

SYRACUSE URBAN RENEWAL AGENCY

REGULAR MEETING

July 23, 2013

3:00 P.M.

Mayor's Conference Room

AGENDA

CORRESPONDENCE

- None

GENERAL

Resolution No. 3249

Resolution to Amend SURA Resolution No. 3239 to Permit the Loan Authorized by that Resolution to be a Nonrecourse Loan

Resolution No. 3250

Resolution to Designate the Corporation Counsel as the Agent in fact to Receive Notices of Claim Filed with the Secretary of State

Resolution No. 3251

Resolution to Authorize the Release of up to \$125,000 of Harbor Brook Neighborhood Project Funds to the City of Syracuse for the Delaware Playground Project

Resolution No. 3252

Resolution Authorizing the Contracting Officer to Deviate from the Minimum Bid Rules for the Properties Located at 1501 and 1503 South Salina Street

Resolution No. 3253

Resolution Authorizing a Contract with Mitchell's Construction Solutions, Inc. For the Cleanup of 315 Merriman Street

Items for Discussion

Other Business

Adjournment

RESOLUTION NO. 3249

SYRACUSE URBAN RENEWAL AGENCY

**RESOLUTION TO AMEND SURA RESOLUTION NO. 3239 TO PERMIT
THE LOAN AUTHORIZED BY THAT RESOLUTION TO BE A
NONRECOURSE LOAN**

WHEREAS, Syracuse Urban Renewal Agency (hereinafter "SURA") passed SURA Resolution No. 3239 on May 28, 2013; and

WHEREAS, Resolution No. 3239 Authorized SURA to make a purchase money loan to Atonement Housing Corporation, Inc. (hereinafter "AHC") upon the following terms:

Principal	One-hundred sixty-five thousand dollars (\$165,000.00)
Loan Term:	Balloon Term Note is payable on or before 11/31/13
Interest Rate:	0%
Secured By:	Promissory Note, Purchase-Money Mortgage covering the Property and other documents as required by Counsel for SURA

(hereinafter the "Loan") ;and

WHEREAS, the Loan would be used by AHC to secure by note the purchase price of 4445-4509 South Salina Street (hereinafter the "Property") to be full paid to SURA in full upon maturation of the Loan; and

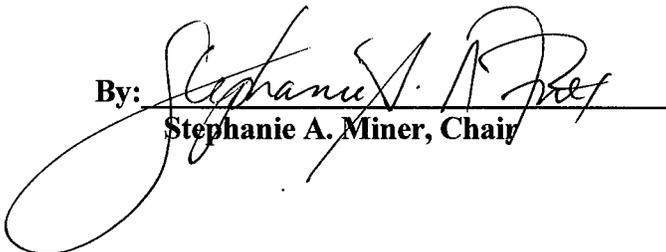
WHEREAS, upon further discussion with the counsel for AHC, AHC has made known that the terms of the Loan are not acceptable to AHC unless the Loan is to be a nonrecourse loan, with the loan being secured only by the Property with no recourse against AHC should AHC default on the obligations of the Loan; and

NOW THEREFORE, BE IT RESOLVED, that, SURA hereby amends SURA Resolution No. 3239 and modifies the language thereof and the terms of the Loan authorized therein to allow for the Loan to be a non-recourse obligation;

AND BE IT FURTHER RESOLVED that Resolution No. 3239 continues to remain in effect in all respects not modified by this Resolution.

DATED: July 23, 2013

SYRACUSE URBAN RENEWAL AGENCY

By: 
Stephanie A. Miner, Chair

RESOLUTION NO. 3250

SYRACUSE URBAN RENEWAL AGENCY

RESOLUTION TO DESIGNATE THE CORPORATION COUNSEL AS THE AGENT IN FACT TO RECEIVE NOTICES OF CLAIM FILED WITH THE SECRETARY OF STATE

WHEREAS, General Municipal Law § 53 now permits the service of a notice of claim against a public corporations upon the Secretary of State as the public corporation's agent; and

WHEREAS, the Syracuse Urban Renewal Agency (hereinafter "SURA") is a public corporation as that term is used in General Municipal Law § 53; and

