



Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, March 19, 2024
431 E. Fayette Street, 3rd Floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Nancy Quigg, Jonathan Link Logan, Oceanna Fair, Michael LaFlair
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Daniel Stazzone, Terri Luckett, Shavel Edwards, Shannon Knickerbocker, Dave Rowe, Joel Kaigler

I. Call to order

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

II. Roll Call

Mr. Hogan noted that all board members were present.

III. Proof of Notice

Mr. Hogan confirmed that notice had been properly posted.

IV. Minutes

Mike LaFlair moved to approve the minutes from Jan 16 and Feb 20. Nancy Quigg seconded this motion. All board members present unanimously voted to approve the minutes from January 16 and February 20.

V. Executive Summary & Financial Statements

Katelyn Wright shared an update that the audit is going smoothly and that they will have a draft to share with the board in advance of the upcoming special meeting.

VI. New Business

A. Authorize Sale of Multiple Properties

Ms. Wright shared a summary of the offers received this month, noting that there were no structures and that their current inventory is low, but that she expects that to turn around this summer.

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

B. Authorize the land bank to acquire 2201 Midland Ave 421 Rich St

Ms. Wright noted that the City seeks their authorization to accept a property before putting it on a Common Council agenda and that these are two that they'd like to prioritize foreclosure on. She went on to explain that they would use EPA funds to do a Phase I on 2201 Midland prior to foreclosure, as it is a former auto repair shop. She also noted that it is located in a residential zoning district and they will likely have to

demolish it in the future so it can be replaced with housing, but that it has been abandoned for over a decade and is a longtime eyesore the neighbors will likely be happy to see addressed.

Jonathan Link Logan moved to authorize the Land Bank to acquire 2201 Midland Ave. and 421 Rich St. from the City of Syracuse. Nancy Quigg seconded this motion. ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE 2201 MIDLAND AVE. AND 421 RICH ST. FROM THE CITY OF SYRACUSE.

C. \$5k for deed in lieu for 122 Richardson

Ms. Wright explained that this buyer hasn't started work here and wants to give it back to the land bank with a deed in lieu of foreclosure, but is asking for \$5,000, which is the purchase price they paid. She noted that they have paid their taxes for the past year and although they haven't started work, they will still lose money on this transaction.

Nancy Quigg moved to authorize the Land Bank to offer \$5,000 in exchange for a deed in lieu of foreclosure for 122 Richardson. Jonathan Link Logan seconded the motion. ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO OFFER \$5,000 IN EXCHANGE FOR A DEED IN LIEU OF FORECLOSURE FOR 122 RICHARDSON.

D. Sign lease with SMNC for new office space

Ms. Wright shared a copy of the lease with the board and noted that they are still determining whether their unit is separately metered and may edit the section on utilities accordingly. Jonathan Link Logan moved to authorize the Land Bank to enter into a lease with Syracuse Model Neighborhood Corporation for office space at 1941 South Salina Street. Nancy Quigg seconded the motion. ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO PASS A RESOLUTION AUTHORIZING THE LAND BANK TO ENTER INTO A LEASE WITH SYRACUSE MODEL NEIGHBORHOOD CORPORATION FOR OFFICE SPACE AT 1941 SOUTH SALINA STREET.

VII. Discussion

A. Upcoming Meetings

- i. March 28, 8:00 AM – Audit Committee Meeting (CNY Philanthropy Center)
- ii. March 28, 8:15 AM – Special Meeting of the Board (CNY Philanthropy Center)
- iii. April 4, 10:00 AM – Annual Report to Common Council (Common Council Chambers)
- iv. April 11 – 11:00 AM – City Budget Hearing (Common Council Chambers)
- v. April 16, 8:00 AM – Regular Board Meeting (iLab on 2nd floor of City Hall)
- vi. April 17, 9:30 AM – Annual Report to County Legislature (County Courthouse)

VIII. Adjournment

Jonathan Link Logan moved to adjourn the meeting. Mike LaFlair seconded the motion. ALL BOARD MEMBERS VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:16 AM.