

# **SYRACUSE URBAN RENEWAL AGENCY**

## **Meeting Minutes**

I, PAUL DRISCOLL, do hereby certify as follows:

1. I am the duly designated and acting Secretary of the Syracuse Urban Renewal Agency (the "Agency").
2. I attended a regular meeting of the Agency, held in the Conference Room of the Mayor's Office at City Hall, Syracuse, New York on the 13<sup>th</sup> day of December, 2011.
3. The meeting was convened at approximately 2:00 p.m., and a duly constituted quorum consisting of Mayor Stephanie A. Miner and David DelVecchio were present throughout. Van Robinson was absent from the meeting. In addition to myself, Assistant Corporation Counsel Thomas Babilon, Katelyn Wright, Andy Maxwell and Dian Sherwood were present.

## **CORRESPONDENCE**

Tom Babilon reviewed the letter sent from Kaitlyn Shanahan on behalf of "Occupy Syracuse" requesting permission to install a portable toilet at Perseverance Park. Mr. Babilon indicated that a resolution regarding this matter has been prepared and would be discussed and voted upon later in today's meeting.

Tom Babilon reviewed a letter dated December 8, 2011 from Barber Corporation requesting to use 501-515 Rich Street to stage construction equipment and store materials for the Rich Street bridge project. Katelyn Wright added that the construction was to commence in February. Mayor Miner moved for the Board to resolve to allow Tom Babilon, as attorney for the Agency, to negotiate the terms to allow the Barber Corporation to stage construction equipment and store materials for the Rich Street bridge project on the SURA property located at 501-515 Rich Street, Syracuse, New York, and for authorization of the agreement upon the negotiated terms. Dave DelVecchio seconded the motion and Resolution No. 3175 was unanimously approved.

## **GENERAL**

### **Resolution No. 3165**

Authorizing the acquisition of the property located at 419 Midland Avenue, Syracuse, New York from Syracuse Model Neighborhood Corporation. Mr. Babilon introduced this resolution and Katelyn Wright added that the property is located close to the creek and it may be good for the Agency to have title to the property.

Following the introduction and discussion of this resolution, Mayor Miner made a motion to authorize the resolution, which was seconded by David DelVecchio. Resolution No. 3165 was thereafter unanimously adopted.

### **Resolution No. 3166**

Authorizing the Contracting Officer to schedule an auction for the properties located at 231 West Colvin Street and 115 Cannon Street, Syracuse, New York.

Following the introduction of this resolution, Tom Babilon stated that the adjoining landowner was interested and suggested marketing the properties together. After some further discussion, Mayor Miner made a motion to authorize the resolution, which was seconded by David DelVecchio. Resolution No. 3166 was thereafter unanimously adopted.

### **Resolution No. 3167**

Authorizing the disposal of 104 Belle Avenue to the highest recorded bidder at auction for less than fair market value. After the introduction of this resolution, Tom Babilon noted that this is a vacant lot and the City had been doing the property maintenance on this property since 2003. The winning bidder at the auction held on December 2, 2011 was the adjacent property owner. Mr. Babilon further noted that he had some concerns regarding the appraised value of the property and all other vacant lots to be approved at this meeting as the appraiser used comparables from Eastwood and Sedgewick which were outside the Urban Renewal Area and which traditionally have had higher values.

Following some further discussion of this resolution, Mayor Miner made a motion to authorize the resolution, which was seconded by David DelVecchio. Resolution No. 3167 was thereafter unanimously adopted.

### **Resolution No. 3168**

Authorizing the disposal of 210 Barrett Street to the highest recorded bidder at auction for less than fair market value. After the introduction of this resolution, Tom Babilon noted that this is a vacant lot and that the winning bidder at the auction held on December 2, 2011 was the adjacent property owner.

Following some further discussion of this resolution, Mayor Miner made a motion to authorize the resolution, which was seconded by David DelVecchio. Resolution No. 3168 was thereafter unanimously adopted.

### **Resolution No. 3169**

Authorizing the disposal of 209 ½ West Newell Street to the highest recorded bidder at auction for less than fair market value. After the introduction of this resolution, Tom Babilon noted that this is a vacant lot and that the winning bidder at the auction held on December 2, 2011 was the adjacent property owner.

Following some further discussion of this resolution, Mayor Miner made a motion to authorize the resolution, which was seconded by David DelVecchio. Resolution No. 3169 was thereafter unanimously adopted.

### **Resolution No. 3170**

Authorizing the disposal of 162 Palmer Avenue to the highest recorded bidder at auction for less than fair market value. After the introduction of this resolution, Tom Babilon stated that this is a two family home auctioned on December 2, 2011. Mr. Babilon also noted that Jubilee Homes of Syracuse is the highest bidder and the rehabilitation of this property is part of Jubilee's Palmer Avenue Block Plan.

