



Minutes

Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, April 19, 2022
431 E. Fayette Street, 2nd Floor
Syracuse, NY 13202

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

I. Call to Order

Mr. Hogan called the meeting to order at 8:01 AM.

II. Roll Call

Mr. Hogan noted that all board members except Oceanna Fair were present.

III. Proof of Notice

Mr. Hogan confirmed that public notice of the meeting was properly posted.

IV. Minutes

Jonathan Link Logan moved to approve the minutes from the March 29, 2022 special meeting and the audit committee meeting. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO APPROVE THE MINUTES FROM THE MARCH 29, 2022 SPECIAL MEETING AND THE AUDIT COMMITTEE MEETING.**

V. Executive Summary & Financial Statements

Ms. Wright noted that financial statements through the end of February were attached.

VI. New Business

A. Authorization to sell multiple properties

Ms. Wright summarized the offers received. She noted that since Mike LaFlair now works for Onondaga County Community Development he would have to recuse himself from voting on that sale so they may want to vote on that property in a separate resolution.

Oceanna Fair arrived at 8:06 AM.

Pat Hogan asked if there was any interest from local buyers in the two Richmond properties and she confirmed that they hadn't received any offers from local buyers on those. Ms. Wright noted that 222 Crescent was partially renovated at the time of foreclosure. Dave Rowe described the work that had already been completed. Ms. Wright explained that they were recommending sale to someone other than the highest bidder on 340 W. Colvin because the higher bidder had previously been under contract to purchase

another property for nearly six months at which point their financing fell through and for \$2,000 less they're certain to close and close quickly with a cash buyer.

She explained that while they had a much higher offer on 204 S Collingwood from someone who would owner-occupy, but that the County would complete a much more extensive scope of work and sell to a low-income homebuyer.

Mike LaFlair moved to authorize the sale of multiple properties, as amended to exclude 204 S Collingwood. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION, AS AMENDED, AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

Nancy Quigg moved to sell 204 S Collingwood to the Onondaga County Housing Development Fund Company. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS VOTED TO SELL 204 S COLLINGWOOD TO THE ONONDAGA COUNTY HOUSING DEVELOPMENT FUND COMPANY, INC. FOR \$5,000, EXCEPT MIKE LAFLAIR WHO ABSTAINED.**

B. Contract for multiple demolitions

Ms. Wright explained the offers received and noted that Crisafulli was already under contract for enough demolitions to keep them busy until November and so she recommended they award most of the jobs to the next lowest bidder – Scanlon for 17 homes and Bronze for 265 W Lafayette and 114 John St. Although it would cost more, they would still be below their projected average cost per job and exceed the required number of demolitions under their ARPA contract and the work would be completed by the end of June. Mr. Hogan concurred that it was important to deploy the funds quickly. She went on to explain that they have been bidding demos out in bundles with bundled prices, but that they asked for a price on each address this time because they weren't sure if there was enough ARPA funding left to cover all 19 properties. They'll be about \$40,000 short, but can cover that with 2021 County funding.

Nancy Quigg moved to authorize the Land Bank to contract with Bronze for 265 W Lafayette and 114 John St and with Scanlon for the other 17 homes listed. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH BRONZE FOR 265 W LAFAYETTE AND 114 JOHN ST AND WITH SCANLON FOR THE OTHER 17 HOMES LISTED.**

C. Contract for periodic inspections

Ms. Wright explained that they contract with an independent contractor to inspect each Land Bank property every 2 months, that their photos and survey responses are uploaded via a mobile app, and that staff check each morning for the previous day's inspections to turn those into work orders where needed for board ups, debris removal, mowing, etc. She explained that they received multiple bids and that the lowest was from the vendor they currently use, Tim Redmond, so they are requesting the board authorize the Land Bank to enter into a new contract with him for a two-year period.

Nancy Quigg moved to authorize the Land Bank to contract with Tim Redmond for periodic inspections for a two-year period. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH TIM REDMOND FOR A TWO-YEAR PERIOD FOR PERIODIC INSPECTIONS.**

D. 125-27 Hope Ave. porch change order

Ms. Wright explained that this house is getting a new roof, siding, windows, and porches rebuilt using ARPA funds, but that there was additional framing needed for the front porch rebuild, which they hadn't anticipated. She turned their attention to an attached change order and explained that board approval is needed because it's over \$5,000 and that this appears to be a fair price given the cost of materials. Nancy Quigg moved to approve the change order. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION APPROVING THE CHANGE ORDER FOR 125-27 HOPE AVE.**

E. Assign contract for 261-63 Webster to Samuel and Lydia Clark Foundation, Inc.

Ms. Wright explained that they'd previously voted to sell this property to Four Square Gospel Church of God in Christ, but that their application for construction financing was made under the Church's foundation – the Samuel and Lydia Clark Foundation, Inc. The church would be a cosigner on the loan, but they'd like the foundation to take title to the property. She noted that they need the board's authorization to assign the contract to the Foundation. Nancy Quigg moved to authorize assignment of this contract to the Samuel and Lydia Clark Foundation, Inc. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION TO ASSIGN THE SALES CONTRACT FOR 261-63 WEBSTER TO THE SAMUEL AND LYDIA CLARK FOUNDATION, INC.**

F. Authorize the Land Bank to contract with RPM & Construction Services LLC to replace the roof and repair exterior masonry at 917 Montgomery St.

