GREATER SYRACUSE
LAND BANK

Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, April 16, 2019
431 E. Fayette Street, 3rd Floor Conference Room
Syracuse, NY 13202

Board Members Present: Vito Sciscioli, Michael LaFlair, Julie Cerio, Jim Corbett
Board Members Absent: El Java Abdul Qadir
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Terri Luckett, April Panek, Chamar Otis, Dave Rowe, Paul Driscoll, Patrick Hogan, Craig Swieki, Hilary Donohue, Frank Cetera, Tino Lampuri, Alliey LaFlair

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I. Call to Order
Vito Sciscioli called the meeting to order at 8:01 AM.

II. Roll Call
Mr. Sciscioli noted that all were present except El Java Abdul Qadir and Julie Cerio.

III. Proof of Notice
Mr. Sciscioli noted that public notice had been properly posted.

IV. Minutes
Michael LaFlair moved to approve the minutes of the regular March 19 meeting, the March 19 audit committee meeting, and the March 22 special meeting. Vito Sciscioli seconded this motion. Jim Corbett noted that he had not been in attendance. Mr. Sciscioli and Mr. LaFlair voted to approve the minutes and Mr. Corbett abstained.

V. Executive Summary & Financial Statements
Ms. Wright indicated that financial statements through the end of February were attached and asked if there were any questions.

VI. New Business

A. Authorize the Sale of Multiple Properties
Ms. Wright summarized the offers received and explained that there had been a fire in 408 Liberty over the weekend and that the buyer did not show enough financing available to cover the additional renovations needed and she recommended this item be stricken from the resolution. Jim Corbett moved to authorize the Land Bank to sell multiple properties. Mike LaFlair seconded this motion. **All board members present unanimously passed a resolution authorizing the Land Bank to sell multiple properties.**

B. Authorize Sale of 713 Marcellus Street
Ms. Wright reminded the board that last month they had voted to table this item so that more community outreach could be conducted. She explained that she'd asked Hilary Donohue who is a Westside TNT Facilitator to seek feedback from the neighborhood. She also explained that Frank Cetera had submitted a letter of interest stating that he would possibly like to purchase and renovate the home, but that he would need more time to visit the building with contractors and put together an offer. Ms. Wright explained that the front house had been demolished, and it's the rear house that remains, but that the water, sewer, gas, and electric services had been terminated when the front house was demolished. Mr. Corbett asked if the utilities would reconnect those and she said that she believed

National Grid would reconnect gas and electric, but that the buyer would be responsible for reconnecting the water and sewer lines. There was some discussion about where those lines were cut and whether they could be reconnected.

Mr. Cetera explained that he might consider renovating it and not reconnecting the utilities, but just using it as a garden shed for a community garden.

Mr. Lampuri stated that he had already begun cleaning up the site and cutting back overgrowth. Ms. Wright asked whether he would be willing to pave and stripe the lot and plant landscaping buffers as required by the zoning ordinance if the board opted to sell to him and whether he would consent to an enforcement mortgage requiring those things. He said that he would be agreeable to that. She asked whether they could postpone their decision by a month and if he'd be willing to wait and he said that would be fine.

Julie Cerio arrived at 8:24 AM.

Mike LaFlair moved to table the item for another month. Jim Corbett seconded this motion. All board members present voted unanimously to table this item for another month.

C. Authorize Sale of 406 and 408 Liberty Street

Ms. Wright indicated that Myriad Construction wishes to acquire both 406 and 408 Liberty for a cost equal to the cost of demolition. She explained the zoning in the area and that this is across the street from a residential zoning district and that she recommends a row of trees be planted along the sidewalk to create screening so that the neighbors across the street do not have a view of parking lots.

Jim Corbett moved to approve the sale of 406 and 408 Liberty to Myriad Construction on the condition that they plant trees for screening. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL THE 406 AND 408 LIBERTY TO MYRIAD CONSTRUCTION FOR A PRICE EQUAL TO THE COST OF DEMOLITION.**

D. Authorize Sale of 604 Wolf Street

Ms. Wright reminded the board that last month she had presented Angelo Chiodo's offer on 604 Wolf street – he offered to pay $8,000 for the lot on the condition that the Land Bank demolish the building first (estimated cost of demo is $16,000) – and that the board had counter-offered that they would sell if he covered $10,000 of the demo expense. He declined and wants the board to reconsider his offer of $8,000. Mr. Sciscioli pointed out that the property isn't immediately adjacent to Mr. Chiodo's property and so the lot may be of less value to him.

