GREATER SYRACUSE
LAND BANK

Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, August 20, 2024
233 E. Washington Street; City Hall; iLab, 2nd floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Nancy Quigg, Jonathan Link Logan, Michael LaFlair
Board Members Excused: Oceanna Fair
Others Present: Katelyn Wright, John Sidd, Shavel Edwards, Joel Kaigler, Terri Luckett, Luke Avery-Dougherty, Shannon Knickerbocker, Dave Rowe, Craig Swiecki, Cimone Jordan, County Legislator Maurice Brown

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I. Call to order
Pat Hogan called the meeting to order at 8:03 AM.

II. Roll Call
Mr. Hogan noted that Oceanna Fair was excused and everyone else was present.

III. Proof of Notice
Mr. Hogan confirmed that public notice was properly posted.

IV. Minutes
Jonathan Link Logan moved to approve the minutes from JULY 16, 2024. Nancy Quigg seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY VOTED TO APPROVE THE MINUTES FROM JULY 16, 2024.**

V. Executive Summary & Financial Statements
Ms. Wright asked if there were any questions about the financial statements. She noted that Mr. LaFlair had pointed out that they've spent about $25,000 more on lawn maintenance this year compared to the same time last year. Luke Avery-Dougherty noted that tree removal falls under that same line and if we remove tree removal, we're actually $3,000 behind last year's spending. Ms. Wright noted that about ½ of those tree removal expenses are associated with demolitions and get reimbursed from the demo funding source and about ½ are emergencies that arise from weather events.

VI. New Business
A. Authorize Sale of Multiple Properties
Katelyn Wright summarized the purchase offers received. Jonathan Link Logan asked if there was parking at 730 Lemoyne and David Rowe confirmed that there's a garage accessed from the rear of the property.

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

B. Sell 600 Park St to Northside Learning Center of Syracuse, Inc.

Ms. Wright noted that the Northside Learning Center is new to real estate development, but that this property is across the street from their campus and that their clients are in dire need of quality housing. She noted that they have secured financing and grants for this renovation. She indicated that they would turn the 4-unit apartment building into a two-family rental.

Jonathan Link Logan moved to authorize the Land Bank to sell 600 Park Street to Northside Learning Center of Syracuse, Inc. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 600 PARK STREET TO NORTHSIDE LEARNING CENTER OF SYRACUSE, INC.**

C. Contract for stabilization at 2010 S. State St.

Ms. Wright asked the board to authorize the Land Bank to contract with KT Restorations for $35,000 to replace the roof at 2010 S. State Street. She indicated that they have a buyer under contract who will occupy the house as his primary residence and he's financing the renovations with a loan from HHQ, but that the project is costing more than anticipated. He's obtained quotes from multiple contractors and selected KT Restorations as the lowest bidder. Ms. Wright suggested they work with his contractor. She noted that this would be a LBI funded stabilization.

Jonathan Link Logan moved to authorize the Land Bank to contract with KT Restorations for $35,000 to replace the roof at 2010 S. State Street. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH KT RESTORATIONS FOR $35,000 TO REPLACE THE ROOF AT 2010 S. STATE STREET.**

D. Contract for multiple demolitions – LBI

Ms. Wright presented the board with the bids received and asked for their approval to contract with the lowest bidder. Nancy Quigg moved to authorize the Land Bank to contract with Crisafulli for the demolition of 7 properties. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CRISAFULLI FOR THE DEMOLITION OF 7 PROPERTIES.**

E. Contract for multiple demolitions – County 2024

Ms. Wright indicated that they thought it prudent to demolish their blighted properties on Fitch St in advance of a potential infill construction project there as quickly as possible, so they would have to use County funding. She presented the board with the bids received to demolish 7 properties on Fitch Street and asked for their approval to contract with the lowest bidder. She noted that with all the work Crisafulli currently has outstanding and the 7 just approved, they should still easily be able to finish these by 12/31.

Mike LaFlair moved to authorize the Land Bank to contract with Crisafulli. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CRISAFULLI FOR THE DEMOLITION OF 7 PROPERTIES ON FITCH ST.**

F. Contract for Chester vacant lot work (ARPA funded)

Ms. Wright referred to the diagrams in the agenda packet showing what area they had already addressed with ARPA vacant lot funding and what area was recently put out to bid. She asked the board for authorization to contract with the lowest bidder, Scanlon Trucking & Excavating LLC, to clear trash/debris and overgrowth from the Chester lots + install split rail fencing and grass seed.

