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

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

I. Call to Order

Pat Hogan called the meeting to order at 8:00 AM.

II. Roll Call

Mr. Hogan noted that all board members except for Mike LaFlair were present.

III. Proof of Notice

Mr. Hogan noted that public notice of the meeting had been properly posted.

IV. Minutes

Jonathan Link Logan pointed out that the minutes do not reflect whether they voted on the item related to Project Joseph. Ms. Wright suggested they table these minuets and approve them next month, so she can refer to her notes and add the missing information. The board agreed with this suggestion.

V. Executive Summary & Financial Statements

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

VI. New Business

A. Authorization to Sell Multiple Properties

Ms. Wright summarized the offers received outlined in the attachment to their resolution. After some discussion, 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.**

B. Sell 202 Driscoll Ave. to Cathy McGrath

Ms. Wright explained that this property's owner was deceased at the time of foreclosure and outlined the background information included in their attached resolution, concluding that one of his surviving daughters wishes to buy it to keep it in the family and allow her sister to continue living there. She has financing to pay the taxes owed at the time of foreclosure and bring it up to code.

Oceanna Fair moved to authorize the Land Bank to sell 202 Driscoll Ave. to Cathy McGrath. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 202 DRISCOLL AVE TO CATHY MCGRATH.**

C. 110 Hoefler demo emergency procurement

Ms. Wright explained that this was a necessary emergency demolition since our foundation was collapsing and the neighbor's driveway collapsing into it. She solicited bids from two vendors and only Scanlon bid so she awarded the contract to Scanlon and was retroactively asking the board's approval for the emergency procurement. She noted that they would have to replace the neighbor's driveway but that procurement would be the subject of a future board vote and the neighbor will buy the lot, but that will also be approved at a later date. Jonathan Link Logan moved to authorize the Land Bank to contract with Scanlon for the demolition of 110 Hoefler. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH SCANLON FOR THE DEMOLITION OF 110 HOEFLER.**

D. Sign onto Syracuse-Onondaga Food Systems Alliance (SOFSA) letter re: ReZone

There was some discussion of whether the Land Bank might want to draft their own letter urging the adoption of ReZone. Katelyn stated that she could draft something for their review. Jonathan Link Logan moved to authorize the Land Bank to sign on to SOFSA's letter supporting the adoption of ReZone. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SIGN ON TO SOFSA'S LETTER SUPPORTING THE ADOPTION OF REZONE.**

E. Acquire Certain Properties from the City of Syracuse

Nancy Quigg moved to authorize the Land Bank to acquire these properties from the City of Syracuse. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE THESE PROPERTIES FROM THE CITY OF SYRACUSE.**

F. Authorize the Land Bank to apply for NYS Land Bank Initiative Funds

Katelyn explained that NYS Department of Homes and Community Renewal has released a request for applications for the first round of Land Bank funding. She explained that the max they can apply for in this round is $200,000 annually for a three-year period for noncapital expenses – so it can fund salaries, overhead, and property maintenance, but a later round of funding would come out for demos, renovations, and new builds. She explained that she is seeking the board's authorization to apply for the max amount, but waiting for a webinar later this week to determine if it is strategically advantageous to state that the funds will be spread over multiple uses or if they can simply use them all for salaries, which would be much simpler from a bookkeeping perspective.

Jonathan Link Logan moved to authorize the Land Bank to apply for the max available grant under Round 1 of the HCR Land Bank Initiative. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO APPLY FOR THE MAX AVAILABLE GRANT UNDER ROUND 1 OF THE HCR LAND BANK INITIATIVE.**

G. Authorize the sale of 122 Foxboro

Ms. Wright shared the backstory of this home that was foreclosed upon in late 2019 and the way the former owner had been unaware of the delinquency, foreclosure, the lease his wife signed with the Land Bank, and only found out about the situation recently when we moved to evict. She explained that it was a well-kept home and he'd paid off his mortgage long ago and assumed this home would be passed on to his kids someday. After some discussion, Nancy Quigg moved to authorize the Land Bank to sell 122 Foxboro back to the former owner of $15,000. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 122 FOXBORO BACK TO THE FORMER OWNER OF $15,000.**

H. Proposal from Trinity Financial, Inc. for the 600 Block of South Ave.

Kenan Bigby from Trinity Financial joined via zoom and presented their plan to build a 62-unit apartment building on eight Land Bank-owned parcels on South Ave. across the street from the Price Rite supermarket. Staff and board members asked questions about their financing, timeline, and what income limits would be for the tenants. Ms. Wright explained that she'd like to give them an 18-month option to purchase with closing contingent upon them securing the necessary funds to build the project in that time period.

There was some discussion about how much community engagement has been done. Kenan noted that this was Jubilee Housing's role in their partnership. No one from Jubilee was present to answer questions. The board indicated that they expect to see additional community engagement on the design and plan prior to closing.

Nancy Quigg moved to authorize the Land Bank to sell these eight parcels to Trinity Financial, Inc., giving them 18 months to close on the condition that they secure necessary development financing before that time. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL THESE EIGHT PARCELS TO TRINITY FINANCIAL, INC., GIVING THEM 18 MONTHS TO CLOSE ON THE CONDITION THAT THEY SECURE NECESSARY DEVELOPMENT FINANCING BEFORE THAT TIME.**

VII. Discussion

A. Housing Visions' Creekside Landing project

Ms. Wright informed the board that Housing Visions' most recently LIHTC application was not funded but that they will reapply in the fall and they are still within the window of their option to purchase. She noted it is typical for a LIHTC application to be submitted 2-3 times before it is funded as it is a highly competitive program.

B. Pace of Demolitions

Ms. Wright explained how Crisafulli has fallen behind schedule and cannot finish the number of jobs they have under contract by 12/31. Her initial instinct was to take 15 away and put them back out to bid, but they insist that they can pick up the pace, so she offered that they put five back out to bid now and then reevaluate monthly. She also offered that they could pick which five to give up, since they really do not want them to walk away completely because they really do need to split the jobs between two contractors to get them done by 12/31. The board agreed that this was a fair compromise. She noted that they'd put five out to bid and have those ready for the board's approval next month and that it would likely increase their costs, but that they could absorb that with their County 2022 funding.

VIII. Adjournment

Nancy Quigg moved to adjourn the meeting. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS VOTED TO ADJOURN THE MEETING AT 9:11 AM.**