



Minutes
Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, February 18, 2025
City Hall iLab
233 E. Washington Street
Syracuse NY 13202.

Board Members Present: Patrick Hogan, Oceanna Fair, Maurice Brown, Jonathan Link Logan

Board Members Excused: Mike LaFlair

Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Cimone Jordan

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 except Mike LaFlair and Oceanna Fair were 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 January 21. Maurice Brown seconded the motion.
ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE MINUTES FROM JANUARY 21, 2025.

V. Executive Summary & Financial Statements

Ms. Wright noted that the 2024 financial statements presented are in draft form and that they are working on their year-end audit now and there will be some changes to the year-end numbers.

VI. New Business

A. Authorize Sale of Multiple Properties

Ms. Wright summarized the offers received this month. She noted that this proposal for 133 W. Pleasant Ave. deviates from their standard procedures, whereas they usually only lease community gardens, in this situation is appeared warranted due to special circumstances and they recommend a restrictive covenant requiring that it would revert back to the Land Bank should it cease to be used as a community garden.

Oceanna Fair arrived at 8:05 AM.

After some discussion, the board members agreed that the special circumstances described in their agenda packet warrant this exception to the standard procedure.

Jonathan Link Logan moved to authorize the sale of multiple properties. Maurice Brown seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO SELL MULTIPLE PROPERTIES.**

B. Authorize Sale of 7 properties to Habitat for Humanity

Ms. Wright described their plan and explained that they need site control in order to apply for Block-by-Block funding from NYS HCR. She noted that they'll be modular homes so she's confident in their ability to assemble them all in a timely manner despite not having done this volume in the past. There was some discussion of the design and the rendering that they submitted. Ms. Wright noted that these are not their final designs, but that they won't do the design until they're awarded funds, but they need the contract now to show site control for the application. She noted that this style fits into the neighborhood better than the ranch homes that Habitat used to build on the Near Westside.

Oceanna Fair moved to authorize the Land Bank to sell multiple properties to Habitat for Humanity contingent upon their final designs being approved by the Land Bank prior to closing. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO SELL MULTIPLE PROPERTIES TO HABITAT FOR HUMANITY CONTINGENT UPON THEIR FINAL DESIGNS BEING APPROVED BY THE LAND BANK PRIOR TO CLOSING.**

C. Authorize sale of multiple properties to an entity jointly owned by BLD Properties LLC and Jubilee Homes

Ms. Wright explained that the board previously authorized the sale of these properties to Trinity Financial and that the principle working on this had struck out on his own and founded BLD Properties LLC. She stated that she is seeking the board's authorization to sell these properties instead to BLD Properties LLC and Jubilee Homes.

Maurice Brown moved to authorize the Land Bank to sell multiple properties to BLD Properties LLC and Jubilee Homes. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO SELL MULTIPLE PROPERTIES TO BLD Properties LLC and Jubilee Homes**

D. Contract for multiple demolitions

Jonathan Link Logan moved to award multiple demolitions to the lowest bidder. Oceanna Fair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO CONTRACT FOR MULTIPLE DEMOLITIONS WITH THE LOWEST BIDDERS.**

After some discussion, Oceanna Fair moved to authorize the Land Bank to contract for multiple demolitions previously awarded to Elite to the next lowest bidder. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO CONTRACT FOR MULTIPLE DEMOLITIONS PREVIOUSLY AWARDED TO ELITE TO THE NEXT LOWEST BIDDERS.**

E. Contract for Spray-Foam Insulation at 433 Warner Ave.

Ms. Wright explained that they're in the process of renovating this house and working to finish the attic to add another bathroom and bedroom. She presented multiple quotes for this insulation work. Maurice Brown moved to authorize the Land Bank to contract with the lowest bidder for spray foam insulation at 433 Warner Ave. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO CONTRACT WITH THE LOWEST BIDDER FOR SPRAY FOAM INSULATION AT 433 WARNER AVE.**

F. Contract for Stabilization at Multiple Properties

Ms. Wright explained that the low bidder hasn't worked for the Land Bank before, but that he's done high-quality work for Home Headquarters. She noted that none of the bidders are state certified M/WBE's, but that Bellavia has a plan to meet the goals by subcontracting. Jonathan Link Logan asked what work was being done at each address. She explained that 115 Beard Place was slated to get a roof, windows/doors, and siding, and rebuild the back porch, 233 Genesee Park Dr. will get a new roof, windows/doors, and repair the porch, 678 W. Onondaga St. would replace the roof on the rear portion of the building, 244 Hier would get new siding and windows/doors and gutting the interior of the building, 149-51 Fage would get a new roof, siding, windows/doors, and porch repair. 757 W Onondaga would get roof repair, windows, and rebuild the front porch, and replace the aluminum siding. Jonathan Link Logan moved to authorize the Land Bank to contract with Bellavia Home Remodeling for stabilization at multiple addresses. Maurice Brown seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO CONTRACT WITH BELLAVIA HOME REMODELING FOR STABILIZATION AT MULTIPLE ADDRESSES.**

G. Acquire Multiple Properties from the City of Syracuse

There was some discussion about all of these properties being frequent sources of neighbor complaints. Jonathan Link Logan moved to authorize the Land Bank to acquire multiple properties from the City of Syracuse. Oceanna Fair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO ACQUIRE MULTIPLE PROPERTIES FROM THE CITY OF SYRACUSE.**

VII. Discussion

Jonathan Link Logan asked whether they had resolved the issue with InArchitects not being paid for work done for Women's Economic Institute. Ms. Wright explained to the board that they had received communication from InArchitects that they haven't been paid for work previously completed for the Women's Economic Institute for the South Ave project that the board approved in January. Without that payment, they do not have authorization to go forward and have a new architect make modifications to those plans for their LIHTC application. Ms. Wright noted that they have not yet signed the contract and have passed this communication onto the buyers' attorneys. Mr. Sidd stated that they responded quickly that it would be resolved, but that they haven't yet seen it resolved. Ms. Wright confirmed that she would not sign the contract without this issue being first resolved as failure to pay this bill would be a cause for concern as to their wherewithal to complete the required pre-development work.

VIII. Adjournment

Jonathan Link Logan moved to adjourn. Oceanna Fair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED TO ADJOURN AT 8:30 AM.**