



Minutes
Greater Syracuse Property Development Corporation
Special Meeting of the Board of Directors
8:00 AM Monday, November 20, 2023
431 E. Fayette Street, 3rd Floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Nancy Quigg, Jonathan Link Logan, Michael LaFlair, Oceanna Fair
Others Present: Katelyn Wright, Luke Avery-Dougherty, Daniel Stazzone, Terri Luckett, Joel Kaigler, Shavel Edwards, Shannon Knickerbocker, Ed and Jeanne Mitchell, Chris LaBerge, Craig Swiecki

I. Call to order

Pat Hogan 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

Jonahtan Link Logan moved to approve the minutes from October 27. Nancy Quigg seconded the motion.
ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE MINUTES FROM OCTOBER 27.

V. Executive Summary & Financial Statements

Katelyn Wright reported that the financial statements through the end of September were attached and asked if board members had any questions about them. There were none.

VI. New Business

A. Authorize Sale of Multiple Properties

Katelyn summarized the offers received this month. There was some discussion of the sale at 830 Ostrom Ave. She confirmed that this buyer has experience with renovations of this scope and that her contractor visited the property. Daniel also visited some of her other properties and confirmed that they appear to be well maintained. Katelyn noted that her price was pushed up to \$316,000 due to an escalation clause. Jonathan Link Logan asked if she's aware that the price was escalated so high. Katelyn and Daniel confirmed that they hadn't discussed with her since bids were submitted, but that her escalation ceiling was even higher and that she showed sufficient proof of funds to cover the purchase and renovations, including a more extensive scope of work than the Land Bank is requiring.

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

B. Authorize Sale of three lots to Housing Visions

Katelyn reminded the board about the details of this project and noted that Ben Lockwood presented at Southside Syracuse United Neighbors the week prior and that the proposal was well received. Pat Hogan asked how well attended the meeting was. Shavel Edwards noted that attendance was low because two other public meetings were held that evening.

Oceanna Fair moved to authorize the land bank to sell three lots to Housing Visions. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL THREE LOTS TO HOUSING VISIONS.**

C. Authorize Sale of 209 and 211 Elliott Street to A Tiny Home for Good

Katelyn explained that the board had previously authorized the land bank to sell numerous lots to A Tiny Home for Good for new construction. She noted that they are seeking to change the list addresses and she's seeking the board's authorization to revise the contract to sell just four parcels as listed in the executive summary for \$10,000 total. Mike LaFlair asked if the closing was still contingent upon them securing project financing and Katelyn confirmed that is correct and that they have an application submitted to the NY Office of Temporary and Disability Assistance.

Mike LaFlair moved to authorize the Land Bank to amend the sales contract as proposed. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO AMEND THE SALES CONTRACT AS PROPOSED.**

D. Authorize Sale of 119 Elmhurst to HHQ instead of SMNC

Katelyn explained that the plan has not changed, but due to the source of renovation funding, they had to transfer 117 Elmhurst to HHQ. They still plan to renovate and sell to an owner-occupant. The side-lot that the land bank is selling at 119 Elmhurst now has to be transferred to HHQ so that the resub map can be recorded as both parcels have to be in common ownership before the map can be recorded.

Jonathan Link Logan moved to authorize the Land Bank to sell 119 Elmhurst to Home Headquarters, Inc. instead of Syracuse Model Neighborhood Corporation. Oceanna Fair seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL 119 ELMHURST TO HOME HEADQUARTERS, INC.**

E. Contract for multiple demolitions

Ms. Wright explained that they put nine properties out to bid and that Crisafulli was the low bidder on all nine. Jonathan Link Logan asked if they were all caught up with their previously contracted demolitions and Ms. Wright confirmed that they are.

Jonathan Link Logan moved to authorize the Land Bank to contract with Crisafulli for all nine demolitions. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO CONTRACT WITH CRISAFULLI FOR ALL NINE DEMOLITIONS.**

F. Proposed lease terms for 366 W. Onondaga Street

Ms. Wright explained that signing the attached term sheet should enable their buyers to close on construction financing sooner rather than later and hopefully have 366 W. Onondaga complete by 12/31/24 by showing potential lenders the site's revenue potential. She noted that the term sheet is nonbinding.

She explained that they are very interested in locating there on the 2nd floor and are excited about how this will be a shining example of a renovated land bank property. She explained that she inquired about extending their lease at the CNY Philanthropy Center for another 9 months so that they could do so without having to move twice, but that was not feasible for the Community Foundation. She noted that she is exploring options for temporary office space elsewhere and that she'll bring the board more information soon about two temporary options available by 3/31/24.

Chris LaBerge explained their group's overall plans for 366 W. Onondaga Street. Jonathan Link Logan asked about ADA accessibility and Katelyn confirmed that the 2nd floor will not be ADA accessible, but the 1st floor is and that they should be able to bring a laptop with Wi-Fi access downstairs and meet customers there. Pat Hogan asked if they've had conversations with lenders about a commitment like this would make a difference and Chris LaBerge confirmed that the lenders they've spoken to stated that they're much more likely to issue a commitment with a tenant in place.

Jonathan Link Logan moved to authorize the Land Bank to sign the enclosed term sheet for 366 W. Onondaga Street. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SIGN THE ENCLOSED TERM SHEET FOR 366 W. ONONDAGA STREET.**

VII. Discussion

A. 337 Shonnard St Rear

Katelyn summarized the following information contained in the Executive Summary:

We acquired this landlocked parcel from the City in 2017. The assessor listed the land use as vacant land. Landlocked vacant lots are common in this neighborhood and since we don't obtain surveys at the time of purchase it wasn't immediately apparent that ½ of a "rear" house is located on this lot and ½ on the parcel in front, currently owned by William D'Angelo. Our lot is highlighted pink on the last two pages of this packet.

Mr. D'Angelo is under contract to sell the front and rear buildings as rental properties and needs to acquire 337 Rear from us in order to close on his sale. He owns 43 properties in the City of Syracuse and has a history of significant code violations and deferred maintenance. Under normal circumstances, he would be considered disqualified from buying from the Land Bank. His attorney reached out asking if we are willing to sell, but didn't offer a particular price. I noted that he would normally be disqualified from buying from the Land Bank and that the board may require that the property be brought up to code. This particular property has a Certificate of Compliance issued for 7 units (both buildings) in 2022 and no open code violations.

She went on to note that Oceanna Fair brought it to her attention that the NYS Attorney General is pursuing legal action against Mr. D'Angelo for lead paint hazards and last week filed for an injunction to stop him from selling any of his Syracuse rentals. After some discussion, all board members in attendance opted to table this item.

VIII. Adjournment

Oceanna Fair moved to adjourn the meeting. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:19 AM.**