

Development Committee Minutes

via Zoom/Telephone

@4:00 PM

Tuesday, December 1, 2020

MEMBERS PRESENT: Judge James H. Cecile, Erich W. Shafer, David A. Scharoun

MEMBERS EXCUSED: Robert T. Tackman, Nicholas J. DeMartino

GUESTS PRESENT: None

STAFF PRESENT: Joseph E. O'Hara

CALL TO ORDER:

The December 1, 2020 Development Committee meeting was held remotely via zoom/telephone, and was called to order by Chair Judge James Cecile at 4:06 PM.

APPROVAL OF PREVIOUS MINUTES

Chairman Cecile asked for a motion to approve the November 2020 minutes. Erich Shafer made the motion, which was seconded by David Scharoun, and unanimously passed.

REAPPOINTMENT TO A NEW TERM – Pastor Phyllis Lee-Williams

Board Development Committee Chair, Judge Cecile, reminded Committee Members that Pastor Phyllis Lee-Williams has been serving on the Board, representing the Southside Family Resource Center NAC (low-income sector), and she also serves as a chairperson of the EEO/Personnel Committee. Judge Cecile noted that Pastor Lee-Williams' current term ends December 31, 2020.

Chair Cecile noted that Pastor Lee-Williams is interested in continuing serving as a Board Member.

A motion to recommend Pastor Phyllis Lee-Williams for reappointment to a new term was made by Erich Shafer, seconded by David Scharoun, and unanimously approved.

This recommendation will be forwarded to the full Board for their vote contingent on receiving a letter from Ms. Emma Johnson, Chairperson of the SSFRC NAC, recommending Pastor Lee-Williams for reappointment to a new term beginning January 1, 2021 and continuing to December 31, 2023.

REAPPOINTMENT TO A NEW TERM – Tonia L. Thornton

Board Development Committee Chair, Judge Cecile, reminded Committee Members that Tonia L. Thornton has been serving on the Board representing the Foster Grandparent Program (low-income sector), and she also is a member of the EEO/Personnel Committee.. Her current term ends December 31, 2020.

Ms. Thornton has indicated her desire to continue serving as a Board Member.

A motion to recommend Pastor Tonia L. Thornton for reappointment to a new term was made by David Scharoun, seconded by Erich Shafer, and unanimously approved.

This recommendation will be forwarded to the full Board for their vote subsequent to the committee receiving a letter from Rev. Larry Crinnin, Chairperson of the NAC-Foster Grandparent Program, recommending Ms. Thornton for reappointment to a new term beginning on January 1, 2021 and continuing to December 31, 2023

OLD BUSINESS:

Committee member Erich Shafer mentioned that Patricia Usherwood Fitzpatrick submitted the resume of Ms. Dana Natale as a potential Board Member for the remaining vacant Elected Official sector.

The committee agreed to interview Ms. Natale at their January 5, 2021 meeting, if she is available on that date, (see attached letter).

NEW BUSINESS: None

OTHER: None

ADJOURNMENT:

On a motion made by David Scharoun and seconded by Erich Shafer, the meeting was adjourned at 4:30 PM.

Joseph E. O'Hara, Executive Director

December 3, 2020

Dana Natale
206 Mooney Ave.
Syracuse NY 13206

Dear Dana:

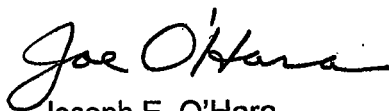
Thank you for your interest in PEACE, Inc. and the work we do trying to improve the quality of life for the children, families, and seniors we serve in Syracuse and throughout Onondaga County.

The Development Committee would like to invite you to interview as a potential Board Member at their January 5, 2021 virtual meeting at 4:45 PM.

I am attaching for your review an article entitled the "Top 10 Duties of Nonprofit Board Members", and I will contact you next week to provide you with additional information regarding the interview process.

Also, if you have a conflict with the January 5, 2021 date, we can try to arrange a more convenient time to meet.

Sincerely,



Joseph E. O'Hara
Executive Director

Enc.
JEON/cm

Dana Natale
206 Mooney Ave, Syracuse, NY 13206
dana.natale92@gmail.com
(315) 491-4233

Top-notch administrator with years of experience managing business relations and special projects. Serve as primary point of contact for management, personnel, clients, and vendors. Maintain excellent written and oral communication skills, problem resolution abilities, and a high-level of confidentiality.

