Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, June 20, 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, Cimone Jordan, Rich Puchalski, Mike Malda, Luis Trinchet, Raul Russi, Eddie Velazquez

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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

Nancy Quigg moved to approve the minutes from May 19, 2023. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE MINUTES FROM MAY 19, 2023.**

V. Executive Summary & Financial Statements

Katelyn Wright noted that financial statements through the end of April 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 8:04 AM.

Mike LaFlair 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. Approve sale of 106 S Alvord

Ms. Wright described the circumstances surrounding this sale, which are documented in the written resolution. Jonathan Link Logan asked whether this property needed renovations. Ms. Wright noted that it is livable and code compliant, but is dated in many aspects.

Jonathan Link Logan moved to authorize the Land Bank to sell 106 S Alvord to Brian Reynolds for $55,000. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL 106 S. ALVORD ST. TO BRIAN REYNOLDS FOR $55,000.**

C. Authorize sale and transfer enforcement mortgage for 122 Erickson

Ms. Wright summarized the information contained in the executive summary. Nancy Quigg moved to authorize George Lostumbo to sell 122 Erickson to his son, Daniel Lostumbo, on the condition that Daniel sign a new enforcement mortgage requiring him to complete the renovations within one year. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE GEORGE LOSTUMBO TO SELL 122 ERICKSON TO HIS SON, DANIEL LOSTUMBO, ON THE CONDITION THAT DANIEL SIGN A NEW ENFORCEMENT MORTGAGE REQUIRING HIM TO COMPLETE THE RENOVATIONS WITHIN ONE YEAR.**

D. Amend contract with Brotherly Love Church of God in Christ for 153 Holland

Katelyn explained that she'd been mistaken the prior month when she asked the board for authorization to purchase the lot for assessed value and that she had previously discussed $5,000 with the church – a difference of approximately $1,300. She noted that it was important to acquire this so that they could create two adjacent infill sites on Holland, very near the Delaware Street project and that their goal would be to surround the Delaware properties with higher-income buildings to create a mixed-income neighborhood.

Oceanna Fair moved to authorize the Land Bank to purchase 153 Holland Street for $5,000. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO PURCHASE 153 HOLLAND STREET FOR $5,000.**

E. Acquire 149 and 236 Fitch from City of Syracuse

Katelyn explained that the City is not transferring any new foreclosures to the land bank until they amend their local Tax and Assessment Act, but that they can transfer City-owned properties and that these two vacant lots would complete larger assemblages for infill construction.

Jonathan Link Logan moved to authorize the Land Bank to acquire 149 and 236 Fitch from City of Syracuse. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO ACQUIRE 149 AND 236 FITCH FROM CITY OF SYRACUSE.**

F. Authorization to sell multiple properties to Spanish Action League

Ms. Wright summarized Acacia/LaLiga's plan for 19 parcels. Pat Hogan confirmed that the sales price is set equal to the assessed value and that it will be $220,684. Katelyn described the project and noted that Acacia has been very transparent, including her on their weekly project calls and in their technical assistance call with HCR. She walked them through the architectural drawings and site plans and clarified what would be built on each site and that the building on the 300 block of Delaware would be supported by HHAP funding and would serve survivors of domestic violence.

Katelyn introduced Raul Russi and Luis Trenchet from Acacia. Mr. Russi shared some information on Acacia's real estate development experience and described their affiliate relationship with La Liga, indicating that they would co-own the project and noting that they have invested a significant amount of money in pre-development work, architectural designs, environmental testing, etc. and have been working toward a project like this in Syracuse for at least six years.

Katelyn noted that they have made a good faith effort to address the concerns that the board raised about this project. 1) A desire for a broader mix of incomes, including 80% units. HCR has told them that this isn't feasible under the LIHTC program since 80% rents exceed market rents. 2) More 3-bedroom units and less 1-bedroom units. This would reduce the overall unit count and skew the per unit cost higher than HCR is likely to approve. 3) More detail on the ESSHI special population being served. They have confirmed that the ESSHI units are targeted to survivors of domestic violence. 4) Management concerns. They are in talks with Housing Visions and intend to engage them as a property manager. 5) Priority placement for people already living in the neighborhood. This isn't permitted under the HCR regs, but they can make a targeted marketing effort with existing neighbors and partner with local agencies to do outreach and ensure that they are aware of the opportunity and sign up as soon as the units become available.

