Minutes
Greater Syracuse Property Development Corporation
Annual Meeting of the Board of Directors
6:00 PM Thursday, January 27, 2022
431 E Fayette Street, 2nd Floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Jonathan Link Logan, Mike LaFlair, Nancy Quigg, Oceanna Fair
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Shavel Edwards, Dave Rowe, Terri Luckett, Shannon Knickerbocker, Rich Puchalski

I. Call to Order

Mr. Hogan called the meeting to order at 6:07 PM.

II. Roll Call

Mr. Hogan confirmed that all board members were present and that the meeting was being broadcast to the public via zoom.

III. Proof of Notice

Mr. Hogan confirmed that public notice had been properly posted.

IV. Minutes

Jonathan Link Logan moved to approve the minutes from December 21, 2021. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE THE MINUTES FROM DECEMBER 21, 2021.**

V. Executive Summary & Financial Statements

Ms. Wright noted that financial statements through the end of November were attached and asked if there were any questions. Pat Hogan noted that he and Ms. Wright had discussed a question in advance of the meeting about Deferred Grant Inflow lines. Ms. Wright informed the board that she and Luke Avery-Dougherty agreed it would be helpful for the board members if they developed a 'translation sheet' translating the account names into layman's terms. Board members agreed and suggested that a workshop with the land bank's accountants to help them better understand how to interpret the financial statements would be useful. Ms. Wright agreed and said that she would work on scheduling this.

VI. New Business

A. Election of Officers and Committee Members

Ms. Wright reminded the board that each January they re-elect officers and committee members and pointed them to the executive summary in which she'd included an outline of who holds which positions now and which committees have openings due to board turnover. She noted that Nancy Quigg had expressed interest in serving as Vice-Chair. Oceanna Fair volunteered to serve on the Governance Committee and Finance Committee. Jonathan Link Logan volunteered to serve on the Personnel Committee. Otherwise board members agreed to keep their existing committee assignments. Mr. Hogan

asked for a motion to nominate the slate of officers and committee memberships outlined in the executive summary with the names just added by consensus. Jonathan Link Logan moved to nominate the slate of officers and committee members outlined by Ms. Wright. Nancy Quigg seconded the motion. All board members **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION APPOINTING A SLATE OF OFFICERS AND COMMITTEE MEMBERS AS STATED.**

B. Re-Adoption of Policies and Procedures

Ms. Wright reminded the board that as a local public authority they have to re-adopt their policies and procedures and mission statement annually. Jonathan Link Logan moved to readopt the Land Bank's policies, procedures, and mission statement. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION READOPTING ALL POLICIES AND PROCEDURES AND MISSION STATEMENT.**

C. Authorize Sale of Multiple Properties

Ms. Wright summarized the offers received. Mr. LaFlair noted that owner-occupants typically buy lots for $151 and asked why the price was higher on 125 Wood Ave. Ms. Wright explained that typically they are responsible for paying for their own resubdivision map, but in this case the Land Bank ordered the map to determine where the lot would be split and how much would be sold to each neighbor, so they are seeking to recoup the cost of the map in the sales price. Jonathan Link Logan moved to authorize the Land Bank to sell multiple properties. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

D. Authorize the Sale of Multiple Properties to Housing Visions

Ms. Wright noted that in the board's packet they have a proposal from Housing Visions to purchase 29 parcels on which they want to build 23 new two-family homes. She noted that there are also slides from a PowerPoint included which Housing Visions presented to Southside and Westside Tomorrows Neighborhoods Today (TNT) meetings earlier in the month. She noted that they'd also intended to present to Syracuse United Neighbors (SUN), but that their January meetings were cancelled due to COVID. They did offer to present to SUN in the future. She explained that their proposal is part of the City's Resurgent Neighborhoods Initiative (RNI). She noted that the Land Bank has worked with the City's Department of Neighborhood & Business Development to select sites that would be good for infill development and that we've been working for the past two years with them on resubdivisions to combine lots to make large enough construction sites. She noted that they had not done this yet with the sites listed on Midland as they weren't slated to be included in this plan until more recently.

