



To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd
From: Katelyn Wright
Date: December 6, 2019
Re: Board of Directors Meeting – December 17, 2019

The Greater Syracuse Property Development Corporation will hold a regular meeting of the Board of Directors on **Tuesday, December 17, 2019 at 8:00 A.M.** in the third floor conference room at the CNY Philanthropy Center at 431 E. Fayette Street, Syracuse, NY 13202.

- I. Call to order
- II. Roll Call
- III. Proof of Notice
- IV. Minutes

November 19, 2019

V. Executive Summary & Financial Statements

VI. New Business

- A. Authorize the Sale of Multiple Properties
- B. Authorize the Sale of 1808 E Fayette Street
- C. Authorize the Land Bank to contract for the demolition of 431 Gifford and 754 N. Alvord
- D. Adopt Schedule of 2020 meetings

VII. Discussion

- A. Request to share legal opinion with Corporation Counsel's office

VIII. Adjournment



PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

HAS SCHEDULED A MEETING OF THE BOARD OF DIRECTORS

FOR

8:00 AM Tuesday, December 17, 2019

At

The CNY Philanthropy Center
431 E. Fayette Street
Suite 375
Syracuse, NY 13202

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: December 17, 2019

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:

Vito Sciscioli, Chair

Michael LaFlair

El-Java Williams Abdul-Qadir

Patrick Hogan

Julie Cerio

STAFF:

Katelyn E. Wright

Luke Avery-Dougherty

April Panek

David Rowe

Joel Kaigler

Terri Luckett

Shavel Edwards

Daniel Stazzone

Kevin Cook



Minutes

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

Board Members Present: Vito Sciscioli, Michael LaFlair, Patrick Hogan, El Java Abdul Qadir, Julie Cerio
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Terri Luckett, April Panek, Shavel Edwards, David Rowe, Dan Stazzone, Kevin Cook, Joel Kaigler, Rich Puchalski, Liam Kirst

I. Call to Order

Mr. Sciscioli called the meeting to order at 8:00 AM.

II. Roll Call

Mr. Sciscioli noted that everyone was present except for El Java Abdul Qadir, who was running late.

III. Proof of Notice

Mr. Sciscioli confirmed that public notice for the meeting had been properly posted.

IV. Minutes

Julie Cerio moved to accept the minutes from October 15, 2019. Pat Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM OCTOBER 15, 2019.**

Julie Cerio moved to accept the minutes from October 25, 2019. Pat Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM OCTOBER 25, 2019.**

Ms. Wright noted that only one committee member who was present on November 14 was also present today so they would have to wait and vote on these minutes after El Java Abdul Qadir arrives.

V. Executive Summary & Financial Statements

Ms. Wright indicated that financial statements through the end of September 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 that are included in the attached resolution. Mike LaFlair moved to authorize the sale of multiple properties. Pat Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

B. Authorize acquisition of 822-24 Cannon St and 311 Marcellus St Rear

Ms. Wright described the context for each of these properties. Mike LaFlair moved to authorize the Land Bank to acquire 822-24 Cannon St and 311 Marcellus St Rear from the City of Syracuse for \$151 each. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE 822-24 CANNON ST AND 311 MARCELLUS ST REAR FROM THE CITY OF SYRACUSE FOR \$151 EACH.**

El Java Abdul Qadir arrived at 8:12 A.M.

C. Noncompetitive sale of 121 Elmwood

Ms. Wright summarized the information contained in the attached resolution. Julie Cerio moved to authorize the Land Bank to sell 121 Elmwood to Nancy Plaza for \$7,172.43. Patrick Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 121 ELMWOOD AVE TO NANCY PLAZA FOR \$7,172.43.**

D. Noncompetitive sale of 326 W. Colvin

Ms. Wright summarized the information contained in the attached resolution. El Java Abdul Qadir moved to authorize the Land Bank to sell 326 W. Colvin to Rentals R Us, LLC for \$33,000. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 326 W COLVIN TO RENTALS R US, LLC FOR \$33,000.**

E. Contract with Crisafulli Trucking for demolition of 1311 W Fayette Street

Ms. Wright explained that the roof had recently started to collapsed and that they didn't think this building would make it through winter. They planned to demolish using 2019-20 City Funding. She also noted that they had solicited bids from six demolition contractors, but only received one response. Mr. Sciscioli asked whether the City was having this problem, too, and Ms. Wright confirmed that they were and that they planned to meet on this topic soon to discuss how they might get more contractors bidding on demolitions in the City of Syracuse.

