Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, May 16, 2023
431 E. Fayette Street, 2nd Floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Oceanna Fair, Nancy Quigg, Jonathan Link Logan, Michael LaFlair
Others Present: Katelyn Wright, John Sidd, Shavel Edwards, Terri Luckett, Shannon Knickerbocker, Joel Kaigler, David Rowe, Luke Avery-Dougherty, Cimone Jordan, Andrew Lunetta, Leah Russell, Josh Seiersen

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

II. Roll Call
Mr. Hogan noted that all except Oceanna Fair were present.

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

IV. Minutes
Jonathan Link Logan moved to approve the minutes from April 18, 2023. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE MINUTES FROM APRIL 18, 2023.**

V. Executive Summary & Financial Statements
Katelyn Wright noted that financial statements through the end of March were attached and asked if there were any questions. There were none.

VI. New Business
A. Authorization to sell multiple properties
Katelyn Wright summarized the offers received this month.

Oceanna Fair arrived at 8:03 AM.

Jonathan Link Logan moved to authorize the Land Bank to sell multiple properties. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

B. Authorization to Sell 115 and 117 Wall St to A Tiny Home for Good
Ms. Wright explained that 115 is a demolition candidate so they are proposing noncompetitive sale for $1,000 and that A Tiny Home for Good has successfully renovated demolition candidates in the past. She

also noted they would include 117 Wall St as a side lot and that they are in the process of getting the two parcels merged.

Jonathan Link Logan moved to authorize the Land Bank to sell 115 and 117 Wall St to A Tiny Home for Good, Inc. for $1,000. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL 115 AND 117 WALL ST TO A TINY HOME FOR GOOD, INC. FOR $1,000.**

C. Authorization to Sell Multiple Vacant Lots to A Tiny Home For Good

Andrew Lunetta described their plans to build new housing on four clusters of vacant land. Ms. Wright noted that accepting the offer will give them the site control needed to apply to HHAP, but that closing would be contingent on HHAP awarding them the funding. Josh Seiersen, director of tenant services, spoke about their case management and support services. Jonathan Link Logan asked what their tenant turnover rate was and Andrew Lunetta noted that their model was meant to be permanent housing and that they have an 80%+ retention rate.

Nancy Quigg moved to authorize the Land Bank to sell multiple lots to A Tiny Home for Good, with closing contingent upon them securing the funding needed for new construction. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL MULTIPLE LOTS TO A TINY HOME FOR GOOD, INC. FOR $25,000 TOTAL, WITH CLOSING CONTINGENT UPON THEM SECURING CONSTRUCTION FUNDING.**

D. Authorize the Land Bank to purchase 153 Holland St from the Brotherly Love Church of God in Christ for Full Market Value as defined by the City Assessor: $3,721

Katelyn Wright referred the board to the diagram in their agenda showing this lot adjacent to two other lots owned by the Land Bank and explained that this would enable them to create two building lots instead of one. Nancy Quigg moved to authorize the Land Bank to purchase 153 Holland Street for $3,721. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO PURCHASE 153 HOLLAND STREET FOR $3,721.**

E. Approve of sale and transfer of development enforcement mortgage for 757 W Onondaga St

Katelyn noted that the executive summary incorrectly states the sales price is $100,000, and that the sales price is actually $50,000. She noted that she anticipates this plan will be successful since a commercial use will generate income and qualifies them for grants that wouldn't be available for an owner-occupied home. Nancy Quigg moved to approve the sale and transfer of the development enforcement mortgage for 757 West Onondaga Street. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE SALE AND TRANSFER OF THE DEVELOPMENT ENFORCEMENT MORTGAGE FOR 757 WEST ONONDAGA STREET.**

F. Contract with the Center for Justice Innovation to undertake community engagement in the Near Westside neighborhood

Ms. Wright directed the board's attention to a scope of work and budget provided by Leah Russel and noted that it is meant to include 10 kitchen table talks (not 100). Pat Hogan commented that Leah's group is experienced with these types of projects. He asked whether this was specific to the Acacia proposal. Katelyn explained that this would be a year-long project and that Acacia needs to get site control sooner than that in order to apply for tax-credits and other state funds, but that their intention with the kitchen table talks and outreach is to poll the whole neighborhood about all Land Bank properties. She noted that the Land Bank owns a great deal of vacant land on the Near Westside and since there will likely be so much new construction and creative use of greenspace, it warrants a public discussion. The church at Delaware and Grace also warrants a public discussion because they will need creative uses for the larger rooms in that building. Mr. Hogan asked what geography would be included and Katelyn responded that they would use the City's official boundaries of the Near Westside neighborhood: W Fayette Street, Geddes, West Onondaga Street, and West Street.

