bore the cost of these demolitions. They now wish to donate the vacant lots back to the Land Bank. Ms. Wright noted that they would now be considered taxable and that the Land Bank was eager to get title before 12/31 so that the taxable period would be as short as possible before the Land Bank's exemption takes effect again. Mr. Stanczyk estimates that the Land Bank will incur approximately \$3,700 in taxes on these properties before their exemption takes effect. Ms. Wright informed the board that she and Mr. Quaglia have discussed strategies to avoid this in the future and that she's encouraged them to thoroughly inspect properties before taking title.

Jim Corbett moved to accept donations of three vacant residential lots from Home Headquarters. Julie Cerio seconded the motion. **ALL BOARD MEMBERS UNANIMOUSLY PASSED A RESOLUTION TO ACCEPT THE DONATION OF THREE RESIDENTIAL LOTS FROM HOME HEADQUARTERS.**

H. Accept Donation of a Vacant Single-Family Residence Located at 148 Sheldon Ave., Syracuse, NY

Ms. Wright informed the board that JP Morgan Chase would like to donate 148 Sheldon Avenue to the Land Bank. She noted that the property comes with the restriction that the purchaser earns less than 120% AMI and be an owner-occupant. The property only needs approximately \$20,000-30,000 in renovations and we believe that we can comply with these requirements by listing the property in our Home Ownership Choice program – 120% AMI for a family of four in Onondaga County is \$83,000.

Jim Corbett moved to accept the donation of the vacant, single-family residence located at 148 Sheldon Avenue, Syracuse, NY. El Java Abdul Qadir seconded the motion. **ALL BOARD MEMBERS UNANIMOUSLY PASSED A RESOLUTION TO ACCEPT DONATION OF 148 SHELDON AVENUE, SYRACUSE, NY.**

I. Appeal to Extend Enforcement Mortgage Deadline

Katelyn Wright stated that she was expecting a written appeal form the buyers of 411 Seymour Street for an extension on their enforcement mortgage, but that it didn't contain enough detail and she'd asked them to refine it for the December meeting instead. She recommended this item be tabled until then. Julie Cerio moved to table the item. Jim

Corbett seconded the motion. **ALL BOARD MEMBERS UNANIMOUSLY PASSED A RESOLUTION TO TABLE APPEAL TO EXTEND ENFORCEMENT MORTGAGE DEADLINE.**

VIII. Discussion

A. Round 3 of OAG Land Bank Funding RFA Released- Application due 11/30

Ms. Wright reminded the board that the Land Bank has received nearly five million dollars from the Attorney General's Office to date. She explained that the next round of funding comes from Goldman Sachs and Morgan Stanley AG settlements and that applications are due at the end of the month. Ms. Wright noted that they recommend a maximum ask of \$2 million, except in cases of extreme need and so the Land Bank plans to request \$2.5 Million - \$1.75 million for demolitions (extreme need demonstrated by over 200 demolition candidates in inventory) and \$750,000 for renovations to be completed in the City's Neighborhood Revitalization Strategy Area, where not many AG funded renovations have been completed to date, and which will be geographically coordinated with Neighbors for Neighborhoods rental renovations if the Land Bank is also awarded funding through that separate program. The board concurred that it was a good idea to ask for more than the \$2 million recommended ceiling. Ms. Wright noted that for the renovations they would again partner with Home Headquarters.

B. EPA Brownfield Assessment Grant – Plan to Apply in December for Funds that Would Enable Us to Complete Phase I and II Assessments of Potential Brownfields Prior to City Foreclosure.

Ms. Wright reminded the board that in 2014 the Land Bank and the City of Syracuse jointly applied for an EPA Brownfield Assessment Grant but were not awarded and noted that it is a highly competitive program. This year the EPA is lowering the maximum award amount and adding more funding to the program so a larger number of communities will receive awards. She informed the board that this funding would be used to conduct Phase I and II environmental assessments on seizable properties suspected of contamination.

C. Comptroller Audit Continues

Ms. Wright stated the Comptroller's office has narrowed the scope of their audit to focus on enforcement mortgages.

D. Recap NY Land Bank Association Conference

Ms. Wright summarized the activities held during the New York Land Bank Association's annual convening in Syracuse in late-October. She noted that the conference was a success and the NYLBA agreed their priority in the coming year will be to provide a mechanism (likely through state enabling legislation) for communities with land banks in NY to mimic Ohio's more sustainable funding model for their land banks.

IX. Adjournment

Dan Barnaba moved to adjourn the meeting. Jim Corbett seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY AGREED TO ADJOURN THE MEETING AT 8:50 AM.**