Julie Cerio moved to authorize the Land Bank to contract with Crisafulli Trucking for the demolition of 1311 W Fayette Street for an amount not to exceed \$17,965. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CRISAFULLI TRUCKING FOR THE DEMOLITION OF 1311 W FAYETTE STREET FOR AN AMOUNT NOT TO EXCEED \$17,965.**

F. Hire Crawford & Stearns for feasibility study at 366 W. Onondaga St.

Ms. Wright explained that they have patched the roof here numerous times and are considering whether it will be worth it to replace the roof, but that would be complicated to scope so they would want to engage an architect to draft that scope of work. Furthermore, after discussion with an architect they decided that before investing in the roof they ought to figure out if the building can be cost effectively redeveloped for a new use. She explained that she had some concerns with how someone could convert it to a new use in a way that complies with building and fire codes and satisfies the State Historic Preservation Office. She also noted that the Land Bank's procurement policy allows them to contract for professional services such as these noncompetitively. El Java Abdul Qadir asked for clarification – the Land Bank would spend \$8,500 before even considering whether to proceed with the roof replacement? Ms. Wright confirmed that is the case. She explained that the best case scenario would be that they'd determine the project feasible and line up a buyer before they replace the roof. Julie Cerio noted that the feasibility analysis would likely help them attract a buyer and answer questions that have been preventing buyers from making an offer.

Pat Hogan moved to authorize the Land Bank to contract with Crawford & Stearns for as-build drawings, preliminary re-use design, and code review for a cost not to exceed \$8,500. Julie Cerio seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CRAWFORD & STEARNS ARCHITECTS FOR AN ANALYSIS OF THE FEASIBILITY OF REDEVELOPING 366 W ONONDAGA STREET FOR A COST NOT TO EXCEED \$8,500.**

G. Adopt revised Personnel Policy, Harassment Policy, and Employee Handbook

Mr. Sciscioli asked if they should review the Personnel Committee minutes. Pat Hogan moved to approve the minutes from the November 14 Personnel Committee meeting. El Java Abdul Qadir seconded this motion. **ALL MEMBERS OF THE PERSONNEL COMMITTEE VOTED TO APPROVE THE NOVEMBER 14, 2019 COMMITTEE MINUTES.**

Ms. Wright explained that the committee had been involved in reviewing a draft Personnel Policy and Employee Handbook for several months. She noted that the Land Bank is required to have a Personnel Policy and so this

handbook is so named and will replace the existing Personnel Policy. She also noted that it contains a Harassment-Free Workplace Policy that, when adopted, will replace their existing Sexual Harassment Prevention Policy. She also noted that the existing Personnel Policy contains several sections that apply only to the Executive Director and that the board, in adopting this new policy, should also authorize the ED's employment contract to be amended to incorporate those items, rather than include them in the new Personnel Policy.

She noted that the one item on which there was not consensus in the Personnel Committee was whether the Land Bank ought to opt into the NYS Paid Family Leave Act and that they left this decision for the full board to make. She explained that as a public authority the Land Bank is not required to opt into this benefit. There was some discussion about whether each employee could choose whether to opt in and Ms. Wright explained that if the organization opts in then all employees will have the premiums withheld from their paychecks and all are enrolled in coverage – individual employees cannot choose whether to opt in. Mr. Abdul Qadir asked if she had polled the staff. She said that she had not in case the staff wanted to opt in, but the board decided against it. They discussed that this wouldn't be a great financial burden for the Land Bank since if/when employees take leave their wages are paid by the insurance carrier, but it would be an operational burden since they'd be down an employee. She noted that the savings on wages could be used to hire a temp. The board indicated that they were inclined to opt in, but wanted to know if employees wanted the premiums withheld and whether they'd prefer to opt in or not. Since all employees were present at the meeting they polled the group and the majority stated that they wished to opt in. Mr. Sidd noted that they would have to amend the Personnel Policy since the draft in front of the board stated that they would not opt in. Ms. Wright explained that it they already had the necessary language, which had been reviewed by the Personnel Committee and could be pasted in easily.

Julie Cerio moved to amend this section and adopt the Personnel Policy and Employee Handbook as amended. Patrick Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION ADOPTING THE PROPOSED PERSONNEL POLICY AND EMPLOYEE HANDBOOK AS AMENDED.**

H. Delegate the authority to hire and fire personnel to the Executive Director

Ms. Wright explained that the Personnel Committee also discussed this and recommended the board pass the attached resolution. She elaborated, explaining that the Land Bank Act states the board has the authority to hire and fire, but can delegate that authority to a committee or to an officer of the corporation. Mr. Sidd elaborated that this authority would still be within the bounds of the budget and that the executive director could not hire for positions that aren't funded in the budget.