Following some further discussion of this resolution, Mayor Miner made a motion to authorize the resolution, which was seconded by David DelVecchio. Resolution No. 3170 was thereafter unanimously adopted.

### **Resolution No. 3171**

Authorizing the disposal of 143 Palmer Avenue to the highest recorded bidder at auction for less than fair market value. After the introduction of this resolution, Tom Babilon stated that this is a single family home auctioned on December 2, 2011. Mr. Babilon also noted that Jubilee Homes of Syracuse is the highest bidder and the rehabilitation of this property is part of Jubilee's Palmer Avenue Block Plan.

Following some further discussion of this resolution, Mayor Miner made a motion to authorize the resolution, which was seconded by David DelVecchio. Resolution No. 3171 was thereafter unanimously adopted.

### **Resolution No. 3172**

Authorizing the disposal of 139 Delaware Street to Mesa, Inc. for less than fair market value. Mr. Babilon introduced this resolution and informed the Board members present that the appraisal is completed and the appraised value of the property is \$35,000. David Delvecchio asked if the Onondaga County tax issue had been resolved, Mr. Babilon stated that the Contracting Officer Paul Driscoll was in negotiations with the County concerning the tax issue and that the issue would need to be resolved prior to closing.

Following some further discussion of this resolution, Mayor Miner made a motion to authorize the resolution, which was seconded by David DelVecchio. Resolution No. 3172 was thereafter unanimously adopted.

### **Resolution No. 3173**

Authorizing the amendment of Resolution Number 3112 and authorizing the sale of 101 Oswego Boulevard to the City of Syracuse. Mr. Babilon informed the Board members that Resolution Number 3112 required amendment because the City of Syracuse Common Council voted on this matter and amended the terms of the sale to those consistent with the resolution now before them.

Following some further discussion of this resolution, Mayor Miner made a motion to authorize the

resolution, which was seconded by David DeVecchio. Resolution No. 3173 was thereafter unanimously adopted.

### **Resolution No. 3174**

Authorizing a license to install and maintain a portable toilet at Perseverance Park. Mayor Miner stated that she had discussions with member of Occupy Syracuse and would be willing to grant permission to portable toilet as long this permission could be revoked by the Agency.

After some further discussion of this resolution, Mayor Miner made a motion to amend the resolution to allow for the Agency Chair to revoke the license, David DeVecchio seconded the motion and the Resolution was so amended. A motion was then made by the Chair to approve the amended Resolution, and Resolution No. 3174 as amended was thereafter unanimously adopted.

### **Items for Discussion**

**618 West Brighton Avenue.** Katelyn Wright discussed with the Board members present that the abstract to be provided to the Agency required updating to ensure no outstanding liens against the property prior to the Agency taking title. Mayor Miner agreed that it makes sense to obtain a title search and, if clear, move forward with acquiring the property.

**1339 South State Street.** Ms. Wright advised the board that the Syracuse Housing Authority is interest in acquiring the property from the Agency, and in order to set the sale price the Agency will need to get an appraisal of the property.

### **License Agreement with the City of Syracuse for municipal use of some SURA properties.**

Tom Babilon advised the board members present that the City of Syracuse currently uses properties owned by the Agency at 203-05 University Ave, 209 University Ave, 1104-08 East Washington Street, 200-214 South Salina Street, and 216-26 South Salina Street for municipal purposes. Mr. Babilon further advised that if the City was to continue use of these parcels, for municipal purposes, an Agreement should be drafted requiring the City to indemnify, hold harmless and defend the Agency against any claims related to the municipal use. The Board was also advised by Mr. Babilon that such legislation was currently pending before the Common Council. Mayor Miner then made a motion to approve of a Resolution No. 3176 authorizing a license agreement with the City of Syracuse requiring the City to indemnify, hold harmless, and defend, the Agency against claims arising from the municipal use of the Agency properties. Dave DeVecchio seconded the motion. Resolution No. 3176 was thereafter unanimously adopted.

The meeting was adjourned at 2:25 p.m.

**SYRACUSE URBAN RENEWAL AGENCY**

By: \_\_\_\_\_  
**Paul Driscoll, Secretary**

I, **PAUL DRISCOLL**, the duly appointed, qualified and acting secretary of the Syracuse Urban Renewal Agency (the “Agency”), hereby certify that:

1. The foregoing is a true, correct and complete copy of the record of proceedings of the Agency had and taken at a lawful meeting of the Agency held at City Hall, Syracuse, New York on December 13, 2011, commencing at approximately 2:00 pm, as recorded in the regular official book of the proceedings of the Agency; those proceedings were duly had and taken as shown therein, and the persons named therein were present at the meeting as shown therein.

2. All members of the Agency were duly notified of that meeting, pursuant to law.

**IN WITNESS WHEREOF**, I have signed this Certificate this 16<sup>th</sup> day of December, 2011.

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**Paul Driscoll**  
**Secretary**