



Minutes

Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, November 19, 2024
233 E. Washington Street; City Hall; iLab, 2nd floor
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Mike LaFlair, Oceanna Fair

Board Members Excused: Maurice Brown, Jonathan Link Logan

Others Present: Katelyn Wright, John Sidd, Shavel Edwards, Joel Kaigler, Luke Avery-Dougherty, Shannon Knickerbocker, Dave Rowe, Terri Lockett, Daniel Stazzone, Craig Swiecki, Jeanne Mitchell, Charles Madlock

I. Call to order

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

II. Roll Call

Pat Hogan noted that Maurice Brown and Jonathan Link Logan were excused, but that he, Oceanna Fair, and Mike LaFlair were present.

III. Proof of Notice

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

IV. Minutes

Oceanna Fair moved to approve the minutes of the October 15 meeting. Mike LaFlair seconded the motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES OF THE OCTOBER 15, 2024 MEETING.

V. Executive Summary & Financial Statements

Ms. Wright asked if there were any questions about the financial statements. There were none.

VI. New Business

A. Authorize Sale of Multiple Properties

Ms. Wright summarized the offers received. Oceanna Fair asked whether 1006 Burnet would be sold after the demolition was completed and Ms. Wright confirmed that was the plan.

Mike LaFlair moved to authorize the Land Bank to sell multiple properties. Oceanna Fair seconded the motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE SALE OF MULTIPLE PROPERTIES.

B. Acquire from the City of Syracuse

Ms. Wright explained that 101 Beard Place would be combined with an adjacent property to create a building lot and that 131 Benedict is a rundown single-family on an otherwise stable block and that an experienced land bank flipper who lives in the neighborhood has expressed an interest in it.

Oceanna Fair moved to authorize the Land Bank to acquire multiple properties from the City of Syracuse. Mike LaFlair seconded the motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO ACQUIRE MULTIPLE PROPERTIES FROM THE CITY OF SYRACUSE.

C. Contract for multiple demolitions

Mr. Hogan stated that there are numerous problem properties on the list that neighbors complain about, and he's pleased to see the Land Bank proceeding with so many demolitions. Ms. Wright agreed that this list includes some of their worst eyesore properties as well as some that may not be the biggest health/safety hazards but have been sitting in their inventory for many years and so they want to show results for the neighbors.

Mike LaFlair moved to authorize the Land Bank to contract with the lowest bidders for the demolitions as listed in their agenda packet. Oceanna Fair seconded the motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH THE LOWEST BIDDERS FOR THE DEMOLITIONS AS LISTED IN THEIR AGENDA PACKET.

D. Contract for stabilization work at 134 W. Lafayette Ave.

Ms. Wright explained that this house was occupied at the time of foreclosure and that they are working to sell it to the occupants under the Tenant to Homeowner program, but that it needs a lot of work and while the house has a new roof they plan to use LBI funds to install new siding, windows, rebuild the front porch, and repair the foundation. She noted they also plan some limited interior work, which cannot be covered by LBI, but that they'll recoup it in the sales price. She indicated that they are seeking the board's authorization to contract with the lowest bidder after the state approves their environmental review on 12/12.

Oceanna Fair moved to hire Onondaga Builders to complete stabilization work at 134 W. Lafayette Ave. Mike LaFlair seconded the motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH ONONDAGA BUILDERS TO COMPLETE STABILIZATION WORK AT 134 W. LAFAYETTE AVE.

E. Contract for stabilization work at 216 Mosley Dr.

Ms. Wright explained that this is a property they've already sold and that the buyer is working hard on the interior, converting the property from a two-family to a single-family and that he will occupy the property as his primary residence. However, the neighbors are frustrated that they haven't seen much exterior progress and the buyer is running out of funds as the interior cost more than anticipated. He has already installed a new roof and the house has newer siding, but they need new windows/doors and to rebuild the front porch. She indicated that they are seeking the board's authorization to contract with the lowest bidder after the state approves their environmental review on 12/12.

