GREATER SYRACUSE
LAND BANK

Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, March 21, 2023
431 E. Fayette Street, 2nd Floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Oceanna Fair, Nancy Quigg, Jonathan Link Logan, and Michael LaFlair
Others Present: Katelyn Wright, Shavel Edwards, Terri Luckett, Shannon Knickerbocker, Joel Kaigler, David Rowe, Luke Avery-Dougherty, Nicole Watts, Dan McGowan

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 at the meeting.

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

IV. Minutes
Oceanna Fair moved to approve the minutes from February 21, 2023. Nancy Quigg seconded this motion. All board members present voted unanimously to approve the minutes from February 21, 2023.

V. Executive Summary & Financial Statements

VI. New Business

A. Authorization to sell multiple properties
Katelyn summarized the offers received this month. After some discussion, Jonathan Link Logan recommended that staff ask the Parks Department if they would take ownership of the rear portion of 110 Glahn Ave and combine it with Kirk Park. Oceanna Fair moved to authorize the sale of multiple properties, excepting 110 Glahn. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE SALE OF MULTIPLE PROPERTIES AS AMENDED.**

B. Authorization to sell 207 and 211 Pond to Hopeprint
Ms. Wright introduced Nicole Watts, who explained Hopeprint's plan for this property – to build a community café on the ground floor and an apartment for a live-in daycare provider upstairs. Nancy Quigg moved to authorize the sale of 207 and 211 Pond St to Hopeprint for $5,000, with closing contingent upon them securing the necessary funds for Phase I of their project – construction of the community café. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT, EXCEPT JONATHAN LINK LOGAN WHO ABSTAINED BECAUSE HE IS ON THE VISION COUNCIL FOR HOPEPRINT, VOTED TO AUTHORIZE THE LAND BANK TO SELL 207 AND 211 POND ST. TO HOPEPRINT FOR $5,000, WITH CLOSING CONTINGENT UPON**

THEM SECURING THE NECESSARY FUNDS FOR PHASE I OF THEIR PROJECT – CONSTRUCTION OF THE COMMUNITY CAFÉ.

C. Authorization to Sell 624 Richmond

Ms. Wright explained the circumstances surrounding this noncompetitive sale under the Tenant to Homeowner program. Oceanna Fair moved to authorize the Land Bank to sell 624 and 622 Richmond Ave to Joshua Helmick for $33,400. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO AUTHORIZE THE LAND BANK TO SELL 624 AND 622 RICHMOND AVE TO JOSHUA HELMICK FOR $33,400.**

D. Authorization to Sell 137 Eureka

Ms. Wright explained that this parcel includes two single-family homes and that the cost to clean them out is double what they'd likely be able to sell the property for, so they opted not to list it for sale like their other properties because it's so difficult to show. She noted that they walked several potential buyers through the buildings who had expressed interest in them prior to foreclosure and all except Blatta Capital, LLC declined to submit a purchase offer. Nancy Quigg moved to authorize the Land Bank to sell 137 Eureka Street to Blatta Capital, LLC. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO AUTHORIZE THE LAND BANK TO SELL 137 EUREKA ST TO BLATTA CAPITAL, LLC FOR $5,000.**

E. Request for development enforcement mortgage deadline extension for 112 Burt St

Ms. Wright explained the unusual circumstances with this property which caused the scope of work to change from renovation to new construction and asked the board for an extension of the enforcement mortgage deadline through 12/31/23 at no cost to the owner. Mike LaFlair moved to authorize a no-cost deadline extension through 12/31/23. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE A NO-COST DEADLINE EXTENSION THROUGH 12/31/23.**

F. Second amendment to the contract to sell 2110 S Salina Street to Simply Ingram, LLC

Ms. Wright explained what progress has been made to date and that it appears they will be in a position to obtain permits and close on their construction financing by the end of the calendar year. She noted that this contract amendment, in addition to extending the deadline to close, also adds 101 Wood Ave. to the sales contract. Oceanna Fair moved to approve a contract amendment with Simply Ingram, LLC for 2110 S Salina Street and 101 Wood Ave. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE PROPOSED CONTRACT AMENDMENT WITH SIMPLY INGRAM, LLC FOR 2110 S SALINA STREET AND 101 WOOD AVE.**

G. Contract with multiple vendors for 2023-24 lawn maintenance

Ms. Wright summarized the bids received and explained their staff recommendation to contract with Catholic Charities, MNS Pro, and Neal Detailing. Jonathan Link Logan moved to authorize the Land Bank to contract with Catholic Charities, MNS Pro, and Neal Detailing for lawn mowing and yard maintenance for 2023, with an option to renew for 2024, at the prices bid. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED TO AUTHORIZE THE LAND BANK TO CONTRACT WITH CATHOLIC CHARITIES, MNS PRO, AND NEAL DETAILING FOR LAWN MOWING AND YARD MAINTENANCE FOR 2023, WITH AN OPTION TO RENEW FOR 2024.**

H. Acquire Certain Properties from the City of Syracuse

Ms. Wright explained the 57 properties listed in their packet – some requested by the City and some adjacent properties identified by the Land Bank, in addition to some requests from potential purchasers. Jonathan Link Logan moved to authorize the Land Bank to acquire these 57 properties from the City of

Syracuse. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO ACQUIRE THESE PROPERTIES FROM THE CITY OF SYRACUSE.**

VII. Discussion

Katelyn Wright reminded board members about upcoming meeting dates/times.

VIII. Adjournment

ALL MEMBERS VOTED UNANIMOUSLY TO ADJOURN THE METING AT 9:07AM.