Katelyn noted that Leonard Skrill from HCR was present via zoom. Mr. Skrill explained that rents must be set between 30-48% of the tenant's income in a LIHTC building and that a tenant at 80%'s rent would exceed market rents, so an application including 80% rents in this location would not likely pass their underwriting process. Luis Trenchet confirmed that the buildings would all be limited to 50% AMI since the HUD income guidelines had just been updated. Their original intent was 50 and 60% AMI and the actual income limits haven't changed, but with the brackets shifting it now only covers 50%.

Katelyn suggested that while they cannot make these buildings truly mixed-income, they could take steps to make the neighborhood mixed-income, noting that the land bank is assembling a great deal of property on the surrounding blocks and that they can achieve higher income units via the AHOP program. Jonathan Link Logan asked to what extent could they get that done here, since they'd discussed the same thing with the Butternut Street project and it didn't come to fruition. Katelyn noted that they had a few advantages here that they didn't have with the Butternut Street project. They had a hard time assembling building sites on the Northside, but here they have site control over many buildable sites, Jubilee is interested in building here as well as HHQ so there will be more capacity to build, and NBD is being much more proactive now about dictating where their funding goes and building on Holland and Kellogg are priorities for them. Cimone Jordan from NBD concurred that those are priority streets and that they have committed funds for a good number of infill projects on Merriman already. Jonathan Link Logan asked Katelyn to convene discussion with NDB, HHQ, and other housing partners to ensure that this strategy is pursued.

Oceanna Fair suggested that particularly if there is a commercial use on the ground floor of the Geddes/Seymour building that four parking spaces likely isn't enough and they should consult with the neighbors on Seymour who will be impacted by the traffic. Pat Hogan noted that most homes on that street have driveways but conceded that it would increase traffic.

Jonathan Link Logan asked whether there was going to be on-site support for the tenants on the 300 block of Delaware and Luis pointed out that there would be on-site offices on the first floor for their case managers and that this is required for the HHAP/ESSHI funding.

Pat Hogan asked about their arrangement with Housing Visions and whether the Land Bank could enforce that. Katelyn confirmed that they would include a requirement in the contract that they must sign a contract with Housing Visions prior to closing. John Sidd noted that it would be hard to enforce any ongoing requirements after closing, but that they could require that the signed contract prior to closing be for a certain term. Raul Russi stated that would be agreeable to them, but that they needed reasonable freedom to terminate the agreement if cause arose in the future. Pat Hogan noted that they would be applying for a shelter rent agreement from the City which can enforce ongoing requirements and perhaps they could build the requirement into that agreement. Katelyn suggested that it would be odd to require that they contract with one specific company, but maybe they would consider a requirement that the management company must be local and must meet certain condition, for example, cannot have a history of nuisance abatement cases at properties they manage.

Pat Hogan indicated that he would like to table the item since the Westside TNT meeting was later that evening. Katelyn explained that Acacia needs an accepted offer so that they can demonstrate site control for their HHAP application, which will be submitted in July so that when the LIHTC application is submitted in the fall, the underwriters will see that HHAP is already submitted. Raul Russi concurred that time is of the essence. After some discussion, the board agreed to table the item, but to reconvene Friday at 11:00. Katelyn indicated that Raul Russi and Luis Trenchet could join that meeting via zoom, as they'd flown in from NYC for today's meeting.

G. Authorize Land Bank to enter into 2023-24 funding contract with the City of Syracuse

Katelyn noted that the amount of funding and language regarding use of funds was the same as the prior year, but that they had moved up the disbursement dates and that they would have to change the language regarding the "property price" due to the recent Supreme Court opinion in Tyler v. Hennepin County. John Sidd reviewed the impacts of this case and noted that the City will have to amend it's Tax and Assessment Act in order to comply and that he has been in ongoing discussions with the City Law Department on this topic. There was some discussion about what that amendment might include. Pat Hogan asked if the board could approve of the contract with the caveat that this section regarding price will be revised in a way that is acceptable to legal counsel and John confirmed that they can do so.

Jonathan Link Logan moved to authorize the Land Bank to enter into a 2023-24 funding contract with the City of Syracuse with the exact language regarding price of properties to be approved by counsel. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO ENTER INTO A 2023-24 FUNDING CONTRACT WITH THE CITY OF SYRACUSE WITH THE EXACT LANGUAGE REGARDING PRICE OF PROPERTIES TO BE APPROVED BY COUNSEL.**

VII. Adjournment

ALL BOARD MEMBERS UNANIMOUSLY AGREED TO ADJOURN THE MEETING AT 9:19 AM.