Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, March 16, 2021
Via Zoom

Board Members Present: Patrick Hogan, Mike LaFlair, Nancy Quigg, Jonathan Link Logan, El Java Abdul Qadir
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Terri Luckett, Shavel Edwards, Daniel Stazzone, Kevin Cook, Sarah Stephens

I. Call to order

Mr. Hogan called the meeting to order at 8:04 A.M.

II. Roll Call

Mr. Hogan noted that all board members were present.

III. Proof of Notice

Mr. Hogan confirmed that public notice of the meeting had been adequately posted.

IV. Minutes

Ms. Wright explained that some of the minutes from their first remote meetings were never adopted by the board. She explained that they were recorded, but that the minutes themselves were ever adopted. These include minutes from March 30, 2020 regular meeting, the March 30, 2020 audit committee meeting, and the April 21, 2020 regular meeting. Mr. Sidd confirmed that the recordings and adopted minutes are both legally required. Ms. Wright also noted that Jonathan Link Logan and Nancy Quigg were not on the board at the time so they needed to abstain from voting on those items. Mike LaFlair moved to adopt the minutes from these three meetings. El Java Abdul Qadir seconded the motion. Mike LaFlair, El Java Abdul Qadir, and Pat Hogan voted to approve these minutes. Nancy Quigg and Jonathan Link Logan abstained.

El Java Abdul Qadir moved to approve the minutes from the February 16, 2021 regular meeting. Jonathan Link Logan seconded this motion. All board members present voted unanimously to approve the minutes from February 16, 2021.

V. Executive Summary & Financial Statements

Ms. Wright noted that the statements through the end of Jan are attached. She also noted that they would hold a special meeting later this month to approve their 2020 independent audit, at which time they would have final financial statements for 2020.

VI. New Business

A. Authorize the Land Bank to sell 510 Bear Street to L&L Construction, LLC for $1,000

Ms. Wright noted that they are joined by Lamar Kearse, who wishes to buy 510 Bear Street, an old church on the Northside. She asked if they could consider his item first since he has to leave for work shortly. She explained that she anticipated that the board would have questions for him and that he could best describe his plan for the property himself. Mr. Kearse described his plan to renovate the building and lease half to a for-profit daycare and to operate the other half as a community center. Ms. Wright noted that this would require a use variance, but that the Land Bank could help him obtain the necessary variance and/or permits. She recommended the board sell to him contingent upon him obtaining those permits or approvals prior to closing.

Mr. Link Logan noted that redevelopment of this building has been a priority for the neighbors for many years and encouraged Mr. Kearse to reach out to them and inform them of his plans. He also noted that he has helped another daycare get started on the Northside and that he could refer Mr. Kearse to a helpful organization. Ms. Wright offered to connect them after the meeting.

Jonathan Link Logan moved to authorize the Land Bank to sell 510 Bear Street to L&L Construction, LLC for $1,000, contingent upon them obtaining the necessary permits and approvals prior to closing. El Java Abdul Qadir seconded this motion. **All board members present unanimously voted to authorize the Land Bank to sell 510 Bear Street to L&L Construction, LLC for $1,000, contingent upon them obtaining the necessary permits and approvals prior to closing.**

B. Authorize the Land Bank to Sell Multiple Properties

Ms. Wright directed the board's attention to a summary of the offers received this month. She noted that 601 Kirkpatrick was on their agenda the prior month as well, but that after the board accepted the offer form the highest bidder, he wished to withdraw his bid and resubmit at a lower price. There was some discussion of prohibiting this kind of thing on any future agendas.

There was some discussion of how many buyers this month are saying their plan is to renovate to resell. Ms. Wright noted that they would only require them to resell to an owner-occupant if the home was listed in the Home Ownership Choice program. Ms. Wright suggested they might list more homes in the HOC program going forward to hedge against this uncertainty. Ms. Quigg suggested HOC should be considered even with two-family homes.

Jonathan Link Logan moved to authorize the Land Bank to sell multiple properties. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

C. Authorize the Land Bank to Sell 120 Baker and 143 Baker to Home HeadQuarters

Ms. Wright explained that these are also RNI infill projects, but that these two are not covered under the Land Bank's co-development agreement with Home HeadQuarters since there will not be AG money in these. She noted that they will build single-family homes here for sale to owner-occupants on these sites.

Nancy Quigg moved to authorize the Land Bank to sell these two properties to Home HeadQuarters, Inc. for $1,000 each. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL 120 BAKER AND 143 BAKER TO HOME HEADQUARTERS, INC. FOR $1,000 EACH.**

D. Acquire Certain Properties from the City of Syracuse

Ms. Wright noted that Schedule A to this resolution lists the strategy they plan to pursue for each site. Jonathan Link Logan moved to authorize the Land Bank to acquire certain properties from the City of Syracuse. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO ACQUIRE CERTAIN PROPERTIES FROM THE CITY OF SYRACUSE.**

E. Authorize the land bank to apply for the JMK Innovation Prize and to accept a donation from the Allyn Foundation on behalf of The Castle

Ms. Wright reminded the board that last month they authorized the Land Bank to apply on behalf of this project for several grants from the National Trust for Historic Preservation, the CNY Community Foundation, and the Gifford Foundation. She went on to explain that the buyers are now asking for the Land Bank to help them access two more grants.

The Allyn Foundation is interested in donating $25,000, but they can only grant the funds to a not for profit. Furthermore, they want a guarantee that if the project does not come to fruition, the investment will stay with the property – i.e. the design product will remain with the land bank so that they can make it available to some future developer. Ms. Wright suggested that this is a good idea and they should structure an overall agreement with Simply Ingram, LLC stating that any design work or testing funded by the grants the Land Bank is obtaining would remain with the property should the project not come to fruition.

Ms. Wright went on to explain that she has some concerns about the JMK Innovation Prize because it is not a grant for a specific task, it's a prize not legally required to go into the project. Land Banks are prohibited from making grants and loans, but they have been able to pass through grant funds that are dedicated to a specific project. In this case, if they win, the "prize" is unrestricted revenue. She recommends that it would make more sense for the Ingrams to apply directly for this. Mr. Sidd said that he could research this further. Ms. Wright noted that for-profit entities can apply for this, as well, and even if Simply Ingram, LLC applies in their own name the Land Bank can provide them with a letter of support.

After some discussion, the board agreed to authorize the land bank to apply for both, pending further review by counsel. El Java Abdul Qadir voted to authorize the Land Bank to apply for funds from the Allyn Foundation and for the JMK Innovation Prize if legally permissible to use the prize money for The Castle project. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO APPLY FOR FUNDS FROM THE ALLYN FOUNDATION AND THE JMK INNOVATION PRIZE PENDING REVIEW BY LEGAL COUNSEL.**

VII. Discussion

Katelyn reminded the board members of upcoming meeting dates:

- Annual report to the Common Council scheduled for 11:30 AM this Thursday, 3/18 via WebEx (link on City calendar on their website)
- Audit Committee meeting scheduled for 8:00 AM on 3/30
- Special meeting of the full board at 8:30 AM on 3/30

VIII. Adjournment

Nancy Quigg moved to adjourn the meeting. Mike LaFlair seconded his motion. **ALL BOARD MEMBERS UNANIMOUSLY VOTED TO ADJOURN AT 9:43 A.M.**