

# 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 15<sup>th</sup> day of February, 2011.
3. The meeting was convened at approximately 2:09 p.m., and a duly constituted quorum consisting of Mayor Stephanie A. Miner, Van Robinson and David DelVecchio were present throughout. In addition to myself, Assistant Corporation Counsel Thomas Babilon, Alys Mann, Andy Maxwell, Mercedes Bloodworth, Luke Dougherty, Phil Prehn and Dian Sherwood were present.

### **Resolution No. 3107**

Authorizing Syracuse Urban Renewal Agency Property Disposition Guidelines and designating a contracting officer.

Following the introduction and discussion of this resolution, Van Robinson confirmed that I would be the contracting officer. Mr. Prehn asked if these guidelines are just a list of all options available to the Agency or if they had to be strictly adhered to when considering a purchase offer to the Agency. Tom Babilon confirmed that this is a list of all options that are available to the Agency and that the most appropriate option should be used when making decisions regarding the disposition of the property. Van Robinson made a motion to authorize this resolution which was seconded by David DelVecchio. Resolution No. 3107 was thereafter unanimously adopted.

### **Resolution No. 3108**

Authorizing an Agreement with an appraisal company to appraise 414 South Beech Street, Syracuse, New York and 106 Westcott Street, Syracuse, New York.

Following the introduction and discussion of this resolution, Tom Babilon stated that the appraisal company was the lowest cost per appraisal.

### **Resolution No. 3109**

Approving the Rules and Procedures for the designation of qualified and eligible sponsors.

Following the introduction and this resolution, Tom Babilon reviewed the rules and procedures for the Board members. Mr. Robinson asked if all of the goals in the Rules and Procedures need to be met. Mr. Babilon responded that all of the goals must be addressed in the Agency

resolution. Van Robinson made a motion to authorize the resolution which was seconded by Dave DelVecchio. Resolution No. 3109 was thereafter unanimously adopted.

### **Resolution No. 3110**

Approving the minimum contents of the Purchase and Development Proposal Application and authorizing contracting officer to amend forms.

Following the introduction of this resolution, the proposed application was distributed for the board members to review. I reviewed the fees that are on the application and discussed that they may need to be negotiated. Ms. Bloodworth asked if a credit check of the applicant would be required and if proof of ability to acquire financing for the rehabilitation of the property was to be required. Mr. Babilon stated that a credit check would not be required but that proof of having funds available for any necessary property repairs would be required with the application. Mayor Miner made a motion to authorize this resolution which was seconded by Dave Delvecchio. Resolution No. 3110 was thereafter unanimously adopted.

### **Other Business**

Mayor Miner asked to discuss the other business on the meeting Agenda.

Tom Babilon then discussed delinquent taxes on Agency properties and the terms of the transfer of the Oswego Lot and the Farmer's Market lot to the City of Syracuse for the cost of the delinquent taxes. Mayor Miner asked Tom Babilon to move forward with the sale of the lots to the City of Syracuse and resolving any issues with taxes on the properties.

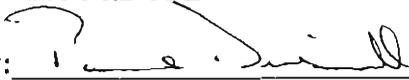
David Delvecchio reviewed the previous issue that the agency had with obtaining insurance. The insurance company that the Agency used previously felt that the Agency was an arm of the City and that the city was self-insured so they would not longer insure the agency. Mr. DelVecchio indicated that he believed that the insurance company as incorrect. Mayor Miner instructed Tom Babilon to research this issue for the next meeting.

The Board was informed that there are 6 houses owned by the Agency under former Mayor Driscoll's "Dollar House Program". The Board was told that the Agency had no investors interested in the properties. I recommended doing an analysis of the properties and determining what needs to be done to demolish, deconstruct or rehabilitate the properties. The Board discussed that a process for the acquisition and disposition of property was being worked on and that something more substantial would be ready for the next meeting of the Agency.

In informed the Board members that the City currently owns 287 vacant lots in the Urban Renewal Agency Area and suggested that these lots be conveyed to the Agency so that the Agency can market these properties. Home Headquarters also has 30 vacant lots that they would like to transfer to the Agency for marketing. Mayor Miner agreed that these properties should be transferred to the Agency and the Agency can then market these vacant lots.

Van Robinson made a motion to adjourn the meeting which was seconded by David DelVecchio.  
The meeting was adjourned at 2:56 p.m.

**SYRACUSE URBAN RENEWAL AGENCY**

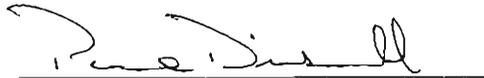
By:   
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**Paul Driscoll, Secretary**

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 February 17, 2011, commencing at approximately 2:09 p.m., 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 17<sup>th</sup> day of February, 2011.

A handwritten signature in black ink, appearing to read "Paul Driscoll", written over a horizontal line.

**Paul Driscoll**  
**Secretary**