She introduced Housing Visions Executive Director, Ben Lockwood, present via Zoom, to present further on their plan. Mr. Lockwood explained that this is an approximately $26 million project being planned in partnership with the City of Syracuse and Jubilee Homes. He explained that there's one additional parcel include in their plan that's not coming from the Land Bank, but that Housing Visions had purchased already, at 416 W. Onondaga Street next to the Spa 500. He explained that Jubilee plans to locate a training center on the ground floor of that building to help small contractors grow their companies. The rest of the building will include 20 1-bedroom apartments. The Land Bank lots will be used for the construction of 2-family homes on the Westside and Southside. He explained that their plan, based on their 30+ years of experience in the City of Syracuse, was designed the need for larger apartment units and so these two-family homes will include 3- and 4- bedroom homes. He explained that his team worked with the Land Bank on these resubdivision site plans to ensure that there's plenty of room for off-street parking, as well as adequate greenspace for children and that they expect a lot of children in these homes. He noted that they are

planning side-by-side duplexes rather than giving each apartment its own floor so as to cut down on noise complaints between tenants. Since they do own 416 W. Onondaga St. they are very eager to apply for funds so they can renovate this vacant building. They will apply for Low Income Housing Tax Credits, the primary funding source Housing Visions has utilized for the past 30 years. He indicated that before they submit their application to the state they need site control (a signed contract to purchase these properties) and site plan approvals from the City. He elaborated that all the two-family builds are in zoning districts where they would be allowed by right, but that they still need site plan approval prior to submitting their application and that will take some time to get and they anticipate the applications will be submitted to NYS Homes and Community Renewal in late-March and that they expect the application to be released by the state in February. He noted that they have already put a lot of effort and investment into the proposal to date on site plans, environmental reviews, architectural plans, etc.

A viewer asked if the units will be accessible. Mr. Lockwood responded that there will be accessible units – approx. 15% will be fully accessible, but all will be "visitable" because they all have a zero step entrance – another benefit of the side-by-side units.

A former board member, El Java Abdul Qadir, asked to speak. He indicated that often in his capacity as a member of the board community members would reach out to him to advocate for them. With regard to this project, there is a group who is working to develop a proposal for the Brighton-Elmwood area and he proposed that the board table this item and postpone the vote until February so this other group could submit a proposal by February 1 for the February agenda.

Ms. Wright noted that complete purchase offers submitted by the first Tuesday of the month go on that month's board agenda and that's what Mr. Abdul Qadir is referring to re: February 1. Pat Hogan said that he's very hesitant to table the item. He noted that many of the sites included in Housing Visions' proposal area in his Common Council district and he can attest to the need for affordable quality housing. He suggested that these other developers work with staff to find another location. He also expressed gratitude to the City for their work on putting together this infill housing plan. Mr. Abdul Qadir stated that he agrees that Housing Visions does excellent work, but that he is advocating on behalf of members of the community who have been putting together a plan for some of these sites to help revitalize the neighborhood and asking that they at least be given an opportunity to put their proposal in front of the board.

Ms. Wright shared some additional context with the board, explaining that the group Mr. Abdul Qadir is referring to is called Moorstar Development and it consists to two gentlemen who grew up on the Southside and are neighborhood residents, who are interested in putting together some large new construction projects to revitalize the neighborhood. She stated that she's been talking to them for at least two years and initially they were interested in a larger number of sites, but that in the past 18-24 months they've narrowed their focus to two sites – one at the corner of Midland and Beard and the other at the corner of Midland and Colvin – and that these two sites are included in Housing Visions' offer. They are proposing 13 townhouses at Midland and Beard – 26 units compared to 10 units planned by Housing Visions there. At the corner of Midland and Colvin they have planned a mixed-use building with commercial on the ground floor and apartments upstairs, she can't recall exactly how many, but that would also be compared to 10 residential units – 5 two-family homes – Housing visions' has planned for this site. Each site is about 1.2 acres. She reminded the board that Ben Lockwood noted that their plans are allowed by right under the zoning ordinance and she explained that these sites only allow 1- and 2-family homes and Moorstar's plan would require use variances and area variances. She went on to elaborate that the Land Bank has been relatively successful obtaining use variances for existing buildings, making the case to the BZA that it was originally

built for a use no longer allowed in that area and/or that there's no other way to logically reuse the existing building. She stated that was not sure how they would craft a strong argument for a use variance when they're starting with vacant land because there isn't a building there that poses a limiting hardship. She noted that she has been talking to Moorstar for about two years and that she informed them in early December that an offer would be coming in for the January board meeting and that if they wanted to compete, they would have to submit a complete proposal by the first Tuesday in January.