Mike LaFlair moved to accept his offer and authorize the Land Bank to demolish 604 Wolf Street and sell the lot to Angelo Chiodo for $8,000. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 604 WOLF STREET TO ANGELO CHIODO FOR $8,000.**

E. Noncompetitive Sale of 101 E. Newell

Ms. Wright explained that Devon Watson had purchased 3023 S. Salina St. from the Land Bank, which he now owner-occupies, and that he is the only adjacent neighbor to this house. He now wishes to renovate this property to operate as a rental. Ms. Wright recommended the Land Bank sell him the home for $1,000. Jim Corbett moved to authorize the Land Bank to sell 101 E. Newell to Devon Watson. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 101 E NEWELL STREET TO DEVON WATSON FOR $1,000.**

F. Noncompetitive Sale of 246 W. Ostrander

Ms. Wright explained that the owner-occupants next door wish to pay $6,000 for this property on the condition that the Land Bank demolish it first, and that after the demolition they propose to merge the lot with their adjacent property and build a new garage on this site. The sale would be subject to an enforcement mortgage requiring them to do so. Mike LaFlair moved to authorize the Land Bank to sell 246 W. Ostrander to Greg and Jeannette McCarthy for $6,000 post-demolition subject to an enforcement mortgage requiring they build a new garage on the site. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 246 W. OSTRANDER TO GREG AND JEANNETTE MCCARTHY FOR $6,000.**

G. Authorize the Land Bank to contract for multiple residential demolitions

Ms. Wright explained that the Land Bank needs to complete 20 demolitions funded by the CRI Grant in Q2 of 2019 and that the Land Bank had solicited bids for a bundle of 13 residential properties and recommends the board award a contract to the lowest qualified bidder, Crisafulli Trucking. Jim Corbett moved to authorize the Land Bank to contract with Crisafulli Trucking for the demolition of the 13 properties listed for an amount not to exceed $238,125. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CRISAFULLI TRUCKING FOR THE DEMOLITION OF THE 13 PROPERTIES LISTED FOR AN AMOUNT NOT TO EXCEED $238,125.**

H. Authorize the Land Bank to contract for South Ave demolitions

Ms. Wright stated that these four commercial zoned parcels were bid out as a bundle and that the lowest qualified bidder was Scanlon Trucking & Excavating. She explained that these would also be covered by CRI grant funds. Jim Corbett asked why the amount bid was such an odd amount. Ms. Wright explained that the bidders can indicate whether they will discount the job if they are awarded the full bundle, and that in this case they had discounted the job by 2% so the contract price is not a round number. Jim Corbett moved to authorize the Land Bank to contract with Scanlon Trucking & Excavating for the demolition of the four commercially zoned properties listed for an amount not to exceed $93,015.72. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH SCANLON TRUCKING & EXCAVATING FOR THE DEMOLITION OF THE 4 PROPERTIES LISTED FOR AN AMOUNT NOT TO EXCEED $93,015.72.**

I. Contract with C&S for Phase II Environmental Site Assessment of 1210, 1212, and 1214 S. State St.

J. Accept donation of 1210, 1212, and 1214 S. State Street contingent upon results of the Phase II

Ms. Wright directed the board to a diagram of this block found in the executive summary and explained how a one-acre site could be assembled via SIDA and the Land Bank and these donated properties. She indicated that this would be the biggest site the Land Bank has been able to assemble in the City and that there will likely be demand for new construction as it is in the Blueprint 15 footprint. She explained that they have obtained a Phase I environmental assessment and that C&S recommended that they obtain a Phase II. She is seeking the board's approval to contract with C&S for the Phase II and, pending the results of that assessment, accept the donation of these three properties. Mr. Sidd noted that she had negotiated with C&S for a scaled back scope of work to try and reduce the cost of the Phase II. There was some discussion of what potential contaminants might be present that might pose a liability risk for the Land Bank.

VII. Discussion

A. City budget update

Ms. Wright indicated that the City budget would be voted on in May and that they are hoping the Council will not make any cuts to the $750,000 that the Mayor included in the budget. The Land Bank's budget hearing is scheduled for April 25 at 10:00 AM.

B. RETT funding proposal update

Ms. Wright indicated that discussions between the County and state electeds are still underway and that she was cautiously optimistic that this proposal may be passed as home rule legislation and approved by the state this year.

C. Board appointments

Ms. Wright stated that she was optimistic that by the next board meeting Pat Hogan would be confirmed by the County Legislature so he could take his seat as a voting board member.

D. Reminder: April 30 board retreat

Ms. Wright reminded the board that Center for Community Progress would be leading a board retreat on April 30 and to make sure their calendars were marked.

VIII. Adjournment

Mike LaFlair moved to adjourn the meeting. Julie Cerio seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED TO ADJOURN THE MEETING AT 8:59 AM.**