GREATER SYRACUSE
LAND BANK

Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, August 16, 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, Joel Kaigler, Shavel Edwards, Terri Luckett, Craig Swiecki, Gail Cawley

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 were present.

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

IV. Minutes
Jonathan Link Logan moved to approve minutes from June 21 and July 19, 2022. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO APPROVE THE MINUTES FROM JUNE 21 AND JULY 19, 2022.**

V. Executive Summary & Financial Statements
Ms. Wright noted that financial statements through the end of June were attached.

VI. New Business
A. Authorization to sell multiple properties
Ms. Wright summarized the offers received outlined in the attachment to their resolution. Oceanna Fair disclosed that she is related to one of the buyers for item #8 and would need to recuse herself from deliberation and voting on that item. Ms. Wright explained that they'd need a motion to remove that from the resolution and then it could be voted on separately.

Ms. Wright informed the board that she has been hearing from Mr. Zivari's real estate agent, Jenny Lee, since 2017 and that she met with Ms. Lee and one of Mr. Zivari's business associates in late-2017. Initially they'd expressed interest in buying the Land Bank's entire inventory. When we explained that the Land Bank was not interested and that such a transaction would be entirely inconsistent with the land bank's mission and purpose, they pursued idea of buying 20+ properties in a bundle. Ms. Wright repeatedly explained that the Land Bank's policy is to sell just one property to an applicant at first so they can see the quality of their work. She also noted that it had come to her attention recently that Mr. Zivari previously plead guilty to federal charges of bid rigging related to real estate foreclosure auctions and tax evasion. Mr. Link Logan expressed concern about that previous activity in a related field and asked about the qualifications submitted with his offer. Ms. Wright explained that he showed sufficient financial resources and had provided letters of recommendation which stated he has real estate development experience, but lacked specifics and were from his building materials supplier, architect, and contractor; in addition he didn't supply specific examples of his past development projects with an explanation of what his role was in those. Mr. Link Logan expressed concern that his letters of recommendation were all from people he hires and pays. Mr. LaFlair asked whether it ought to say that sale is not recommended by staff in the Schedule A attached to the resolution. Ms. Wright stated that perhaps it would have been more appropriate to not make a recommendation either way, as they have occasionally done in the past, leaving it up to the board to make a determination. Mr. Hogan asked Mr. Sidd what type of resolution they would need to remove this item from today's agenda. Mr. Sidd suggested they could make a motion to remove this item from Schedule A and pass the resolution as amended.

Nancy Quigg moved to remove items 6 and 8 from Schedule A. Jonathan Link Logan seconded this motion. Jonathan moved to pass the resolution as amended. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS THE RESOLUTION AS AMENDED.**

Nancy Quigg moved to authorize the sale of 273 McLennan Ave. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS EXCEPT OCEANNA FAIR, WHO ABSTAINED, VOTED TO AUTHORIZE THE LAND BANK TO SELL 273 MCLENNAN AS PROPOSED DIVIDED BETWEEN THE THREE NEIGHBORS.**

B. Sell 307 Bear St.

Ms. Wright explained that this property isn't listed for sale as it requires $18,000 worth of debris removal before they can list it. She noted that Ed Morris, a local contractor who lives in this neighborhood and has purchased from the Land Bank before, expressed interest in buying it to renovate and operate as a rental. She went on to explain that his previous projects have been of a very high quality and that because he is a contractor this job is cost effective for him in a way that it would not be for someone having to hire a contractor. She noted that some neighbors had expressed opposition to the sale stating that they'd prefer to see it demolished and expressing concern that it's a very small parcel with no room for a yard or off-street parking. Mr. Hogan asked if the building could be renovated. Ms. Wright stated that it can and that the Land Bank's construction manager had reviewed Mr. Morris' plans and found them to be sufficient. Furthermore, we know that he has the capacity to handle unforeseen difficulties on a project like this. Mr. Hogan stated that they shouldn't be spending public funds to demolish buildings than can be saved.

Jonathan Link Logan moved to authorize the Land Bank to sell 307 Bear St. to Edward Morris. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 307 BEAR ST.**

C. Sell 605-07 Oneida St.

Ms. Wright explained that JMA wireless is working to assemble land to build an additional 100,000 sq. ft. facility. She noted that since this is a noncompetitive sale they'd asked JMA to pay assessed value, which they'd agreed to. Gail Cawley introduced herself and said she was available to answer questions. There was some discussion about the planned facility.