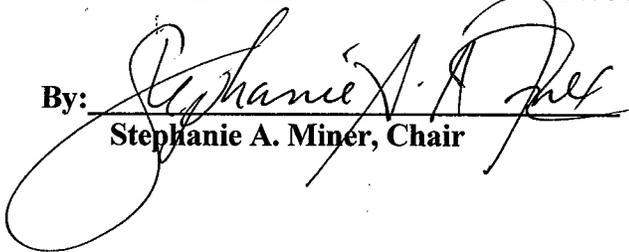
WHEREAS, SURA desires to designate the Corporation Counsel of the City of Syracuse (hereinafter the "Corporation Counsel") as its agent-in-fact pursuant to General Municipal Law § 53(2) for the receipt of notices of claim served upon the Secretary of State as SURA's agent.

NOW THEREFORE, BE IT RESOLVED, that SURA designates the Corporation Counsel as its agent-in-fact pursuant to General Municipal Law § 53(2) for the receipt of notices of claim served upon the Secretary of State as SURA's agent;

AND BE IT FURTHER RESOLVED, that the Corporation Counsel or any assistant Corporation Counsel may file any necessary documents or take any other actions on behalf of SURA to effectuate the terms of this Resolution.

DATED: July 23, 2013

SYRACUSE URBAN RENEWAL AGENCY

By: 

Stephanie A. Miner, Chair

RESOLUTION NO. 3251

SYRACUSE URBAN RENEWAL AGENCY

RESOLUTION TO AUTHORIZE THE RELEASE OF UP TO \$125,000 OF HARBOR BROOK NEIGHBORHOOD PROJECT FUNDS TO THE CITY OF SYRACUSE FOR THE DELAWARE PLAYGROUND PROJECT

WHEREAS, the Syracuse Urban Renewal Agency (hereinafter "SURA"), pursuant to Resolution No. 3085, entered into that certain Harbor Brook Community Developed Mitigation Project Expenditure Plan and Assignment Agreement (hereinafter the "Harbor Brook Expenditure Plan"), (together with any amendments thereto) by and between SURA, Onondaga County (hereinafter the "County") and the City of Syracuse (hereinafter the "City"), wherein SURA agreed to accept and use up to \$3,000,000.00 of County funds (hereinafter the "County Funds"), pursuant to the terms and conditions contained therein; and

WHEREAS, pursuant to Harbor Brook Expenditure Plan SURA is obligated to spend up to Four-Hundred Thousand Dollars (\$400,000.00) (hereinafter the "Neighborhood Project Funds") of the County Funds on the Neighborhood Project Component of the Harbor Brook Expenditure Plan in the area defined as Skunk City and further described by map attached to the Harbor Brook Expenditure Plan; and

WHEREAS, the Skunk City Steering Committee has approved of the use of up to one-hundred twenty-five thousand dollars (\$125,000.00) of the Neighborhood Project Funds for the Delaware Playground project as described in Exhibit "A" (hereinafter the "Delaware Project"); and

WHEREAS, the County has approved the use of up to one-hundred twenty-five thousand dollars (\$125,000.00) of the Neighborhood Project Funds for the of the Delaware Project; and

WHEREAS, the Delaware Project is to be completed upon real property owned by the City of Syracuse; and

WHEREAS, the City will enter into a purchase and installation contract with a contractor for the completion of the Delaware Project; and

WHEREAS, SURA desires to provide up to \$125,000.00 to the City to fund the Delaware Project; and

NOW THEREFORE, BE IT RESOLVED, that SURA hereby authorizes the release of up to \$125,000 of Harbor Brook Neighborhood Project Funds to the City for the Delaware Project;

AND BE IT FURTHER RESOLVED, that the release of the funds shall be contingent upon the City providing to SURA invoices or bills reflecting that the playground equipment needed for the Delaware project has been delivered and installed;

AND BE IT FURTHER RESOLVED, that SURA hereby authorizes its Chair to execute all agreements or other documents necessary to implement the intent and purpose of this Resolution. The officers, agents and employees of the Agency are also hereby directed to proceed to do such further things, or perform such further acts and execute such other documents, as are necessary to implement this Resolution, upon those terms and conditions that are satisfactory to counsel for SURA.

