

SYRACUSE URBAN RENEWAL AGENCY

Meeting Minutes

Regular Meeting

February 26, 2013

3:00 p.m.

Mayor's Conference Room

233 East Washington Street

Syracuse, New York 13202

Board Members Present: Mayor Stephanie A. Miner and David DelVecchio

Board Members Absent: Van Robinson

Staff Members Present: Thomas Babilon, Esq., Andrew Maxwell, Suzannah Bartlett, Katelyn Wright and Dian Sherwood

Others Present: Vita DeMarchi and Brendan Cotter of Synapse Sustainability Trust, Inc.

I. Call Meeting to Order

The Chairman, Mayor Stephanie A. Miner, called the meeting to order at 3:00 p.m.

II. Roll Call

Mayor Minerr acknowledged that, including herself, Board member David DelVecchio was present. Board member Van Robinson was absent from the meeting.

III. Resolution No. 3228

Mayor Miner introduced Resolution No. 3228 authorizing the disposal of 113 Grumbach Avenue, Syracuse, New York to Santino Crisafulli. Tom Babilon said that the appraised value of the property was \$15,000.00 and Mr. Crisafulli was the successful bidder at \$7,500.00.

After some further discussion David DelVecchio made a motion to authorize this resolution. Mayor Miner seconded the motion. **THE BOARD UNANIMOUSLY RESOLVED TO AUTHORIZE THE DISPOSAL OF 113 GRUMBACH AVENUE TO SANTINO CRISAFULLI.**

IV. Other Business

Synapse Sustainability Trust, Inc. – Mr. Babilon discussed that Synapse has made a request to the agency to amend the parking agreement for the old farmer's market lot. The new terms to the agreement is a request to no longer require payment for spaces, require the City to reserve up to the full number of spaces for electric vehicles only and allow the revenue from the charging stations to be collected by Car Charging Group, Inc. This may result in a reduction of revenue for the City.

Vita Demarchi spoke on behalf of Synapse and said that this change would be the same as the current parking agreement negotiated with Onondaga County and that charging network changes have made this request necessary. User experience has indicated that there was some issues in enforcement of the one electric car parking currently lease by Synapse and that the new agreement would require that three spots be immediately reserved for electric car parking only.

Mayor Miner asked that this issue be tabled until the next meeting to give her an opportunity to review the request. This issue would also need to be presented to the City of Syracuse Common Council which would allow time for the Agency to call a special meeting if necessary. Mayor Miner suggested that Synapse, Inc. proceed with the City of Syracuse Common Council by contacting Councilor Kathleen Joy, who could assist with getting the item on the Common Council Agenda.

Roosevelt Apartments Park: Syracuse IV Star has requested these lots for parking for the tenants of the Roosevelt Apartment Building. Syracuse IV Star would like to lease the property instead of purchasing due to environmental concerns. Mr. Babilon indicated that he has been in lease negotiations with Syracuse IV Star concerning the parking lot and that there were two remaining issues that were of concern. The first issue is that he had requested that the Company obtain environmental contamination insurance if it was determined that environmental cleanup would be necessary for the development and the second issue being that he had requested that the company indemnify the City and SURA as against any environmental claims related to the Company's negligent or willful acts in relation to the development. The Company has rejected both of these provisions. Mr. Babilon stated that he would not advise the Agency to move forward with this transaction without these provisions being incorporated into the final lease. Mr. Babilon also stated that the Company had threatened to pull out of the Roosevelt project unless it obtains the parking lease requested.

Perseverance Park: Katelyn Wright presented this item and stated that it would be advisable to transfer ownership of Perseverance Park (a portion of the Farmers Market Parking Lot parcel) and old bus terminal (a separate parcel) transferred to the City. This would reduce the Agency's special assessment costs and liability and would facilitate the ongoing efforts by City staff to redevelop the former bus terminal. The transfer would require a resubdivision and would facilitate the waiver of outstanding special assessments against the parcels dating from prior to SURA's change in policy re: special assessments.

There being no further business to discuss, Mayor Miner made a motion to adjourn the meeting, which was seconded by Mr. DelVecchio. **THE BOARD UNANIMOUSLY MOVED TO ADJOURN THE MEETING AT 3:25 P.M.**