Mike LaFlair moved to delegate the authority to hire and fire staff to the Executive Director. Pat Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION DELEGATING THE AUTHORITY TO HIRE AND FIRE STAFF TO THE EXECUTIVE DIRECTOR.**

VII. Discussion

Ms. Wright explained that the Land Bank is required by law to post a list of everything they have sold and everything in their current inventory, which they do on their website. She went on to explain that they have historically only posted properties that are actively listed for sale on the public side of eProperty Plus, which features the properties on a map and in which you can filter by structure type, neighborhood, etc. She noted that the Common Council had asked whether they could publish all their properties on this site so that it would be easier for residents to zoom in on their neighborhood and see what's going on with Land Bank properties near them – finding out if they're slated for demo, listed for sale, under contract, etc. She was worried that potential buyers, who previously would scroll through 50-90 active listings, would now be scrolling through 1800+ properties – everything the land bank owns or has ever owned. However, she explained that Terri Luckett has been working on solving this problem and making the website work for multiple audiences – not just buyers, but also neighbors, neighborhood organizations, elected officials, etc. Shavel Edwards went on to demonstrate navigating the website how a potential purchaser might want to find listings and then Terri Luckett demonstrated how you can find other kinds of information on Land Bank properties via the website. Ms. Wright noted that they would still continue to post the list of their inventory online as required by the

Land Bank Act. Board members asked if this would likely increase or decrease calls. Ms. Wright said she wasn't sure since people do often call about a house down the street to find out information that they can now get on the website, but she speculated that call volume might increase as they have access to more information that might prompt further questions. Mr. Abdul Qadir suggested it would help the organization be more transparent and give the public more confidence in the accuracy of the Land Bank's since they can see this information in writing now. Ms. Wright noted that they will be presenting this information to the Common Council soon, too.

Julie Cerio left at 8:50 A.M.

VIII. Adjournment

Pat Hogan moved to adjourn the meeting. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED TO ADJOURN THE MEETING AT 8:53 AM.**



Executive Summary

December 17, 2019 Board of Directors Agenda

I. Executive Summary & Financial Statements

Attached please find financial statements through the end of October.

II. New Business

A. Authorize the Sale of Multiple Properties

See p. 20 of the packet for a summary of offers received.

B. Authorize the Sale of 1808 E Fayette Street

This tax-delinquent property is currently home to the Metro Harvest Assembly of God church. This property has not yet been foreclosed upon, but could be foreclosed upon and conveyed to the Land Bank in early 2020. They owe over \$17,000 in back taxes. They did owe more, at one time and paid approx. \$6,000 as a down payment to enter into a payment plan with the City, but they defaulted on that payment plan. A significant part of the debt now due results from them forgetting to file for exempt status in one year. The italicized column on the right represents the base tax amount only with an assumption for what their bill might have been if they'd filed for exempt status in that year (not including any penalties or interest).

Bill Type	Base	Interest	Penalty	Amt Paid	Amt Due		<i>Base Only; no exempt missed</i>
2018-19 City/School	\$250.74	\$5.01	\$0.00	\$0.00	\$255.75		<i>\$250.74</i>
2018 County	\$519.55	\$41.56	\$0.00	\$0.00	\$561.11		<i>\$519.55</i>
2017-18 City/School	\$247.45	\$34.64	\$38.50	\$0.00	\$320.59		<i>\$247.45</i>
2017 County	\$512.83	\$102.57	\$38.50	\$0.00	\$653.90		<i>\$512.83</i>
2016-17 City/School	\$270.50	\$70.33	\$38.50	\$0.00	\$379.33		<i>\$270.50</i>
2016 County	\$675.58	\$216.19	\$38.50	\$0.00	\$930.27		<i>\$675.58</i>
2015-16 City/School	\$240.86	\$91.53	\$38.50	\$0.00	\$370.89		<i>\$240.86</i>
2015 County	\$2,751.97	\$1,210.87	\$38.50	\$0.00	\$4,001.34		<i>*\$569.32</i>
2014-15 City/School	\$2,582.36	\$1,291.18	\$38.50	\$0.00	\$3,912.04		<i>*\$252.39</i>
2013-14 City/School	\$578.24	\$358.51	\$38.50	\$0.00	\$975.25		<i>\$578.24</i>
2013 County	\$457.85	\$311.34	\$38.50	\$0.00	\$807.69		<i>\$457.85</i>
2012-13 City/School	\$284.29	\$210.37	\$38.50	\$0.00	\$533.16		<i>\$284.29</i>
2012 County	\$453.50	\$362.80	\$38.50	\$0.00	\$854.80		<i>\$453.50</i>
2011-12 City/School	\$401.29	\$345.11	\$38.50	\$0.00	\$784.90		<i>\$401.29</i>
2011 County	\$420.48	\$386.84	\$28.50	\$0.00	\$835.82		<i>\$420.48</i>
2010-11 City/School	\$546.08	\$535.16	\$28.50	\$0.00	\$1,109.74		<i>\$546.08</i>
	\$11,193.57	\$5,574.01	\$519.00	\$0.00	\$17,286.58		<i>\$6,680.95</i>

**Church forgot to file for exempt status this year. For these two tax bills I've taken the average of subsequent years to show what they might have been billed had they applied for exempt status.*

The building has been owned all the while not by the individual church, but by their statewide organization: the NY District of Assemblies of God. However, the tax bills have been sent to the individual church. The NY District of Assemblies of God is asking the Land Bank to deviate from our policy against selling properties back

to the foreclosed owner, and asking us to sell the property back to them after the foreclosure, promising that future bills will be sent to their district office, which has the capacity to ensure that they are paid. Deviating from this policy would prevent the displacement of this congregation, which has been operating in this transitional neighborhood for nearly 30 years. Otherwise, the Land Bank might have to consider whether to take the building and act as their landlord.

