



Minutes

Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, August 18, 2020
Via Video Conference

Board Members Present: Vito Sciscioli, Patrick Hogan, Julie Cerio, Mike LaFlair, El Java Abdul Qadir
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Terri Luckett, Michelle Sczpanski

I. Call to Order

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

II. Roll Call

Mr. Sciscioli noted that all board members were present.

III. Proof of Notice

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

IV. Minutes

Pat Hogan moved to approve the minutes from July 21, 2020. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE THE MINUTES FROM JULY 21, 2020.**

V. Executive Summary & Financial Statements

Ms. Wright noted that the financial statements through the end of June were included in the packet and that otherwise the executive summary simply summarized new business.

VI. New Business

A. Authorize the Sale of multiple properties

Ms. Wright noted that they had received an extraordinary number of offers this month and summarized the offers contained in their attached resolution. El Java Abdul Qadir noted that a contractor who has done work for the Land Bank in the past was the high bidder on Clyde and South Ave and asked for more information about that. Ms. Wright noted that he had included an escalation clause in his bid, but that numerous other applicants had done so this month as well and that this was not uncommon. She noted that he didn't have any more access to information than the average bidder.

Julie Cerio moved to authorize the Land Bank to sell multiple properties as outlined in the resolution. Pat Hogan seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

B. Renew e-Property Plus subscription

Ms. Wright explained that this was still the only software program designed specifically for land banks and that she wished there were more off-the-shelf options, but that this was presented to the board as a sole source procurement. She noted that this represented a 5% increase over last year's rates. She also noted

that they have started better utilizing the software by publishing all Land Bank properties to the public website, which has been a big improvement in getting transparent information out to the public. And she commended eProperty Plus for frequently upgrading and improving their product.

Pat Hogan moved to authorize the Land Bank to renew their contract with STR Grants, LLC for eProperty Plus user licenses. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO RENEW THEIR CONTRACT WITH STR GRANTS, LLC FOR EPROPERTY PLUS USER LICENSES.**

C. Authorize Land Bank to acquire a portion of 515 Seymour St from the City of Syracuse

D. Authorize the Land Bank to sell a portion of 515 Seymour to Sunshine Booker

E. Authorize the Land Bank to sell a portion of 515 Seymour to Felipe Rodriquez

Ms. Wright explained that this is the third time they're voting on part of a planned pedestrian pathway between Seymour and Shonnard Street and that the idea here was for the City to retain a 7' wide strip down the middle of 515 Shonnard and the Land Bank would be a conduit to sell the remainder on either side to the appropriate neighbors so that they can move their property lines right up to the edge of the path. This would give them more defensible space and leave the City with a straight path that doesn't provide any additional room for people to loiter.

Pat Hogan moved to authorize the Land Bank to acquire parts of 515 Seymour and to sell part to Sunshine Booker and part to Felipe Rodriquez. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE AND RESELL PARTS OF 515 SEYMOUR.**

F. Acquire 100 W Newell from HHQ

Ms. Wright explained that HHQ no longer needs this property for new construction and they want to dispose of it. Mr. Sciscioli asked if the Land Bank has a buyer lined up. Ms. Wright said not yet, but that if someone has to carry it the Land Bank can do so at a lower cost due to the size of their inventory.

Pat Hogan moved to authorize the Land Bank to acquire 110 W Newell St from Home Headquarters for \$1. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE 100 W NEWELL ST FROM HOME HEADQUARTERS FOR \$1.**

G. Accept 152 Annetta via donation

Ms. Wright explained that the owner lives in Ithaca and formerly resided in this house. She's tired of operating it as a rental and hopes that the Land Bank can find an owner-occupant to buy it. It does need foundation repair, but it otherwise in pretty good condition. Ms. Wright noted that the Land Bank staff think they'll be able to find a buyer willing to renovate the house.

Pat Hogan moved to accept the donation. Julie Cerio seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE 152 ANNETTA VIA DONATION.**

H. Authorize the Land Bank to contract for the demolition of 406 Danforth Street

Ms. Wright explained that two years ago they'd explored the option of replacing the roof here, but that the quote was for over \$70,000 and that wouldn't likely have been sufficient because the roof replacement would be complicated by structural problems. She went on to explain that they'd showed the house many times over the past year, but that all potential buyers felt it was too far gone. And noted that they have even

gotten national coverage. At this point, the north wall is on the verge of collapsing into the neighbor's property. She noted that they solicited bids and received three, Crisafulli being the lowest, and that there was enough funding left in their 2020-21 City contract to cover this job. Vito Sciscioli asked if this would be subject to review by the Landmark Preservation Board. Ms. Wright noted that when they pull the permit it would trigger a referral to the LPB since this property is on the historic properties list, but that she'd been communicating with Codes about declaring it an emergency which would enable them to bypass the LPB so that they could act as soon as possible given that it is an urgent safety hazard.

Pat Hogan moved to authorize the Land Bank to contract with the lowest bidder for the demolition of 406 Danforth Street. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CRISAFULLI TRUCKING FOR THE DEMOLITION OF 406 DANFORTH ST.**

I. Authorize the Land Bank to contract with Onondaga County for \$250,000 for demolition

Ms. Wright noted that the County would not likely release the \$250,000 allocated to the Land Bank in their 2020 general fund budget, but that the County has been allocated CARES CDBG funds and offered to enter into a contract with the Land Bank for \$250,000 to demolish blighted structures. Since these funds have to benefit low-to-moderate income households they plan to use these funds on RNI sites where HHQ our Housing Visions will be building affordable housing in the future.

Mike LaFlair moved to authorize the Land Bank to contract with Onondaga County for \$250,000 for demolitions. Julie Cerio seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH ONONDAGA COUNTY FOR \$250,000 FOR DEMOLITIONS.**

VII. Discussion

A. Karl's Klocks update

Ms. Wright indicated that they'd been unable to contract with Crossroads Auction Service as planned and have had a difficult time determining the value of the materials in the house, but that it didn't seem right to throw out the material in the building. She noted that they'd ultimately decided to list the building with the personal property still inside of it. Several board members suggested the Land Bank should make an effort to sell some via a yard sale or other method, but that selling the house with the material still in it was fine, too.

B. Committee of the Corporation on racial equity in housing

Katelyn Wright reminded the board that in June they spoke about creating a committee to examine how the Land Bank can work to mitigate racial disparities in homeownership rates and household wealth. After some discussion about what the committee would be charged with, all agreed that Vito Sciscioli would write-up a white paper for the group to review and discuss at the next meeting.

VIII. Adjournment

Pat Hogan moved to adjourn the meeting. Julie Cerio seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED TO ADJOURN THE MEETING AT 8:54 AM.**