Minutes
Greater Syracuse Property Development Corporation
Annual Meeting of the Board of Directors
8:00 AM Tuesday, February 17, 2026
City Hall iLab
233 E. Washington St.
Syracuse, NY 13202

Board Members Present: Patrick Hogan, Jonathan Link Logan, Maurice Brown, Oceanna Fair
Board Members Excused: Mike Laflair
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, David Rowe, Joel Kaigler, Shavel Edwards, Shannon Knickerbocker, Maxwell Mimaroglu, Michael Collins, Lindsey Allen (remotely)

I. Call to order

Patrick Hogan called the meeting to order at 8:02 AM.

II. Roll Call

Mr. Hogan noted that all board members except for Michael LaFlair were present.

III. Proof of Notice

Mr. Hogan confirmed that public notice of the meeting was properly posted.

IV. Minutes

Oceanna Fair moved to approve the minutes of the January 20, 2026 meeting. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO APPROVE THE MINUTES FROM THE JANUARY 20 MEETING.**

V. Executive Summary & Financial Statements

Ms. Wright noted that the December financial statements presented are in draft form and asked if there were any questions. There were none.

VI. New Business

A. Maria Regina Chapel

Lindsay Allen of Home Leasing joined via zoom to brief the board on their Maria Regina project on the Northside and discuss a proposal to split off the chapel as a separate parcel and deed it to the Land Bank to hold until they are ready to start Phase II of the project which would include new construction of additional housing units and renovation of the chapel as community space. Commissioner Michael Collins of NBD spoke to voice his support for this plan and stressed that the Land Bank had unique powers that made this advantageous but that he and his team also wanted to be sure that the Land Bank is reimbursed for the cost of carrying this property. There was some discussion and the board raised additional questions. Ms. Allen and Ms. Wright agreed to continue their discussions and come back with additional details the following month.

B. Authorize Sale of Multiple Properties

Ms. Wright summarized the purchase offers received this month. Oceanna Fair moved to authorize the Land Bank to sell multiple properties. Maurice Brown seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

C. Amend 2026-2029 budget

Ms. Wright explained that she was requesting the board increase the marketing line in light of their expenditure on the video produced by Black Cub Productions and that she was requesting an amendment to the salaries line because of a math error – when revising the 2025 budget back in October she didn't realize the that caused a cascading reduction in years 2026-2029.

Jonathan Link Logan moved to amend the 2026-29 budget as proposed. Oceanna Fair seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AMEND THE 2026-29 BUDGET AS PROPOSED.**

D. Procure demolition of 318 Shuart

Ms. Wright explained that the City has hired Crisafulli to demolish the house next door and that they need to get through 318 Shuart to get to the house next door so Crisafulli has offered them a good price and 318 Shuart needs to come down anyway. Ms. Wright asked the board to authorize a noncompetitive procurement with Crisafulli for $18,250 to demolish 318 Shuart using LBI funds given the unique circumstances.

Oceanna moved to authorize the Land Bank to contract with Crisafulli for the demolition of 318 Shuart. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO CONTRACT WITH CRISAFULLI FOR THE DEMOLITION OF 318 SHUART.**

E. Acquire certain properties from the City of Syracuse

Ms. Wright explained that this was a single-family home requested by Councilor Nave due to constituent complaints. Oceanna Fair moved to authorize the Land Bank to acquire 532 Court St from the City of Syracuse. Jonathan Link Logan seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO ACQUIRE 532 COURT ST FROM THE CITY OF SYRACUSE.**

F. Stabilization at 506 Wolf and 115 Maurice

Ms. Wright explained that these are both occupied properties which the Land Bank plans to sell to the occupants who were living there at the time of foreclosure. She explained that they will first use LBI funds to stabilize the properties prior to sale. Oceanna moved to authorize the Land Bank to contract with the lowest bidder for stabilization at 506 Wolf and 115 Maurice. Maurice Brown seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO AUTHORIZE THE LAND BANK TO CONTRACT WITH THE LOWEST BIDDER FOR STABILIZATION AT 506 WOLF AND 115 MAURICE.**

VII. Discussion

A. Pace of Foreclosures

Ms. Wright updated the board on the pace of foreclosures to date and noted that they're still falling shy of the 20/month goal and they need to keep the pressure up for the City to increase the volume.

B. MOVE IN NY Application

Ms. Wright explained that they are working with HCR to plan specifically what models will go on which lots and that while only a handful will be ADA she intends for all of them to be easily retrofitted if necessary in the future. She noted that they'll have to split the project between the two manufacturers selected by HCR in order to get all 52 done in one year. She also noted that they have started cutting trees on these sites so that

they can get them all felled prior to March 31 so as not to harm endangered species' habitat. She noted that they're rushing to get them done and that they are leaving them on the ground and will come back to remove and chop them up at the end so they may hear about that from neighbors.

C. NWS new constructions with Jubilee

Ms. Wright explained that Jubilee and the Land Bank are teaming up with Redev CNY to combine their buying power for modular homes and try to get the prices down so that they can apply for AHOP and AHC and start construction. At this point it's likely 2027 construction.

D. West Brighton Community Engagement

Ms. Wright shared that they held a community meeting at the Beauchamp Library that was relatively well attended and got community feedback on what could be built on the 100 block of W. Brighton – single-family homes, two-family, rowhouses, or apartments. She explained that she wants to get more feedback from families and younger neighbors as they continue to plan what kind of infill will be best here.

E. State Street rowhouses

Ms. Wright explained that Blueprint 15 is interested in co-developing the site at the corner of State and Burt with the Land Bank to get 16 rowhouses built here which would be sold to owner-occupants.

VIII. Adjournment

Oceanna moved to adjourn. Jonathan Link Logan seconded this motion. **ALL BOARD MEMBERS PRESENT VOTED UNANIMOUSLY TO ADJOURN AT 9:04 AM.**