



Minutes

Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, April 21, 2020
Via GoToMeeting

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

Board Members Excused: El Java Abdul Qadir

Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Shavel Edwards, Michelle Sczpanski

I. Call to Order

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

II. Roll Call

Mr. Sciscioli noted that he, Mike LaFlair, and Pat Hogan were present.

III. Proof of Notice

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

IV. Executive Summary & Financial Statements

Mr. Sciscioli asked if there were any questions on the financial statements. Hearing none, he suggested they move on to new business.

V. New Business

A. Acquire 500-02 Tallman and 420 Shonnard from the City

Ms. Wright explained that the Land Bank is in the process of acquiring the house next to 500-02 Tallman and that it makes sense to take them together since they have the same owner and the current owner's hoarding needs to be cleaned up. She went on to explain that the Land Bank would swap some land with the City for 420 Shonnard so that they can straighten out the pedestrian pathway that cuts through the block to improve sight lines, lighting, and safety. Mr. Hogan asked how this would affect Sunshine Booker and Ms. Wright explained that eventually the City will only retain a 7' wide strip through the middle of the block and sell everything beyond that to the neighboring property owners so their lots will come right up to the edge of the patch. He asked if the pathway would move any closer to Ms. Booker's house and Ms. Wright stated that the pathway on her side of the block would not be moving. She indicated that it has been the same distance from Ms. Booker's house – about 20' from her house – since it was first installed in the 1970s, when Ms. Booker's grandparents owned the home.

Pat Hogan moved to authorize the Land Bank to acquire 500-02 Tallman and 420 Shonnard Street from the City of Syracuse. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE 500-02 TALLMAN AND 420 SHONNARD STREET FROM THE CITY OF SYRACUSE.**

B. Sell a portion of 418 Shonnard to the City of Syracuse

Ms. Wright explained that this is related to the item discussed above. Mike LaFlair moved to authorize the Land Bank to sell a portion of 418 Shonnard to the City of Syracuse. Pat Hogan seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL A PORTION OF 418 SHONNARD TO THE CITY OF SYRACUSE.**

C. Authorize the sale of 507 Second North

Ms. Wright indicated this was a narrow, 25' wide, parcel where they recently demolished a blighted house using CBDG funds. She indicated that they'd received a purchase offer from the owner-occupant next door, Syeisha Bryd, who wishes to expand her yard. She noted that it was at Ms. Bryd's urging that they'd reached out to the City and applied for those funds. Vito Sciscioli asked if the other neighbor had code violations and were ineligible and Ms. Wright confirmed the other neighbor was ineligible to buy. Pat Hogan moved to authorize the Land Bank to sell 507 Second North Street to Syeisha Byrd. Mr. LaFlair seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 507 SECOND NORTH STREET TO SYEISHA BYRD.**

D. Authorize the Land Bank to take out a Paycheck Protection Program (PPP) loan from M&T Bank in the amount of \$101,710

Mr. Sciscioli asked whether the federal government was going to allocate more funds to this program. Ms. Wright explained that she went ahead and applied as soon as possible for fear that the funds would run out and that their application was approved and they've already received the funds, so what she's really looking for is their ratification of those actions. Mr. Sidd explained that this is technically a loan, but as long as 75% is used to cover payroll, it will be forgiven and will turn into a grant. Mike LaFlair moved to authorize the Land Bank to take out this loan from M&T. Pat Hogan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO TAKE OUT A PPP LOAN FOR \$101,710 FROM M&T BANK.**

E. Authorize the Land Bank to enter into a MOU with the Center for Court Innovation

Ms. Wright indicated that they don't have an item ready for a vote yet, but took the opportunity to explain the Ambassador Program that they are planning jointly with the City. Mr. Sciscioli noted that it could be tabled for the time being.

VI. Old Business

A. MOU with Jubilee

Ms. Wright explained that they are waiting on some additional information from Jubilee and that this item could also be tabled. All board members present agreed.

VII. Discussion

A. 2020 County funding

Ms. Wright explained that the County's 2020 budget included \$250,000 for the Land Bank but that action needs to be taken to remove the funds from contingent and release them and that given the state of the County's budget due to COVID she did not expect these funds to be released in 2020. Mr. Sciscioli noted that all municipalities will be facing these difficult choices and expressed his frustration that aid to municipalities wasn't include in the recent federal legislation.

Julie Cerio joined at 8:18AM.

Mr. Sciscioli indicated that the City and County would get an increase in CDBG funds and asked whether any of this might filter to the Land Bank. Ms. Wright said she believed the City was going to get a \$3 million bump and that they ought to apply for more demolition funds, but they haven't gotten much guidance in this regard. But she also thought most of this would be used for assistance to renters.

B. 2020-21 City budget hearing 4/23 at 10:00 AM

Ms. Wright reminded them there would be a budget hearing Thursday via Webex and that she'd attached a draft memo that she plans to send to the Common Councilors in advance of the hearing. She noted that she'd already incorporated feedback from Mr. Sciscioli. Mr. Hogan indicated that Councilors are interested in proceeding with the infill project despite COVID although there was anxiety about the City's budget so he didn't expect that the Council would restore the Land Bank's funding to \$750,000 from the \$500,000 that the Mayor included in the budget. There was some discussion of what actions the City would likely take in response to financial strain from COVID and reduced assistance from the State.

Ms. Wright indicated that the Mayor's office has asked them to do additional demolitions in preparation for RNI and that she anticipate that their funding would be increased to \$1 million to account for these demolitions, but then COVID struck and her goal now going into the budget hearing is to avoid any further cuts. Mr. Hogan suggested Mr. Sciscioli might want to reach out individually to a handful of the Common Councilors. Ms. Wright noted that everyone believes in the need for the infill project and that ought to be something all these elected officials could rally around. Julie Cerio suggested that they remind the Council that the Land Bank generates income for the City.

VIII. Adjournment

Pat Hogan moved to adjourn the meeting. Julie Cerio seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED TO ADJOURN THE MEETING AT 8:33 AM.**