GREATER SYRACUSE
LAND BANK

Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, September 20, 2022
431 E. Fayette Street, 3rd Floor
Syracuse, NY 13202

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

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 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 moved to edit the first paragraph on p. 2 of the minutes to state "that sale is not recommended" rather than "that sale is recommended." He moved to approve the minutes as amended. Nancy Quigg seconded this motion. ALL BOARD MEMBERS PRESENT VOTED TO APPROVE THE MINUTES FROM AUGUST 16, 2022 AS AMENDED.

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

VI. New Business
A. Approve 2022-23 Funding Contract with the City of Syracuse
Ms. Wright explained that the $750,000 would be limited to "only those purposes permitted by law and in furtherance of the GSPDC's mission." Jonathan Link Logan moved to authorize the Land Bank to enter into said funding contract with the City of Syracuse. Oceanna Fair seconded the motion. ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO ENTER INTO THE ATTACHED FUNDING CONTRACT WITH THE CITY OF SYRACUSE.

Mike LaFlair arrived at 8:05 AM.

B. Authorization to sell multiple properties
Ms. Wright summarized the offers received this mot. Nancy Quigg moved to authorize the Land Bank to sell multiple properties. Oceanna Fair seconded this motion. ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES.

C. Acquire Certain Properties from the City of Syracuse

Ms. Wright described the land bank's plan for each property described on p. 44 of the agenda packet. Oceanna Fair moved to authorize the Land Bank to acquire these properties from the City of Syracuse. Jonathan Link Logan seconded this motion. ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE CERTAIN PROPERTIES FROM THE CITY OF SYRACUSE.

D. Award demolition contract

Ms. Wright explained that they had taken several jobs previously awarded to Crisafulli and put them back out to bid so that they could be completed more quickly. She noted that this would create an added cost, but that they could use County funds to absorb the cost increase. 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 UNANIMOUSLY TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH SCANLON FOR MULTIPLE DEMOLITIONS.

E. Engage a consultant for EPA grant application and implementation assistance

Ms. Wright explained that they had put this service out to bid and received four responses, which are summarized in the packet, and that they were requesting the board's authorization to contract with Stantec for grant-writing and, if awarded, grant administration. Nancy Quigg moved to authorize the Land Bank to contract with Stantec for grant writing and, if awarded, for grant administration. Jonathan Link Logan seconded this motion. ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH STANTEC FOR GRANT-WRITING AND, IF AWARDED, GRANT ADMINISTRATION.

VII. Discussion

A. Pace of Foreclosures

Ms. Wright shared a summary of recent progress made by the City. Mr. Link Logan stated that he thought it was important to send the Mayor a letter from the board stressing the urgency of this matter. He asked Katelyn to draft something and circulate to the board. After some discussion the whole board agreed that they wished to send this letter.

B. Acacia Network/La Liga – Buffalo Site Visit and Plans for Delaware St, Geddes/Seymour corner

Ms. Wright shared a map of Delaware Street, showing the assemblages of property that the Land Bank has nearly completed, all zoned Residential Class B, along with the corner of Geddes/Seymour which is zoned BA. She summarized a recent site visit to Buffalo and the work completed there by Hispanics United Buffalo, which is an Acacia affiliate just like La Liga. She went on to explain that Acacia Network is working to help La Liga develop real estate development capacity and that they are working on a plan for multifamily housing along Delaware and plan to submit a proposal to the Land Bank later this year. Katelyn stressed that they should get community feedback on their plans and designs before the board votes.

C. NYS Homes & Community Renewal (HCR) Land Bank Initiative (LBI) Phase 2 forthcoming

Ms. Wright indicated that they'd already been awarded the maximum amount of Phase I funds available, which the board just recently authorized them to apply for. She indicated that the next round of funding should cover capital costs like demolitions and building stabilization and that she expects HCR to release the request for applications this fall and she hopes money will be flowing by 1/1/23.

D. Living Waters Church of God in Christ garage demo possible claim

Oceanna Fair moved that they enter executive session. Nancy Quigg seconded this motion. All board members present voted to enter executive session for the purpose of seeking and receiving legal advice at 8:44 AM.

Members of the public were told that they would reconvene and the board asked John Sidd and Katelyn Wright to remain present.

Jonathan Link Logan moved to reconvene regular session. Oceanna Fair seconded this. All board members present voted to reconvene regular session at 9:07 AM.

VIII. Adjourn

Jonathan moved to adjourn the meeting. Nancy Quigg seconded the motion. All board members present voted to adjourn the meeting at 9:07 AM.