Ms. Wright explained why they were seeking to use ARPA funds to stabilize this building and summarized the bids received.

Nancy Quigg authorized the Land Bank to contract with RPM & Construction Services LLC to replace the roof and repair exterior masonry at 917 Montgomery St. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH RPM & CONSTRUCTION SERVICES LLC TO REPLACE THE ROOF AND REPAIR EXTERIOR MASONRY AT 917 MONTGOMERY ST.**

G. Authorize the Land Bank to contract with Onondaga Builders to replace the roof at 239 Milburn Dr.

Ms. Wright explained that this occupied home was recently foreclosed upon and that the occupant is working to purchase it through the Land Bank's Tenant to Homeowner Program. The house appraised at \$46,000 and she has a pre-approval, but her lender is saying that she can't utilize Home Headquarters' down payment and closing cost assistance grant, so Ms. Wright referred her to Syracuse Cooperative Federal Credit Union instead where she can utilize that HHQ program and Coop's Homebuyer Dream down-payment assistance program. She's also referred her to Empire Housing for their purchase rehab grant and anticipates they can pay for the roof and kitchen/bath upgrades and once she takes title she'll be eligible for the Lead program for windows and siding and NYSEDA for furnace upgrade and insulation. They solicited bids for the roof in case Empire doesn't work out and is seeking the board's authorization to contract with Onondaga Builders only if Empire can't pay for the roof replacement.

Jonathan Link Logan moved to authorize the Land Bank to contract with Onondaga Builders to replace the roof at 239 Milburn Dr. if that cannot be covered by Empire Housing's Purchase/Rehab grant. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH ONONDAGA BUILDERS TO REPLACE THE ROOF AT 239 MILBURN DR. IF THAT CANNOT BE COVERED BY EMPIRE HOUSING'S PURCHASE/REHAB GRANT.**

H. Sell 920 W. Onondaga St. to Jubilee Homes

Ms. Wright noted that they board voted to sell Jubilee six properties in February, and that they were requesting 920 W Onondaga be substituted for 621 W Onondaga. Jonathan Link Logan moved to amend their previous resolution to replace 621 W Onondaga St with 920 W Onondaga Street. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO AMEND THEIR PREVIOUS RESOLUTION TO REPLACE 621 W ONONDAGA ST WITH 920 W ONONDAGA STREET.**

I. Appeal to reverse the foreclosure of 202 E. Borden Ave.

Ms. Wright explained that the owner of this property had not paid taxes since 2013, but passed away in 2020. It was foreclosed upon in early 2022. Her only heir had been advised to resolve the back taxes by applying for a COVID-relief program, the NYS Homeowners Assistance Fund, before settling the estate and putting the property in her name. She received word a week or two after the foreclosure that she had been approved for HAF assistance, but those payments can only be made directly to the City. Ms. Wright recommends that they work with the City to reverse the foreclosure so that she can make that payment and then settle her mother's estate and put the property into her name. She went on to note that this was one of several occupied properties they'd recently received where they are trying to work out creative solutions to keep people in their homes.

Jonathan Link Logan moved to authorize the Land Bank to deed this property to Loretta Bachus, the daughter and sole heir of former owner Addie Hightower now deceased, on the condition that the taxes that were owed at the time of foreclosure be paid in full to the City of Syracuse. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO DEED THIS PROPERTY TO LORETTA BACHUS, THE DAUGHTER AND SOLE HEIR OF FORMER OWNER ADDIE HIGHTOWER NOW DECEASED, ON THE CONDITION THAT THE TAXES THAT WERE OWED AT THE TIME OF FORECLOSURE BE PAID IN FULL TO THE CITY OF SYRACUSE.**

VII. Discussion

A. Annual Report to the County Legislature – Planning & Economic Development Committee Meeting; 9:00 AM, April 20, County Legislature's Chambers in the Courthouse

Ms. Wright reminded the board members that she would be making the annual report to the County Legislature the next morning.

B. NY Land Bank Association conference in Syracuse June 8-10

Ms. Wright explained that the NY Land Bank Association has not held an in person conference since 2019 and that they will do so in conjunction with NYCOM this June here in Syracuse. She outlined the events being held that week and asked board members to let her know what they would like to attend so she can sign them up.

C. 500th demolition to occur next week

Ms. Wright noted that the Land Bank will be completing their 500th demolition the next week and that she would be issuing a press release to attract some new coverage to this milestone.

VIII. Adjournment

Mike LaFlair moved to adjourn the meeting. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS VOTED TO ADJOURN THE MEETING AT 8:45 AM.**