Pat Hogan asked Ben Lockwood how a delay like this would affect their proposal. Mr. Lockwood indicated that they have a lot of work to do between now and a late-March submission date and that if they pulled these sites out (10 of 23 two-family homes) they would be starting back at square one in some ways. Mr. Hogan asked if Moorstar had submitted a proposal and she explained that she has received floorplans renderings, but not a complete proposal. Mr. Hogan asked for other opinions or questions from the board. Nancy Quigg suggested that they should allow this Housing Visions plan to proceed because these new housing units are desperately needed, this one is ready to go, and these projects take so long. Mr. Hogan expressed that he agreed with Ms. Quigg given how much time it would take for Housing Visions to pivot to other sites. Oceanna Fair asked if the Land Bank had other sites that would work for them. Ms. Wright indicated that they need to find commercially zoned land for the mixed-use building, but that they do not have anything else that large and most commercial sites the Land Bank controls are only about half an acre. Each of these sites on Midland is about 1.2 acres, but they aren't commercially zoned. She noted that they had a half acre on each side of the 1500 block of South Ave., but that the board voted last month to sell those to the Women's Economic Institute for mixed-use development. She did note that the Land Bank is getting new properties every month, but that commercial properties are less frequent. Jonathan Link Logan pointed out that Moorstar has been working on this for quite a while and they got a heads up that a competing offer was coming and expressed that he thought the board should move forward with Housing Visons' offer.

Mr. Hogan asked for a motion to authorize the Land Bank to sell multiple properties to Housing Visions. Jonathan Link Logan moved to authorize the Land Bank to sell multiple properties to Housing Visions. Nancy Quigg seconded this motion. Mike LaFlair abstained. **JONATHAN LINK LOGAN, NANCY QUIGG, OCEANNA FAIR, AND PAT HOGAN VOTED IN FAVOR OF AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES TO HOUSING VISIONS.**

E. Authorize the Land Bank to Contract for Multiple Demolitions

Ms. Wright explained that the Land Bank recently put 35 properties listed in their packet out to bid and described the responses received and explained that they are looking for the board's authorization to contract with the lowest bidder – Crisafulli Trucking – for these jobs. She noted that these are using ARPA funds and provided an update on progress to date. Pat Hogan noted that the Land Bank is ahead of other sub-grantees in spending ARPA funds. Mike LaFlair moved to authorize the Land Bank to contract with Crisafulli for these 35 demolitions. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO CONTRACT WITH CRISAFULLI TRUCKING FOR 35 DEMOLITIONS.**

F. Waive Extension Fees for 1604 Lodi

Ms. Wright explained that this business owner purchased a lot next to their laundromat to install off-street parking and that they'd recently completed the work, but that it had been significantly delayed by their application for Save the Rain funding and difficulty getting permits/combining the two lots. She asked the board to consider waiving the extension fees on the enforcement mortgage given that the delays were

outside of their control. Nancy Quigg moved to waive the extension fees due for 1604 Lodi St. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO WAIVE EXTENSION FEES FOR 1604 LODI ST.**

G. Acquire Certain Properties from the City of Syracuse

Ms. Wright described the strategy for each of the properties listed in their packets noting that the Oneida Street property is part of a larger site JMA is trying to assemble and that they are working to get four properties in a row on Mary Street to resub for two new RNI infill houses. Nancy Quigg moved to authorize the Land Bank to acquire certain properties from the City of Syracuse. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO AUTHORIZE THE LAND BANK TO ACQUIRE CERTAIN PROPERTIES FROM THE CITY OF SYRACUSE.**

H. Sell 805 Midland to the City of Syracuse

Ms. Wright turned their attention to a map in their packet showing how the City would combine this with a lot they already own at 801 Midland Ave. for tree planting to beautify this corner and support their urban tree canopy goals. Mr. LaFlair asked who would maintain that planted property and Ms. Wright explained that the City would own and maintain it in perpetuity. Mr. Hogan recommended that those who have not already seen it watch the City Arborist's video explaining the benefits of urban tree canopy. Nancy Quigg moved to authorize the Land Bank to sell 805 Midland Ave. to the City of Syracuse for $1. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO AUTHORIZE THE LAND BANK TO SELL 805 MIDLAND AVE. TO THE CITY OF SYRACUSE FOR $1.**