Mike LaFlair moved to authorize the Land Bank to contract with Solid Rock Construction Co. for stabilization work at 216 Mosley Dr. Oceanna Fair seconded the motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH SOLID ROCK CONSTRUCTION CO. TO COMPLETE STABILIZATION WORK AT 216 MOSLEY DR.

F. Extend purchase contract for South Ave. parcels

Ms. Wright explained that the board voted two years ago to sell eight vacant lots on the 600 block of South Ave to Trinity Financial, Inc. giving them 18 months to secure financing. About half of the parcels are in the floodplain and this site is relatively undesirable and difficult to develop. Trinity is asking for a 12-month extension of the due diligence period.

Mike LaFlair moved to give Trinity another 12 months to secure project financing. Oceanna Fair seconded this motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION GIVING TRINITY FINANCIAL 12 MORE MONTHS TO SECURE PROJECT FINANCING.

G. Enter into revised agreement re: Stickley House

Ms. Wright reviewed the history of how the Land Bank became involved with the Stickley House and why they were now needing to amend the donation agreement to comply with state regulations if they were to accept a \$500,000 grant for the interior renovations. She noted that this would require them to own the property for at least 10 years after the renovations are complete, but that they would seek to lease the property to a museum operator with a triple net lease so the Land Bank doesn't bear any carrying costs.

Luke Avery-Dougherty reminded them that they have spent staff time on this project, but that the Land Bank is reimbursed by the Gustav Stickley House Foundation for all out-of-pocket costs associated with holding the property.

Mike LaFlair moved to authorize the Land Bank to enter into the revised donation agreement as proposed. Oceanna Fair seconded this motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION TO AUTHORIZE THE LAND BANK TO ENTER INTO THE REVISED DONATION AGREEMENT AS PROPOSED.

H. Adopt new and revised policies and procedures

Ms. Wright and Mr. Avery-Dougherty explained that the EPA is undertaking a review of their policies and procedures in relation to their current Assessment Grant and that they're being asked to adopt a few new ones and amend a few more to comply with EPA regulations. John Sidd indicated that another land bank he works with who has an EPA grant had to do the same thing.

Oceanna Fair moved to adopt the new and amended policies as proposed. Mike LaFlair seconded the motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION TO ADOPT THE NEW AND AMENDED POLICIES AS PROPOSED.

I. Authorize Land Bank to contract with Champion Homes, Inc. for new build of a "cross mod" single-family home at 139 Maxwell Ave.

Ms. Wright explained that HCR is running this pilot program because they suspect manufactured homes can be built much cheaper than stick built and still fit into the neighborhoods. She explained that there are three land banks participating in the pilot program and that HCR ran a coordinated procurement process for them and that they collectively selected Champion Homes.

She noted that this house, installed, is estimated to cost \$260,000 and that HCR will fund up to \$300,000 toward the development costs. She went on to note that while it doesn't have a basement, it does have a garage. Oceanna suggested that they make sure they have access to storage space in the attic and Ms.

Wright noted that while there aren't attic stairs, they'll make sure there's at least a pull-down ladder to access the space. All board members present agreed that this design would fit nicely on Maxwell Ave.

Oceanna Fair moved to authorize the Land Bank to contract with Champion Homes, Inc. for a new build of a "cross mod" single-family home at 139 Maxwell Ave. Mike LaFlair seconded the motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH CHAMPION HOMES, INC. FOR A NEW BUILD OF A "CROSS MOD" SINGLE-FAMILY HOME AT 139 MAXWELL AVE.

J. 201 W. Kennedy St. porch

Ms. Wright explained that in September the board authorized the Land Bank to divide up this project between three contractors, but that the low bidder on the porch is now declining to do the job. The Land Bank was willing to fund up to \$40,000 toward rebuilding the porch and they have another bid for \$75,000. She sought the board's authorization to contract with Randy Vadala for the porch work with the Land Bank covering \$40,000 and the homeowners covering the remainder.

Mike LaFlair moved to authorize the Land Bank to contract for the porch work as proposed. Oceanna Fair seconded the motion. ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT FOR THE PORCH WORK AS PROPOSED.

VII. Adjournment

Oceanna Fair moved to adjourn the meeting. Mike LaFlair seconded the motion. ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:27 AM.