Minutes
Greater Syracuse Property Development Corporation
Special Meeting of the Board of Directors
11:00 AM Friday, June 23, 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

I. Call to order

Pat Hogan called the meeting to order at 11:01 AM.

II. Roll Call

Mr. Hogan noted that all board members were present.

III. Proof of Notice

Mr. Hogan noted that public notice had been properly posted.

IV. Minutes

There was some discussion of the June 20 minutes and a few corrections suggested. All agreed to table these until the next meeting.

V. New Business

A. Authorization to sell multiple properties to Spanish Action League / Acacia Network

Ms. Wright noted that she and Mr. Hogan had attended the Westside TNT meeting on the evening of Tuesday, June 20, and explained the constraints imposed by HCR made it impossible to achieve some of their goals for the project, but that they still believe it's worth doing and will have a positive impact on the neighborhood. Katelyn reported that only 3-4 Near Westside residents attended the meeting, but they had a thorough discussion of the constraints that the Land Bank is facing and their shared goals for neighborhood revitalization. Pat Hogan stated that he was glad they were able to have this discussion before the Land Bank board votes on this purchase offer.

There was some discussion of the terms of this proposed contract and Ms. Wright turned their attention to the terms outlined in the executive summary. Jonathan Link Logan asked if they were bound to stick to these terms if the contract needs to be extended. Katelyn noted that they aren't proposing an option to renew so any extension could be completely renegotiated and terms changed if necessary.

Mike LaFlair moved to authorize the Land Bank to sell 19 parcels to an entity to be co-owned by Acacia Real Estate Development Inc. and Spanish Action League of Onondaga County, Inc. for $220,684 for the development of 67 units of affordable housing and commercial ground floor unit(s) at 601 S. Geddes St. consistent with their proposed plan per the terms outlined in the executive summary. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL 19 PARCELS TO AN ENTITY TO BE CO-OWNED BY ACACIA REAL ESTATE DEVELOPMENT INC. AND SPANISH ACTION LEAGUE OF ONONDAGA COUNTY, INC. FOR $220,684 FOR THE DEVELOPMENT OF 67 UNITS OF AFFORDABLE HOUSING AND COMMERCIAL GROUND FLOOR UNIT(S) AT 601 S. GEDDES ST. CONSISTENT WITH THEIR PROPOSED PLAN AND PER THE TERMS OUTLINED IN THE EXECUTIVE SUMMARY.**

B. Authorization to sell 138 Mary Street to Ed Garno

Ms. Wright explained that their disposition policy prohibits them from selling a property back to the former owner or one of their immediate relatives and that this house was owned by Mr. Garno's father, but he's able to purchase it for the amount of taxes owed at the time of foreclosure and it appears they may be warranted in deviating from their standard policy due to extenuating circumstances – Mr. Garno is disabled and has been working for several months to find somewhere else to live and has been unable to find suitable arrangements. Jonathan asked whether any renovations were needed and Ms. Wright said that she would examine that further, but that they could connect him with resources from HHQ or Empire Housing if he needs financial assistance with renovations.

Jonathan Link Logal moved to authorize the Land Bank to sell 138 Mary Street to Edward Garno for $28,728.02 on the condition that he be required to make whatever repairs are necessary to bring the property up to code. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL 138 MARY STREET TO EDWARD GARNO FOR $28,728.02 ON THE CONDITION THAT HE BE REQUIRED TO MAKE WHATEVER REPAIRS ARE NECESSARY TO BRING THE PROPERTY UP TO CODE.**

C. Authorize the Land Bank to contract with demolition contractors for multiple demolitions

Ms. Wright noted that they have funding from NYS to demolish 36 buildings this year and that they have put the first bunch out to bid. She noted that they did not ask for a bundled price this time because they want to spread the work around and ensure that no demolition contractor gets backed up with numerous unfinished jobs. She went on to note that Crisafulli was the lowest bidder on all of the jobs, but that she had sorted the addresses to show those where the next lowest bidder was closest so that if they chose to go with the next lowest they could prioritize those where the added cost would be minimized. There was some discussion of the added cost, but all board members agreed that it was important to spread the work around to ensure that these jobs are completed in a timely manner.

Jonathan Link Logan moved to award the contracts for the demolition of 410 E Division, 222 Delaware Street, 721 Lemoyne Ave, 244-46 Bruce Street, and 234 Hunt to Scanlon and 809-11 W Colvin Stret, 504 Pond Street, 346 W Kennedy St, 236 Markland Ave, 330-32 Fitch Street, and 244 Palmer Ave to Crisafulli. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO CONTRACT WITH SCANLON FOR THE DEMOLITION OF 410 E DIVISION, 222 DELAWARE STREET, 721 LEMOYNE AVE, 244-46 BRUCE STREET, AND 234 HUNT AND WITH CRISAFULLI FOR THE DEMOLITION OF 809-11 W COLVIN STRET, 504 POND STREET, 346 W KENNEDY ST, 236 MARKLAND AVE, 330-32 FITCH STREET, AND 244 PALMER AVE.**

D. Renew Construction Liability Insurance Policy

Ms. Wright noted that they are proposing to switch to a new carrier and that their rate and volume of projected work is significantly lower this year than last and their premiums will be approximately $25,000 less than the prior year. Jonathan Link Logan asked if all the terms were the same and Katelyn confirmed the coverage and deductible are unchanged from their current policy.

Nancy Quigg moved to authorize the Land Bank to obtain a construction GL policy from Champlain Specialty Insurance Company per the attached proposal. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO OBTAIN A CONSTRUCTION GL POLICY FROM CHAMPLAIN SPECIALTY INSURANCE COMPANY PER THE ATTACHED PROPOSAL.**

VI. Adjournment

Jonathan LInk Logan moved to adjourn the meeting. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS UNANIMOUSLY VOTED TO ADJOURN THE MEETING AT 11:31 AM.**