In advance of the Land Bank possibly taking ownership, I want to discuss with the board the possibility of selling the property back to the NY District of Assemblies of God on the condition that the NY District of Assemblies of God receive and pay the tax bills going forward. In addition, there is the question of price. They have requested we sell it to them for \$151. They state that they cannot afford the full amount owed of \$17,286.58 or they would simply pay that amount and avoid the foreclosure. If the Land Bank were to sell them the property for less than fair market value, I would recommend placing a lien against the property equal to the difference between the fair market value and the sales price, to be discharged after five years if the congregation remains in operation in this location. If they resell in the interim, we would recoup the amount of the discount. This has been our practice when we've sold homes under our Tenant to Homeowner program in cases where the sales price is set below fair market value so as not to displace a family.

C. Authorize the Land Bank to contract for the demolition of 431 Gifford and 754 N Alvord Street

754 Alvord is a relatively urgent matter as one wall is separating from the rest of the structure. 431 Gifford is not as urgent from a safety perspective, but we have owned it since 2014, it is located between two owner-occupants, and it is located across the street from St. Lucy's church. We solicited bids from six demolition companies, but only received one response, from Crisafulli Trucking.

We propose to use City 2019-20 grant funding to complete these demolitions for an amount not to exceed \$52,950.

	754 N Alvord	431 Gifford
Demo	\$ 32,750.00	\$ 20,200.00
condemnation	by Codes	\$ 300.00
water kill	\$ 1,000.00	\$ 1,000.00
air monitoring	\$ 1,200.00	\$ 1,200.00
insurance	\$ 1,965.00	\$ 1,212.00
total	\$ 36,915.00	\$ 23,912.00

D. Adopt Schedule of 2020 Meetings

Recommending we continue with third Tuesday of each month except for the Annual Meeting, which is scheduled for January 22 at 6:00 PM.

III. Discussion

A. Request to share legal opinion with Corporation Counsel's office

See attached letter on p. 23.

Greater Syracuse Property Development Corporation
Balance Sheet
As of October 31, 2019

	Oct 31, 19	Oct 31, 18
ASSETS		
Current Assets		
Checking/Savings		
10000 · Checking	3,336,412.68	4,029,420.12
Total Checking/Savings	3,336,412.68	4,029,420.12
Accounts Receivable		
11001 · Accounts Receivable	-400.00	1,410.00
Total Accounts Receivable	-400.00	1,410.00
Other Current Assets		
12001 · Undeposited Funds	0.00	19,971.00
12100 · Contract Receivable		
12101 · 2017 AG Demo Contract Rec.	0.00	425,000.00
12103 · N4N Contract Rec.	0.00	316,740.00
12104 · County Architect Salvage Rec.	0.00	100,000.00
12105 · City of Syracuse	0.00	375,000.00
12106 · '19-'20 CRI Receivable	1,035,767.37	0.00
12107 · '19 CDBG Receivable	120,720.00	0.00
12109 · HOME	55,258.00	0.00
Total 12100 · Contract Receivable	1,211,745.37	1,216,740.00
12200 · Reimbursement Receivable	51,903.50	0.00
12500 · Prepaid Insurance	91,596.21	140,662.87
12900 · Prepaid Expense	17,240.88	11,391.40
Total Other Current Assets	1,372,485.96	1,388,765.27
Total Current Assets	4,708,498.64	5,419,595.39
Fixed Assets		
14000 · Computer	13,399.86	13,399.86
15000 · Furniture and Equipment	6,381.08	6,381.08
16000 · Software and Website	13,050.00	13,050.00
17000 · Accumulated Depreciation	-27,458.03	-24,260.97
Total Fixed Assets	5,372.91	8,569.97
Other Assets		
18000 · Cost of Properties Held	795,245.70	650,408.82
Total Other Assets	795,245.70	650,408.82
TOTAL ASSETS	5,509,117.25	6,078,574.18

Greater Syracuse Property Development Corporation
Balance Sheet
As of October 31, 2019