EDUCATION

Bryant & Stratton College **Liverpool, NY**
Associate of Applied Science in Paralegal Studies – 4.0 GPA April 2017

EXPERIENCE

Clinton Plaza Apartments **Syracuse, NY**
Site Manager **July 2018 - present**

- Manage 305-unit Section 8/LIHTC Family high-rise community.
- Responsibilities include the day to day operations, including maintenance, Section 8/LIHTC paperwork, Agency reporting, accounts payable and receivable.
- Was instrumental in developing a Housing Stabilization Program which saved the property over \$300,000 in lost rents, vacancy loss and turnover costs.
- Received a 98 REAC score and a HUD/LIHTC Audit with no findings.

McCarthy Manor **Syracuse, NY**
Property Manager **1999-2018**

- Managed 175-unit Section 8/LIHTC Elderly mid-rise community.
- Responsibilities included the day to day operations, including maintenance, all resident paperwork for Section 8 and LIHTC, all Agency reporting, accounts payable and receivable and financials, including budgeting. In 2008, I facilitated the addition of Tax Credits on the building, including qualifying all in-place residents and a substantial rehab with no other office staff.

Conifer/Home Properties **Liverpool, NY**
Program Compliance Manager/Regional Property Manager **1994-1999**

- Supervised Federal and State Program Compliance for 57 properties in four states.
- Responsibilities included installation, staff training and maintenance of industry specific computer programs at each site.

Two Plus Four Management **East Syracuse, NY**
Regional Property Manager **1990-1994**

- Supervised operations for twelve low-income apartment properties throughout New York.

Changes for the Better at Clinton Plaza



By Susan Griffith, Managing Attorney

A high rise, 306-unit, mostly subsidized apartment building anchors the edge of downtown Syracuse. 550 South Clinton Street has gone through many changes over the years, and while its name has also been through a few changes, it is commonly known as Clinton Plaza. It is

home to 306 households, making it a hub of activity on downtown's southwest corner.

Clinton Plaza had been an area indicator of housing instability in our area for many years, plagued with too many evictions, complaints about crime, and substandard housing conditions.

But times are changing. Over the last year or so, a concerted effort has been made by Clinton Plaza management, the City of Syracuse, Salvation Army and Legal Services of Central New York to improve and stabilize this important and necessary community asset.

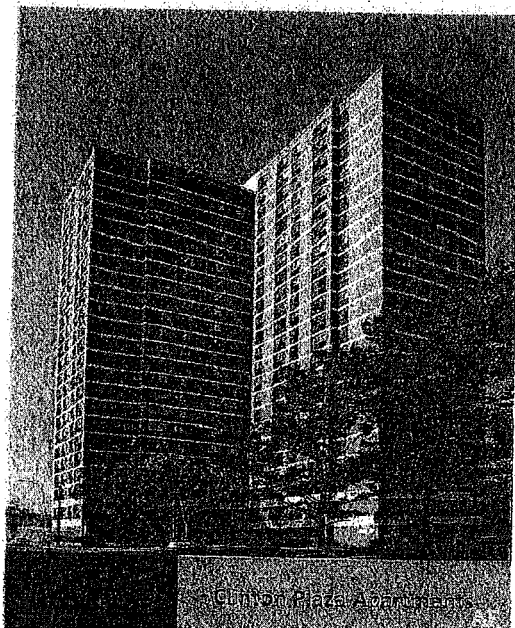
Clinton Plaza Management, now led by site manager Dana Natale, is working effectively and compassionately with tenants. The Salvation Army is present at the property regularly to check in with tenants having trouble. Legal Services of Central New York is involved with the Tenants Association, and welcomes referrals from the Association, Management and Salvation Army. The role of Legal Ser-

vices is to be available to tenants to advocate not only on legal issues concerning their homes, but also to be readily available to represent tenants with legal issues that may impede their ability to pay rent.

Legal Services works with tenants who are facing evictions, and through reasonable negotiation with Clinton Plaza and their counsel, have been able to keep many families in their homes. Perhaps more importantly, Legal Services assists tenants who may be having temporary but critical problems due to loss of employment, denial or sanction from the Department of Social Services, or problems managing a Section 8 subsidy. Resolving these problems can



Susan with her client, Otis Simmons, who currently lives at Clinton Plaza. Otis says, "It's always good to have Susan see my bank."



Clinton Plaza Apartments

prevent the need for eviction altogether.

This is a new model for dealing with low income housing that shows great promise for all. By stepping back from a traditional landlord-tenant adversarial relationship, and working together to look at a broader goal of housing stability, everyone benefits. A landlord finds that the high cost of eviction and apartment turnover can be avoided by working humanely with tenants, and making arrangements that will result in full payment, if only they are willing to work with tenants. The community benefits by avoiding repeated and costly demands on emergency social services, alleviating housing instability and its