Jonathan Link Logan moved to authorize the Land Bank to contract with the Center for Justice Innovation for a one-year community engagement project on the Near Westside for $30,000. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO CONTRACT WITH THE CENTER FOR JUSTICE INNOVATION FOR A ONE-YEAR COMMUNITY ENGAGEMENT PROJECT ON THE NEAR WESTSIDE FOR $30,000.**

VII. Discussion

A. La Liga Proposal for Delaware and Geddes

The board noted that this was discussed already.

B. HCR LBI Round 2 award - $1.8 million

Katelyn Wright informed the board that no land bank received more than 90% of their funding request and that Syracuse was awarded at the highest level. Pat Hogan noted that bringing home a 90% grade from school would have thrilled his parents. Katelyn indicated that they are waiting for a contract from HCR before they can start putting jobs out to bid, but that they understand there will be another application round in approximately 9 months and their goal is to spend the money as fast as possible between now and then so we can demonstrate need in the next application round.

C. Likely changes to NYS tax-foreclosures

John Sidd described the current tax-foreclosure processes utilized in New York and the Tyler v. Hennepin County case that was recently argued before the Supreme Court, which would require NY and probably 12-13 other states to change the way they handle tax-foreclosures and account for any excess proceeds at the time of seizure. He noted that once the SCOTUS opinion is released the state will likely pass legislation amending real property tax law. He noted that he's participating in a national working group discussing this challenge as many states will likely need to change their foreclosure laws and we want to ensure that they're changed in a way that's not incompatible with existing land bank programs. He noted that he's also participating in a statewide group being headed up by Katelyn, which includes Center for Community Progress, the NY Association of Counties, Association of Towns, and NYCOM.

Katelyn explained that they are reaching out now to state legislators who have supported land banks in the past to make sure that they are fully informed on this topic and on the lookout for potential problems that we want to avoid with the state legislation – for example, we don't want to see it require an auction to determine fair market value at the time of foreclosure. Pat Hogan asked whether they could use assessed value as a measure of fair market value. Katelyn explained that in a perfect world they would do so, and assessments would be frequently updated; noting that if they could use assessed value as a measure of fair market value it would save the time and expense that might be associated with appraisals. Pat suggested that if they can't reassess the whole city in the short term, perhaps the assessor could reassess just the properties facing foreclosure. He suggested that Katelyn and John meet with Commissioner Oja.

Katelyn noted that they are advocating for NY to adopt a process currently utilized in Michigan and being proposed in Ohio, which would give owners an opportunity to submit a claim for excess proceeds, but the window of time during which they can file said claim would be prior to foreclosure. All properties that don't submit a claim could then go through the "normal" foreclosure process. If there is a claim, they'd analyze whether there are excess proceeds. If there aren't any, the property would go through the "normal" process. If there are excess proceeds, then the City would have to administer a surplus money proceeding. She proposes that the City advance the money necessary for that proceeding and that when the Land Bank sells the property the Land Bank would first be made whole, any proceeds leftover would make the City whole, and any proceeds left over after that would stay with the Land Bank. If the City won't agree to this, then they need to think about whether the Land Bank can afford to pay a price equal to the surplus proceeds for each property at the time of foreclosure (the amount of the tax liens has historically been written off and would continue to be written off by the City so the Land bank wouldn't be paying the full fair market value, just the delta between the tax liens and FMV). Either way, she suggests that they will need proceed slowly and see what the economic impact will-be-month by month and be prepare to pivot if necessary.

VIII. Adjournment

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