	Oct 31, 19	Oct 31, 18
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable	197,869.70	201,901.96
Total Accounts Payable	197,869.70	201,901.96
Credit Cards		
20001 · M&T Visa Community Card	3,837.02	1,621.82
Total Credit Cards	3,837.02	1,621.82
Other Current Liabilities		
20500 · Down Payment on Property Sale	80,441.75	15,652.00
21000 · 401(k) Payable	1,851.77	1,525.04
22000 · Accrued Expenses	18,413.45	119,868.88
Total Other Current Liabilities	100,706.97	137,045.92
Total Current Liabilities	302,413.69	340,569.70
Long Term Liabilities		
28000 · Deferred Grant Inflow		
28003 · County Loan Guarantee '14	150,000.00	150,000.00
28004 · County Deconstruction '14	11,030.17	16,910.17
28006 · County Bank Purchase	139,663.91	139,663.91
28011 · AG Demo '17	0.00	3,536.68
28012 · County 2017	4,833.20	96,554.57
28013 · Neighbors for Neighbors '17-'18	54,923.88	472,461.24
28014 · AG Rehab '17	0.00	500,000.00
28015 · City of Syracuse '18-'19	342,526.16	594,176.58
28016 · County Architect Salvage	0.00	54,783.00
28017 · CRI 2019 Demo	682,945.54	0.00
28018 · CRI 2019 Rehab	600,000.00	0.00
28019 · County- Building Stabilization	125,000.00	0.00
28020 · County-Purchase of Vacant Prop.	125,000.00	0.00
28022 · HOME	55,258.00	0.00
29000 · Americorps Grant	3,520.35	3,520.35
Total 28000 · Deferred Grant Inflow	2,294,701.21	2,031,606.50
29500 · Parks Conservancy Grant	1,000.00	1,000.00
29502 · Community Foundation Lead Grant	14,976.94	0.00
Total Long Term Liabilities	2,310,678.15	2,032,606.50
Total Liabilities	2,613,091.84	2,373,176.20
Equity		
32000 · Unrestricted Net Assets	3,945,708.50	4,752,327.14
Net Income	-1,049,683.09	-1,046,929.16
Total Equity	2,896,025.41	3,705,397.98
TOTAL LIABILITIES & EQUITY	5,509,117.25	6,078,574.18

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Prior Year
October 2019

	Oct 19	Oct 18
Ordinary Income/Expense		
Income		
40000 · Government Grants		
40010 · City of Syracuse	0.00	52,421.13
40030 · Admin/Developer's Fee	5,007.51	0.00
40040 · Onondaga County	104.06	47,687.03
40060 · NY Attorney General	265,261.09	21,993.33
Total 40000 · Government Grants	270,372.66	122,101.49
40090 · Neighbors for Neighbors Income	54,601.16	7,660.92
48000 · Side Lot Application Income	100.00	150.00
49000 · Rental Income	1,100.00	5,650.00
49500 · Sale of Property	57,829.00	93,276.74
Total Income	384,002.82	228,839.15
Cost of Goods Sold		
50000 · Cost of Sales		
500VI · Vacant COS Inventorial		
50010 · Property Purchase Cost	500.00	7,701.00
50040 · Board-Up	0.00	525.00
50050 · Debris Removal - Initial	17,397.00	32,005.20
50090 · Renovation Inventory	51,780.00	3,430.00
50095 · Sidewalk Replacement/Repair	0.00	8,750.00
50100 · Stabilization	0.00	42,287.68
50115 · Environ. Assess. Inventorial	0.00	4,650.00
50145 · Title Searches	0.00	2,197.80
50170 · Architectural Prof. Services	0.00	1,300.00
50180 · Land Survey Prof. Services	2,050.00	625.00
50200 · Property Appraisal	500.00	275.00
50999 · Spec Reclass to/from Inventory	0.00	16,830.25
Total 500VI · Vacant COS Inventorial	72,227.00	120,576.93
500PC · Periodic COS		
50025 · Property Materials and Supplies	1,657.22	57.82
50029 · General Inspections	3,117.00	2,367.00
50051 · Debris Removal - Periodic	19,760.00	19,059.00
50070 · Lawn Maintenance	66,758.75	40,096.75
50110 · Demolition/Deconstruction	130,410.00	73,073.79
50111 · Renovation Expensed	155,453.59	0.00
50117 · Survey/Abatement Pre-Demo	11,266.00	14,870.00
50120 · Permits/Fees	95.00	75.00
50130 · Utilities	9,470.22	2,593.47
50190 · Evictions	470.00	2,144.24
50205 · Legal & Closing Costs	2,875.00	160.00
50220 · Brokerage - Sale	1,000.00	500.00
53100 · Stabilization	0.00	49.32
Total 500PC · Periodic COS	402,332.78	155,046.39
Total 50000 · Cost of Sales	474,559.78	275,623.32
Total COGS	474,559.78	275,623.32
Gross Profit	-90,556.96	-46,784.17
Expense		
60000 · Accounting Fees	7,810.00	5,190.00
60100 · Automobile	553.84	630.02
60150 · Bad Debt	709.98	0.00
60200 · Depreciation	232.95	316.27
60300 · Legal Fees	5,350.50	6,987.64
60400 · Office Expense	6,341.35	2,696.82