I. Replace Roof and Repair Foundation at 125 Elmhurst

Ms. Wright explained that this property had been sold in 2019, the buyer never did any renovations, and the enforcement mortgage was in default. She noted that the Land Bank began the process of foreclosing on it in 2021 and that before they could file a complaint in court, they were contacted by the owner (who they had previously been unable to reach) asking how to go about removing their lien from the property. With communication restored, they were able to convince him to give the property back with a deed in lieu of foreclosure. The property had deteriorated in the meantime and staff believe that we cannot attract an owner-occupant buyer without putting some stabilization money into the property. She explained that they solicited bids and are now seeking the board's authorization to contract with the lowest bidder for roof replacement and foundation repair. She noted that last month the board asked about this contractor's capacity to take on more work and she noted between permit delays and material delays he is looking for more work to do. Nancy Quigg moved to authorize the Land Bank to contract with Onondaga Builders for roof replacement and foundation repair at 125 Elmhurst. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO CONTRACT WITH ONONDAGA BRIDLERS FOR ROOF REPLACEMENT AND FOUNDATION REPAIR AT 125 ELMHURST.**

J. Retain Bonadio & Co., LLP for annual financial audit

Ms. Wright noted that this is the first year the Land Bank has spent more than $750,000 in federal funds, triggering a requirement for a single-audit in addition to the independent financial audit required by the NYS Authorities Budget Office. She noted that she compared pricing to what other land banks are paying for their audits and this price seems fair or better and she got Bonadio to agree to lock this price in for three years so they won't see an increase, noting that they wouldn't be charged for the single-audit in future years if they spend less than $750,000 in federal funds.

Mike LaFlair moved to authorize the Land Bank to engage Bonadio & Co. LLC to audit their 2021 financial statements. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO ENGAGE BONADIO & CO. LLC TO AUDIT THEIR 2021 FINANCIAL STATEMENTS.**

K. Replace furnace at 324 Academy Place

Ms. Wright reminded the board that this property was occupied at the time of foreclosure and that this tenant has consistently paid her rent. She explained that their goal is to address several deferred maintenance issues before selling her the home and that she is working on getting mortgage qualified. Ms. Wright explained that they'd already replaced the roof and will be replacing the electrical service and panel and went on to explain that they had a home energy audit completed by a NYSERDA contractor and that the tenant qualifies for about $8,000 in free insulation and air sealing and ½ the cost of a new furnace. She stated that she's seeking the board's authorization to pay for the other half of the furnace cost - $3,245 and noted that the job wasn't competitively bid because they have to work with a NYSERDA contractor for the evaluation. She noted that they have an application to the Lead program pending for new windows, siding, and soffit wrap. Jonathan Link Logan moved to authorize the Land Bank to contract with HALCO and pay $3,245 toward the cost of a new furnace installation at 324 Academy Place. Nancy seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO CONTRACT WITH HALCO AND PAY $3,245 TOWARD THE COST OF A NEW FURNACE INSTALLATION AT 324 ACADEMY PLACE.**

VII. Discussion

A. Thank you to El Java Abdul Qadir

Ms. Wright noted that El Java Abdul Qadir was not there in person to receive his plaque, but that when he is done quarantining, she will deliver it. Pat Hogan presented El Java Abdul Qadir with a plaque thanking him for his years of dedication to the Land Bank, noting that he'd served on the Land Bank Citizens Advisory Board form 2012 – 2015, served on the board of directors from 2015 – 2021, and that he was elected Vice-Chairman of the board in 2020. He noted that the City depends on people like El Java who are dedicated to making it a better place. El Java thanked him for the comments and said that this has been a pleasure and that the Land Bank is near to his heart given his near decade dedication to it and that it's been an honor to advocate on behalf of people in the community whose voices need to be heard.

B. Year in Review - report on 2021

Ms. Wright gave a presentation outlining the Land Bank's 2021 accomplishments.

VIII. Adjournment

Nancy Quigg moved to adjourn the meeting. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:20 PM.**