DATED: July 23, 2013

SYRACUSE URBAN RENEWAL AGENCY

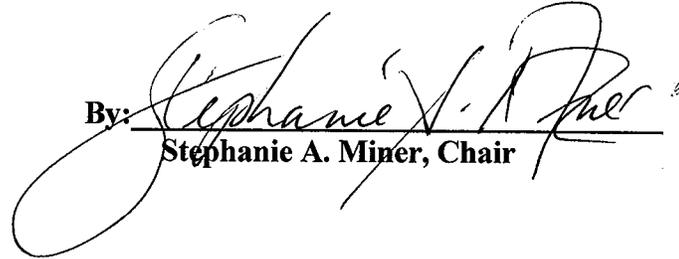
By:  Stephanie A. Miner, Chair

EXHIBIT A



*All Purchase Orders & Contracts made out to:
Please remit payment to:*
PARKITECTS Inc.
138 Ludlowville Rd #1, Lansing NY 14882
1 (800) 726-4833 • fax.(607) 533- 4108

Proposal

To: Ron Kenyon / Millie Escalera
Syracuse City School Dist.
Phone: 315-435-4292
Fax: 315- 425-5225

Bill To: _____

Date: 08, February 2011

From: Karen Armstrong
Phone: 607-533-3517; Ext: 101
Fax: 607-533-4108

Ship To: _____

Re: Delaware Academy Playground

Qty.	Item No.	Description	Unit Price	Amount
Equipment under New York State Contract #PC62097				
1	custom	PlayShaper Structure, for 2-5 year olds		\$14,105.00
1	custom	PlayBooster Structure, for 5-12 year olds		48,428.00
2	141683C	TenderTuff Bench w/o back	\$240	480.00
2	141683A	TenderTuff Bench w/ back	405	810.00
16	122868	TuffTurf Tiles (12) w/ 3 bevel – swing wear mats	87	1,392.00
	Swings	(1) Molded Bucket Seat, (5) belt seats, new swing hangers, chains & hardware		1,340.00
2	128036A	Adhesive, gallon	51	102.00
74	100626A	30" Galvanized stakes	9	666.00
73	119214A	TuffTimber, 4' long, Black	35	<u>2,555.00</u>
		Equipment Total		\$69,878.00
		NYS Contract Discount		(1,397.56)
		Freight (\$)		<u>NC</u>
		Equipment Total		\$68,480.44

NOTE: Existing swings to remain with upgrade to swing hardware and seats

Accepted By Customer _____ Date _____

Print Name
Karen J. Armstrong, Project Manager & CPSI
Proposal By Parkitects Representative

Terms: Net 30

Purchaser is responsible for sales tax unless a certificate of exemption is included with order.



Proposal

Please remit payment to:
PARKITECTS Inc.
 138 Ludlowville Rd, Lansing NY 14882
 1 (800) 726-4833 • fax.(607) 533- 4108

To: Ron Kenyon
 Syracuse City School Dist.
 Phone: 315-435-4292
 Fax: 315-425-5225

Bill To: _____

Date: 08, February 2011

From: Karen Armstrong
 Phone: 607-533-3517 Ext: 101
 Fax: 607-533-4108

Ship To: _____

Re: Delaware Academy
Playground Installation rev3

Qty.	Item No.	Description	Unit Price	Amount
Items available under City of Syracuse Contract: (Currently awaiting re-bid)				
37	1	Installation of Tot structure (2-5 year olds)	\$185.00	\$6,845.00
65	2	Installation of School Aged structure (5-12 year olds)	185.00	12,025.00
2	10	Installation of backless benches	205.00	410.00
2	11	Installation of bench with back rests	205.00	410.00
4	20	Installation of Slide Wear Mats	32.00	128.00
6	21	Installation of Swing Wear Mats	60.00	360.00
56	23	Back Hoe Service	110.00	6,160.00
51	22	Misc. Hand Labor	55.00	2,805.00
5640	18	Supply & install complete surfacing system	2.20	12,408.00
1	30	Provide Safety Audit/Inspection of new play equipment after install		<u>400.00</u>
			Install Total	\$41,951.00

NOTE:

- Pricing above includes supply & install of complete surfacing system, installation of berm to build up for ramp access, retaining wall for ramp, ADA walkways & landscaping area after install complete;

Accepted By Customer _____ Date _____

Print Name
Karen J. Armstrong, Project Manager & CPSI
 Proposal By Parkitects Representative

Terms: 50% Deposit/Net 30.
 Net 30 with Municipal Purchase Order.