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Prior Year
October 2019

	Oct 19	Oct 18
60500 · Payroll		
60510 · Salary	46,826.53	28,417.50
60520 · Payroll Taxes	3,681.06	2,161.68
60530 · Employee Health Insurance	1,513.50	2,888.46
60540 · Employer 401(k) Match	1,575.99	1,420.88
60550 · Payroll Processing Fees	1,052.56	783.34
Total 60500 · Payroll	54,649.64	35,671.86
60602 · Relocation Assistance Expense	1,267.95	3,400.90
60700 · Insurance		
60701 · Property	433.58	442.45
60702 · Liability	16,344.78	14,868.81
60700 · Insurance - Other	12,112.44	15,501.38
Total 60700 · Insurance	28,890.80	30,812.64
60800 · Telephone	1,084.48	191.34
60900 · Travel	1,164.70	159.14
60905 · Conference/Meeting	451.47	0.00
61200 · License and Fees	0.00	459.99
61300 · Events & Marketing	130.01	952.22
61400 · Rent Expense	2,601.12	2,133.45
Total Expense	111,238.79	89,602.29
Net Ordinary Income	-201,795.75	-136,386.46
Other Income/Expense		
Other Income		
70200 · Salvage Income	124.74	0.00
70400 · Forbearance Income	500.00	0.00
70600 · Project Extension Fees	2,500.00	0.00
71000 · Reimbursement Income		
71001 · Insurance Reimbursement	0.00	14.78
Total 71000 · Reimbursement Income	0.00	14.78
72000 · Forfeited Down Payment on Sale	0.00	500.00
79000 · Misc. Income	0.00	0.38
Total Other Income	3,124.74	515.16
Net Other Income	3,124.74	515.16
Net Income	-198,671.01	-135,871.30

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Year to Date
October 2019

	Oct 19	Jan - Oct 19
Ordinary Income/Expense		
Income		
40000 · Government Grants		
40010 · City of Syracuse	0.00	173,853.58
40030 · Admin/Developer's Fee	5,007.51	38,366.55
40040 · Onondaga County	104.06	44,164.53
40060 · NY Attorney General	265,261.09	997,854.15
40100 · CDBG Grant Income	0.00	121,471.28
Total 40000 · Government Grants	270,372.66	1,375,710.09
40090 · Neighbors for Neighbors Income	54,601.16	259,964.94
48000 · Side Lot Application Income	100.00	850.00
49000 · Rental Income	1,100.00	46,861.88
49500 · Sale of Property	57,829.00	1,166,063.06
Total Income	384,002.82	2,849,449.97
Cost of Goods Sold		
50000 · Cost of Sales		
500VI · Vacant COS Inventorial		
50010 · Property Purchase Cost	500.00	29,383.43
50040 · Board-Up	0.00	10,525.00
50050 · Debris Removal - Initial	17,397.00	175,259.32
50090 · Renovation Inventory	51,780.00	275,159.18
50095 · Sidewalk Replacement/Repair	0.00	29,180.00
50100 · Stabilization	0.00	38,583.88
50115 · Environ. Assess. Inventorial	0.00	12,064.50
50116 · Survey/Abatement Pre-Reno	0.00	700.00
50140 · Title Insurance	0.00	524.00
50145 · Title Searches	0.00	4,288.20
50170 · Architectural Prof. Services	0.00	15,541.00
50180 · Land Survey Prof. Services	2,050.00	17,550.00
50200 · Property Appraisal	500.00	1,150.00
50999 · Spec Reclass to/from Inventory	0.00	445,575.26
Total 500VI · Vacant COS Inventorial	72,227.00	1,055,483.77
500PC · Periodic COS		
50025 · Property Materials and Supplies	1,657.22	11,008.95
50029 · General Inspections	3,117.00	25,382.00
50045 · Pest Exterminations	0.00	4,103.05
50051 · Debris Removal - Periodic	19,760.00	247,498.90
50070 · Lawn Maintenance	66,758.75	258,494.00
50080 · Snow Removal	0.00	45,197.50
50110 · Demolition/Deconstruction	130,410.00	796,145.00
50111 · Renovation Expensed	155,453.59	320,355.44
50117 · Survey/Abatement Pre-Demo	11,266.00	67,880.00
50120 · Permits/Fees	95.00	670.00
50130 · Utilities	9,470.22	95,121.89
50190 · Evictions	470.00	8,814.65
50205 · Legal & Closing Costs	2,875.00	26,231.15
50220 · Brokerage - Sale	1,000.00	16,800.00
50230 · Sale of Property Closing Costs	0.00	1,000.00
53100 · Stabilization	0.00	4,170.24
53170 · Architectural Prof. Services	0.00	1,800.00
53200 · Property Appraisal	0.00	275.00
Total 500PC · Periodic COS	402,332.78	1,930,947.77
Total 50000 · Cost of Sales	474,559.78	2,986,431.54
Total COGS	474,559.78	2,986,431.54
Gross Profit	-90,556.96	-136,981.57