Mike LaFlair moved to authorize the Land Bank to sell 605-07 Oneida St. to JMA Tech Properties, LLC. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 605-07 ONEIDA ST.**

D. Acquire Certain Properties from the City of Syracuse

Ms. Wright directed the board members to page 47 of their packet and explained the strategy behind each of these acquisitions. Mr. Hogan emphasized that they need to do whatever is possible to address problems on the 100 and 200 blocks of N. Geddes. St. Jonathan Link Logan moved to authorize the Land Bank to acquire certain properties from the City of Syracuse. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE CERTAIN PROPERTIES FROM THE CITY OF SYRACUSE.**

E. Award demolition contract

Ms. Wright explained that Crisafulli had selected five jobs to give up and that the Land Bank had put those out to bid. The only respondent was Scanlon. This will result in an increased cost, but they have 2022 funds from Onondaga County that can be used to cover the overages. This will ensure that they meet their 12/31 deadline to spend ARPA funds. Jonathan Link Logan moved to authorize the Land Bank to contract with Scanlon for multiple demolitions. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH SCANLON FOR MULTIPLE DEMOLITIONS.**

F. Apply for Adams Foundation grant for the Gustav Stickley House

Mr. Avery-Dougherty explained what this grant was for, noting that the Land Bank needs to be the applicant since they hold title, and recapped the Land Bank's involvement with this project. Mike LaFlair moved to authorize the Land Bank to apply for a grant from the Adams Foundation for the Gustav Stickley House. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO APPLY FOR A GRANT FROM THE ADAMS FOUNDATION FOR THE GUSTAV STICKLEY HOUSE.**

G. Authorize Land Bank to contract with HCR for LBI funding

Ms. Wright explained that since they last met the Land Bank applied for the maximum available award and was awarded those funds by HCR. Last month they'd indicated that they would craft the application based on what they heard on an upcoming HCR webinar and try to ensure that our proposed uses of funds were as competitive as possible. Their response was not to think of it as competitive and suggested that if what we proposed was an eligible expense it would likely be funded. The Land Bank applied for $200,000/year for salaries since no other funding sources allow direct funding of salaries. This will help to shrink their deficit for a three year period – the grant can be renewed for up to three years. They now need authorization to contract with HCR for this award. Jonathan Link Logan moved to authorize the Land Bank to contract with the Housing Trust Fund Corporation for $200,000/year for up to three years. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH THE HOUSING TRUST FUND CORPORATION FOR $200,000/YEAR FOR UP TO THREE YEARS.**

VII. Discussion

A. Pace of Foreclosures

There was some discussion of the City's efforts to address the pace of foreclosures and frustration voiced about the lack of progress to date since this problem was identified in mid-2020. Jonathan Link Logan suggested they ought to send a letter from the board to the Mayor outlining the problems this is causing. Ms. Wright stated that she could help him with drafting something. All agreed that this should be done and sent to the rest of the board for review.

VIII. Adjournment

Mike LaFlair moved to adjourn the meeting. Nancy Quigg seconded him. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY VOTED TO ADJOURN AT 8:26 AM.**

Staff noticed an item had been left off the agenda inadvertently. The public in attendance was informed that the board would reconvene.

Mr. Hogan called the session back to order at 8:33 AM. Ms. Wright presented the board with a table of all the bids received for driveway replacement at three addresses.

Nancy Quigg moved to hire Lostumo Paving for 1127 W Colvin St. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO HIRE LOSTUMO PAVING FOR THE DRIVEWAY INSTALLATION AT 1127 W COLVIN ST.**

Oceanna Fair moved to hire CNY Sealing & Paving for 2108 Midland. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO HIRE CNY SEALING & PAVING FOR THE DRIVEWAY INSTALLATION AT 2108 MIDLAND.**

Mike LaFlair moved to hire Superior Seal & Paving for 321 Baker Ave. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO HIRE SUPERIOR SEAL & PAVING FOR THE DRIVEWAY REPLACEMENT AT 321 BAKER AVE.**

Nancy Quigg moved to adjourn the meeting. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS UNANIMOUSLY VOTED TO ADJOURN AT 8:36 AM.**