Nancy Quigg moved to authorize the Land Bank to contract with Scanlon Trucking & Excavating LLC for vacant lot improvements on Chester St. Mike LaFlair seconded this motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH SCANLON TRUCKING & EXCAVATING LLC FOR VACANT LOT IMPROVEMENTS ON CHESTER ST.**

G. Contract with Costello, Cooney & Fearon, PLLC to act for excess proceeds hearings

Ms. Wright explained that under the agency agreement that they signed with the City, the Land Bank was responsible to hire a hearing officer to handle surplus money proceedings. Nancy Quigg said that she'd had good experience with this firm and uses them regularly. John Sidd advised that she might want to refrain from discussion and voting on this item. Pat Hogan stated that utilizing retired Judge Paris as the hearing officer would bestow a higher level of credibility on the process. John Sidd explained step by step the process that properties would go through in the event a claim is filed for surplus proceeds prior to foreclosure. He noted that with Costello, Cooney & Fearon would also handle the escrow account, mailing of notices, and administrative work entailed in the process.

Jonathan Link Logan moved to authorize the Land Bank to sign an engagement letter with Costello, Cooney & Fearon, PLLC to manage excess proceeds hearings. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE, EXCEPT FOR NANCY QUIGG WHO ABSTAINED, UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SIGN AN ENGAGEMENT LETTER WITH COSTELLO, COONEY & FEARON, PLLC TO MANAGE EXCESS PROCEEDS HEARINGS.**

H. Adjust Exhibit A to the Feb 2023 contract with HHQ for AHOP sites

Ms. Wright referred to the original Exhibit A in their packet, notes on the revisions, and the new "clean" version. She noted that they would also be extending the deadline for closing on these properties to June 30, 2025.

Mike LaFlair moved to authorize the Land Bank to amend their contract with HHQ accordingly. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO AMEND THEIR CONTRACT WITH HHQ TO REPLACE EXHIBIT A AND EXTEND THE CLOSING DEADLINE.**

I. Acquire Certain Properties from the City of Syracuse

Ms. Wright shared a map of sites on the Near Westside where additional foreclosures would be critical to assemble new construction sites. She noted that the attached list of seizable and City owned properties would all support the assemblage of sites for a future AHOP infill construction project.

Jonathan Link Logan moved to authorize the Land Bank to acquire these properties from the City of Syracuse. Nancy Quigg seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE THESE PROPERTIES FROM THE CITY OF SYRACUSE.**

J. Authorize the Land Bank to spend up to $250,000 to purchase strategic properties

Ms. Wright referred back to the map and pointed out a handful of properties that would be strategic to purchase – some vacant land and some buildings that ought to be demolished. She asked the board for authorization to spend up to $250,000 acquiring residentially zoned properties on Fitch, Holland, Kellogg, and Grace to assemble sites for new construction.

Jonathan Link Logan moved to authorize the Land Bank to spend up to $250,000 acquiring residentially zoned properties on Fitch, Holland, Kellogg, and Grace to assemble sites for new construction. Mike LaFlair seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SPEND UP TO $250,000 ACQUIRING RESIDENTIALLY ZONED PROPERTIES ON FITCH, HOLLAND, KELLOGG, AND GRACE TO ASSEMBLE SITES FOR NEW CONSTRUCTION.**

VII. Discussion

A. Joint AHOP application with Jubilee Homes

Ms. Wright described preliminary plans to work with Jubilee Homes to develop 40 single-family homes on the sites discussed previously. She explained that the Land Bank would hold title during construction and apply for HCR's Affordable Home Ownership Opportunity Program and additional LBI to complement AHOP. She indicated that these owner-occupied properties were meant to balance out the affordable apartments planned for Delaware Street and that neighbors stressed this balance was needed.

B. 2025 County funding

Ms. Wright suggested that several members of the County Legislature have indicated an interest in funding more demolitions. She stated that if they could rely on the Count to fund 2025 demolitions, that would enable them to use LBI to support new construction instead. Maurice Brown confirmed that he's had conversations with many legislators willing to support this and after some discussion all agreed that Katelyn would draft a memo for Pat Hogan to review and submit to the County Executive requesting a budget increase for the Land Bank in 2025.

VIII. Adjournment

Nancy Quigg moved to adjourn the meeting. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE UNANIMOUSLY VOTED TO ADJOURN THE MEETING AT 9:00 AM.**