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Year to Date
October 2019

	Oct 19	Jan - Oct 19
Expense		
60000 · Accounting Fees	7,810.00	59,270.00
60100 · Automobile	553.84	4,613.53
60150 · Bad Debt	709.98	1,636.98
60200 · Depreciation	232.95	2,564.53
60300 · Legal Fees	5,350.50	53,614.25
60400 · Office Expense	6,341.35	29,287.59
60500 · Payroll		
60510 · Salary	46,826.53	311,362.62
60520 · Payroll Taxes	3,681.06	24,537.09
60530 · Employee Health Insurance	1,513.50	34,808.10
60540 · Employer 401(k) Match	1,575.99	12,415.02
60550 · Payroll Processing Fees	1,052.56	9,807.08
Total 60500 · Payroll	54,649.64	392,929.91
60600 · Professional Services	0.00	21,749.09
60602 · Relocation Assistance Expense	1,267.95	34,227.69
60603 · Special Assessments Expense	0.00	14,365.22
60700 · Insurance		
60701 · Property	433.58	2,983.30
60702 · Liability	16,344.78	160,963.59
60700 · Insurance - Other	12,112.44	135,471.30
Total 60700 · Insurance	28,890.80	299,418.19
60800 · Telephone	1,084.48	3,843.88
60900 · Travel	1,164.70	4,247.38
60905 · Conference/Meeting	451.47	3,418.46
61000 · Bank Service Charge	0.00	69.92
61200 · License and Fees	0.00	3,459.97
61300 · Events & Marketing	130.01	2,996.31
61400 · Rent Expense	2,601.12	25,883.19
61500 · Interest Expense	0.00	59.90
Total Expense	111,238.79	957,655.99
Net Ordinary Income	-201,795.75	-1,094,637.56
Other Income/Expense		
Other Income		
70200 · Salvage Income	124.74	4,343.55
70400 · Forbearance Income	500.00	2,500.00
70500 · Defaulting on Residency Req.	0.00	5,000.00
70600 · Project Extension Fees	2,500.00	4,000.00
71000 · Reimbursement Income		
71001 · Insurance Reimbursement	0.00	1,266.17
71000 · Reimbursement Income - Other	0.00	26,168.48
Total 71000 · Reimbursement Income	0.00	27,434.65
72000 · Forfeited Down Payment on Sale	0.00	1,676.00
79000 · Misc. Income	0.00	0.27
Total Other Income	3,124.74	44,954.47
Net Other Income	3,124.74	44,954.47
Net Income	-198,671.01	-1,049,683.09

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session in the third floor conference room at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on December 17, 2019 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:

Vito Sciscioli, Chair
Michael LaFlair, Treasurer
Julie Cerio, Secretary
El-Java Abdul-Qadir
Patrick Hogan, Vice Chair

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

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

Resolution No.: 37 of 2019

**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:

Vito Sciscioli	VOTING	___
Patrick Hogan	VOTING	___
Mike LaFlair	VOTING	___
Julie Cerio	VOTING	___
El-Java Abdul-Qadir	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 December 17, 2019 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 22nd day of January, 2020.

Julie Cerio, Secretary



December 17, 2019 Sales Summary

1) 165 Hope Ave. – Vacant Single-Family Property

Date Acquired: 10/30/2018	Listed: 04/05/19
Current List Price: \$7,900	Days on Market: 240 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$29,605

165 Hope Ave. is a two-bedroom, single-family home in the Brighton neighborhood of the Southside. This property has been difficult to sell as it is only two bedrooms. This property is in the Home Ownership Choice Program.

Eustacius Donai is a contractor who purchased and successfully renovated his primary residence on Midland Ave. from the Land Bank approximately two years ago. He plans to purchase 165 Hope Ave. to renovate and resell to an owner-occupant. His son is also a contractor and will assist him with this project.

Based on the Land Bank’s disposition policies, staff recommend sale to Eustacius Donai, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the property is resold to an owner-occupant.

165 Hope Ave. Purchase Offer	
Applicant	Eustacius Donai
Offer	\$7,900
Plan	Renovate to Resell to Owner-Occupant

2) 906 Park Ave. – Vacant Mixed-use Property

Date Acquired: 09/26/2019	Listed: 10/14/2019
Current List Price: \$29,900	Days on Market: 49
Original List Price: \$29,900	Land Bank’s Minimum Renovation Est: Buyer to Provide

906 Park Ave. is a mixed-use building in the Park Ave. Neighborhood on the Westside. The first floor has two small commercial units and a one-bedroom apartment in the rear. There is an additional residential unit upstairs. This property has significant water damage throughout the structure. The Land Bank is not dictating how this property must be renovated (since buyers could use for office, retail, restaurant, etc. as permitted by zoning) and is requiring the buyer to provide a renovation plan.

Miriam Perez of CNY Havens, LLC is a private investor who has owned property in Syracuse for over 13 years, and has just moved to Syracuse full-time from Brooklyn. She has 23 years of experience in mortgage banking and 10 years as an Owner’s Representative for small- and large-scale residential renovation projects. Ms. Perez intends to renovate the property to locate her office in the commercial space and rent out the other two residential units. She and her contractor have provided a scope of work for these renovations.

