Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, August 15, 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, Luke Avery-Dougherty, Terri Luckett, Dave Rowe, Joel Kaigler, Shavel Edwards, Shannon Knickerbocker, Craig Swiecki, Cimone Jordan, Rick Puchalski

## I. Call to order

Pat Hoan called the meeting to order at 8:00 AM.

## II. Roll Call

Mr. Hogan confirmed that all board members were present.

## III. Proof of Notice

Mr. Hogan confirmed that notice of the meeting had been properly posted.

## IV. Minutes

Nancy Quigg moved to approve the minutes from July 18, 2023. Oceanna Fair seconded the motion. **ALL BOARD MEMBERS PRESENTED VOTED TO APPROVE THE MINUTES FROM JULY 18, EXCEPT JONATHAN LINK LOGAN WHO ABSTAINED.**

## V. Executive Summary & Financial Statements

Katelyn Wright noted that financial statements through the end of June were attached and asked if there were any questions. There were none.

## VI. New Business

### A. Authorize the sale of multiple properties

Katelyn presented the purchase offers submitted this month. Jonathan Link Logan moved to authorize the sale of multiple properties. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE SALE OF MULTIPLE PROPERTIES.**

### B. Authorize the Sale of 204 Sweeting

Katelyn Wright summarized the context and rationale for the sale contained in the resolution. She noted that the sale would be subject to a residency enforcement mortgage requiring the property remain owner-occupied for five years in exchange for the discount off of the appraised value, which was justified in part because the home's value is influenced by renovations the buyers have already paid for.

Jonathan Link Logan moved to authorize the Land Bank to sell 204 Sweeting St to David Garcia and Adamaris Figueroa for $1,000. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE SALE OF 204 SWEETING ST TO DAVID GARCIA AND ADAMARIS FIGUEROA FOR $10,000.**

**C. Hire HKK to prepare required documentation for demolition of 222 Delaware St.**

Katelyn explained that they had received some pushback from the State Historic Preservation Office (SHPO) regarding the demolition of this building and so they were opting toward using unrestricted funds for the demolition, but that in the course of doing the environmental reviews for Acacia's LIHTC application, Holmes King Kallquist (HKK) was able to get the SHPO to consent to using state funds for demolition if the building is thoroughly documented prior to demo. Katelyn explained that spending approximately $5k in unrestricted funds to hire HKK to do this work would enable them to use HCR funds for the demo rather than their unrestricted funds. She went on to explain that they have experience in this area that our staff does not.

Oceanna Fair moved to authorize the Land Bank to hire HKK to provide required documentation to the SHPO to support the demolition of 222 Delaware St. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO HIRE HKK TO PROVIDE REQUIRED DOCUMENTATION TO THE SHPO TO SUPPORT THE DEMOLITION OF 222 DELAWARE ST.**

**D. Swap properties with Onondaga County Fund Development Corporation**

Katelyn described the project being planned by Onondaga County Community Development and the five lots they purchased in June. She indicated that they would like to swap two of them for other land bank properties on the same block. Jonathan Link Logan asked if they were all vacant lots. She answered that all are except for 346 W. Kennedy, which they were planning to demolish anyway and will do prior to closing. She noted that they'd already paid for five lots so she isn't proposing to charge them for the two new ones, but will ask that they cover all transaction costs.

Nancy Quigg moved to authorize the swap of 332-34 and 349 W Kennedy for 308 and 346 W Kennedy. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED IN FAVOR OF SWAPPING 332-34 AND 349 W KENNEDY FOR 308 AND 346 W KENNEDY PER THE TERMS DESCRIBED, EXCEPT MIKE LAFLAIR, WHO WORKS FOR ONONDAGA COUNTY COMMUNITY DEVELOPMENT AND ABSTAINED.**

**E. Sell properties to Housing Visions**

Kately explained that these are also funded by Onondaga County and meant to complement the single-family owner-occupied homes. She explained that Housing Visions would purchase, build, and operate these properties – 310 W. Kennedy St., 242-44 Furman St., and 248-50 Furman St. – which will serve occupants at or below 30% AMI who are homeless or at risk of becoming homeless, that the Housing and Homeless Coalition Coordinated Entry list will be used to identify tenants. Supportive services will also be provided per the funding source being used and the affordability period is 15 years. She noted that she's seeking the board's authorization to sell these three addresses to Housing Visions for $5,000 each.

Jonathan Link Logan asked if the neighbors have been informed of the project or had a chance to ask questions about case management and the population being served. Katelyn noted that the community has been informed about the County's plans to build 5 single-family homes and 5 two-family rentals, but that she doesn't believe they have discussed the population being served. After some discussion, the board agreed that this should be tabled until that community outreach is completed.

### F. Sell 720 W. Newell back to former owner

Katelyn explained that the owner of this property had bee trying to enter into a tax trust prior to foreclosure, but was unable to because she had two tax-delinquent properties and she wasn't able to raise the funds in time to pay off one in full so that she could enter into a tax trust on the other. She's now raised the money to pay the taxes that were owed on 720 W. Newell St. and enter into a tax trust on the other property. Jonathan Link Logan noted that they typically only sell properties back to the former owner if it's their primary residence and asked what this property is being used for. Katelyn noted that it is unoccupied and appears to be used for storage, but that the former owner is willing to sign a development enforcement mortgage and get the property renovated in a year. She went on to explain that the board might consider making an exception in this case because she was taking steps to avoid the foreclosure, but was unable to enter into a tax trust. The board asked for more information about her budget and financing for the renovations and whether her other property is owner-occupied and/or if it has any code violations and decided to table the item until next month.

## VII. Discussion

### A. Tyler v. Hennepin County

John Sidd briefed the board on the implications of *Tyler v. Hennepin County* and the City's plan to amend their Tax and Assessment Act to comply with the SCOTUS decision. He explained that there has been no legislation passed in Albany so far that would limit their ability to come up with a local solution and that they don't anticipate that will be the case since previous legislation considered left "opt out" communities like Syracuse to come up with their own solutions to comply with *Tyler*. He went on to explain the arrangement they've been discussing wherein the Land Bank might act as the City's agent to carry out some of the actions required in the amended Tax and Assessment Act. Katelyn Wright explained that there will be a financial impact on the Land Bank, but their plan is to roll this out slowly and see how it works because we don't know how many homeowners will file claims or what the annual financial impact will be. Once they get a better sense of that impact, the City and County will need to increase annual funding for the Land Bank accordingly or they won't be able to continue on.

## VIII. Adjournment

Oceanna Fair moved to adjourn at 8:40 AM. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED UNANIMOUSLY TO ADJOURN AT 8:40 AM.**