



2014 Performance Objectives

Preparation of annual performance objectives is required by Section 7.06 of the Intermunicipal Agreement creating the Land Bank.

Capacity

- Hire (staff) Property Manager
- Obtain additional administrative support
- Launch website
- Secure a permanent location for the Land Bank's offices
- Support the creation of a New York Association of Land Banks, communication between land banks, and ensure that the Greater Syracuse Land Bank is represented in both local and statewide dialogue on issues related to vacant and abandoned property or that otherwise relate to land banks' missions.
- Continue to seek funding derived from increased City and County tax-collections enabled by the Land Bank's acceptance of foreclosed properties.
- Plan for the organization's financial sustainability in light of the anticipated decline in delinquent collections once the City's new tax collection policies are fully implemented (2016).

Planning and Programming

- Develop a framework for strategic, geographically targeted plans that, where needed, may supplement the Land Bank's countywide and citywide policies. Develop at least three geographically targeted strategic plans for Land Bank operations.

The Land Bank strives to act in compliance with the adopted Comprehensive Plans of the municipalities in which it operates and has incorporated citywide guidance, developed by the Land Bank Citizens Advisory Board (CAB), regarding how it might best accomplish this within the City of Syracuse into its Disposition Policies. In addition, there may be instances that warrant the development of strategic, geographically targeted plans to guide the Land Bank's operations. These may be needed in areas where the Land Bank has acquired a dense concentration of properties in a distressed real estate market in order for the Land Bank to most effectively advance its mission. These plans will guide the Land Bank in strategic acquisition of additional properties, targeted capital investment, special incentive programs to attract buyers or certain types of development, and enhanced terms of sale. Such plans for Land Bank operations should be developed by the Land Bank, but should include consultation with the CAB, municipal planning staff, neighborhood residents, other relevant stakeholders, and existing neighborhood plans where they exist.

- Launch pilot-programs for:
 - Targeted Redevelopment Plans in the Towns/Villages
Plan and begin acquisition & redevelopment for a targeted redevelopment plan in partnership with a Town/Village and the County
 - Neighborhood-Based Property Maintenance Program
Engage at least one neighborhood group to provide maintenance services for Land Bank owned lots
 - Neighborhood-Organization Side-Lot Sales Program
Engage at least one not-for-profit or neighborhood organization in marketing side-lots for sale
 - Green Lots (Community Garden) Program

Establish a standard lease and program guidelines to be published online; enter into at least one (1) lease of a vacant lot for a community garden or other “green” or community-oriented purpose

- Establish minimum home energy performance standards for investor renovations of residential properties purchased from the Land Bank

This will contribute to long-term affordability of residential rental units

- Evaluate funding available for energy efficiency upgrades

Consider partial reimbursement for costs of compliance with required home energy performance standards

- Endeavor for the Land Bank to become the default entity to assemble and hold for tax-foreclosed and surplus properties in order to 1) consolidate purchase processes to provide clarity to buyers, 2) to consolidate ownership under one entity to facilitate coordinated long-range planning and 3) to reduce property maintenance costs by utilizing the Land Bank’s economy of scale.
 - Continue to acquire tax-foreclosed properties via the City’s tax-foreclosure process
 - Promote the donation of other vacant properties in proximity to Land Bank properties in order to facilitate their redevelopment
 - Evaluate and acquire ‘surplus’ property owned by other public entities (City, SURA, etc.) within the City of Syracuse

Production

- Approve property sales totaling \$500,000 (see 2014 budget)
- Renovate five (5) properties using unrestricted Land Bank funds in order to sell “move-in ready” to owner-occupants
- Complete twenty (20) residential renovations with Attorney General grant funds
- Demolish or deconstruct twenty-five (25) blighted structures
 - Establish standard work-specs and bid procedures for demolitions and deconstructions managed by the Land Bank
 - Complete a pilot program of no less than six (6) deconstruction¹ projects
 - Ensure that, to the maximum extent feasible, all demolitions include architectural salvage of reusable materials prior to demolition

Guiding Principles – continued from 2013 Performance Objectives

1. Acquire and redevelop vacant and abandoned properties in Syracuse and Onondaga County, in a coordinated manner, consistent with local municipalities’ Comprehensive Plans.
2. Support the revitalization of neighborhoods and enhance quality of life for neighborhood residents.
3. Encourage investment in business districts through the assembly and marketing of commercial and industrial properties for private development.
4. Hold and maintain landmarks and properties of interest to the community in order to enable a rational planning process for their redevelopment.
5. Acquire real property or an interest in real property in order to preserve land for future public use.
6. Lessen the burdens of government and act in the public interest.
7. Stabilize and grow the value of the real property tax base.
8. Enable the City to increase the property tax collection rate within the City of Syracuse, by acting as a receiver of foreclosed properties.

¹ Deconstruction includes recycle or sustainable disposal of all building materials