Based on the Land Bank’s disposition policies, staff recommend sale to CNY Havens, LLC subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

906 Park Ave. Purchase Offer	
Applicant	CNY Havens, LLC
Offer	\$29,900
Plan	Renovate to occupy office space and rental

3) 1002 Park St. – Vacant Single-Family Property

Date Acquired: 04/27/2016	Listed: 09/10/2019
Current List Price: \$9,900	Days on Market: 83 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$13,152

1002 Park St. is a single-family home on the Northside, it sits close to the road at a busy intersection and has no yard space. This home has been marketed as a possible package with 1102 Park St. This property is not in the Home Ownership Choice Program.

Morris Friedman of 121 Temple, LLC is an experienced real estate investor who lives in Brooklyn. He hopes to purchase a large portfolio of single-family homes in Syracuse to rent. He intends to purchase this property along with 1102 Park St. and has already identified a local property manager. This is his first purchase from the Land Bank and therefore will not be able to purchase any more properties until these two have been successfully renovated. We think starting with these two is reasonable because they are relatively small houses.

Based on the Land Bank’s disposition policies, staff recommend sale to 121 Temple, LLC subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

1002 Park St. Purchase Offer	
Applicant	121 Temple, LLC
Offer	\$9,900
Plan	Renovate to use as Rental

4) 1102 Park St. – Vacant Single-Family Property

Date Acquired: 07/31/2018	Listed: 09/26/2019
Current List Price: \$5,000	Days on Market: 67 days
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: \$35,175

1102 Park St. is a two-bedroom, single-family property with no driveway located on the Northside. It has been marketed as a possible package with 1002 Park St. This property is not in the Home Ownership Choice Program.

Morris Friedman of 121 Temple, LLC is an experienced real estate investor who lives in Brooklyn. He hopes to purchase a large portfolio of single-family homes in Syracuse to rent. He intends to purchase this property along with 1002 Park St. and has already identified a local property manager. This is his first purchase from

the Land Bank and therefore will not be able to purchase any more properties until these two have been successfully renovated.

Based on the Land Bank’s disposition policies, staff recommend sale to 121 Temple, LLC subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

1102 Park St. Purchase Offer	
Applicant	121 Temple, LLC
Offer	\$5,000
Plan	Renovate to use as Rental

5) 441 Shonnard St. – Non-Buildable Vacant Lot

Date Acquired: 7/24/2019

Dimensions: 33’ x 132’

The City demolished a dilapidated house at 441 Shonnard St. and conveyed the lot to the Land Bank in July of 2019. Ammar-Hadi Mahmood is an owner-occupant at 439 Shonnard Street and would like to acquire the lot to fence it in for landscaping and play space for his children.

Based on the Land Bank’s disposition policies, staff recommends sale of the lot to Ammar-Hadi Mahmood, contingent upon him resubdividing and combining the lot with his adjacent property.

441 Shonnard St. Purchase Offer	
Applicant	Ammar-Hadi Mahmood
Offer	\$151.00

6) 1022-24 Belden Ave. W. – Buildable Vacant Lot

Date Acquired: 08/04/2014

Dimensions: 42.2’ x 100’

The Land Bank demolished a dilapidated two-family house at 1022-24 Belden Ave W in the fall of 2019 using Attorney General funding. Peter Panek owner-occupies the residence next door and wishes to purchase half of the vacant lot for additional greenspace and perhaps a garage in the future. The other adjacent neighbor, Edmund L. Panek, owns the auto repair shop at 1010 West Belden Ave. & Sand Street. He would like to use the other half of the lot as greenspace for his employees’ use. All three properties are located in an Industrial, Class A zoning district.

Based on the Land Bank’s disposition policies, staff recommend sale of half of the lot to Peter Panek and half of the lot to Edmund L. Panek contingent upon them resubdividing and combining their half of the lot with their adjacent property.

1022-24 Belden Ave. W. Purchase Offer		
Applicant	Peter Panek	Edmund L. Panek
Offer	\$151	\$976

Patrick Hogan
212 Bryant Avenue
Syracuse, New York 13204

December 2, 2019

Ms. Kristen Smith
Corporation Counsel
City Hall Room 300
Syracuse, New York 13202

Mr. Tony Rivizzigno, Partner
Mr. John Sidd, Partner
Barclay Damon, LLP
Barclay Damon Tower
125 East Jefferson Street
Syracuse, New York 13202

Dear All:

As you are aware, on January 1st, 2020, I will assume the role of Common Councilor representing the Second Council District of the City of Syracuse. Currently, I serve as Chairman of the Onondaga County Industrial Development Agency and Vice Chair of the Greater Syracuse Land Bank. Before I assume office as City Councilor, I would like to ask your advice and help in ascertaining possible conflicts of interests in legislation that might arise and the respective actions you suggest I take to eliminate any conflicts. Please respond in writing to the Common Council Office.

Thank you for your attention in this matter

Sincerely,



Patrick Hogan
Second District Councilor-Elect
City of Syracuse

cc: Helen Hudson, Common Council President
Katelyn Wright, Greater Syracuse Land Bank
Robert Petrovich, Onondaga County