Purchaser is responsible for sales tax unless a certificate of exemption is included with order.

PRICES ARE VALID FOR 60 DAYS

**RESOLUTION AUTHORIZING THE CONTRACTING OFFICER TO
DEVIATE FROM THE MINIMUM BID RULES FOR THE PROPERTIES
LOCATED AT 1501 AND 1503 SOUTH SALINA STREET**

WHEREAS, the Syracuse Urban Renewal Agency (hereinafter "SURA") on June 14, 2011 approved of rules and procedures for the setting of a minimum bid by SURA Resolution No. 3130 (hereinafter "the Minimum Bid Rules"); and

WHEREAS, SURA Authorized the acquisition of 1501 South Salina Street from the City of Syracuse by SURA Resolution No. 3193; and

WHEREAS, SURA Authorized the acquisition of 1503 South Salina Street from the City of Syracuse by SURA Resolution No. 3194; and

WHEREAS, Resolution Nos. 3193 and 3194 further authorized the Contracting Officer to schedule an auction and set the minimum bid at auction for 1501 South Salina Street and 1503 South Salina Street (hereinafter collectively the "Project"), and

WHEREAS, an appraisal dated May 31, 2013 reflects that the appraised value of a 15 year ground lease in which the lessee is responsible for the development of the Project, all real property taxes for the Project, and all maintenance for the project is Thirty-one thousand dollars (\$31,000.00); and

WHEREAS, appraisals were done as to the value of fee title of the Project in 2011 and an appraisal dated March 17, 2011, reflects that the appraised value of 1501 South Salina Street at that time was \$36,000.00 and an appraisal dated September 6, 2011 reflected that the value of 1503 South Salina Street at that time was valued at \$7,300.00; and

WHEREAS, the Minimum Bid Rules require the minimum bid for commercial parcels to be set at the appraised value of the parcel; and

WHEREAS, Syracuse IV Star Redevelopment, LLC (hereinafter the "Applicant") has submitted a redevelopment application for the Project whereas the Applicant would redevelop the Project for parking for the Applicant's apartment building which is adjacent to the Project; and

WHEREAS, the Applicant has requested that SURA deviate from the Minimum Bid Rules; and

WHEREAS, the Minimum Bid Rules allow for SURA to deviate from the Minimum Bid Rules as to any specific parcel of real property upon the request of the Contracting Officer; and

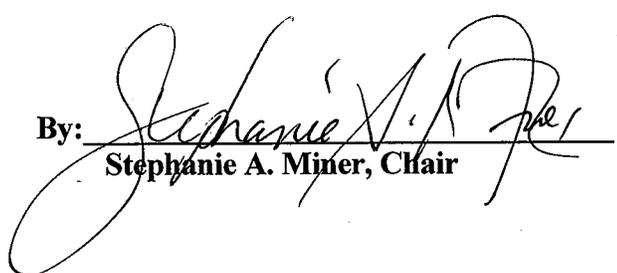
WHEREAS, the Contracting Officer has requested that SURA deviate from the Minimum Bid Rules as to the auction of the Project; and

NOW THEREFORE, BE IT RESOLVED, that SURA authorizes the Contracting Officer to deviate from the Minimum Bid Rules and that the minimum bid for the Project at auction shall be one (\$1.00); and

BE IT FURTHER RESOLVED, that the approval of the disposition of the Project shall be subject to the authorization of SURA by later resolution.

DATED: July 23, 2013

SYRACUSE URBAN RENEWAL AGENCY

By: 

Stephanie A. Miner, Chair

RESOLUTION NO. 3253

SYRACUSE URBAN RENEWAL AGENCY

**RESOLUTION AUTHORIZING A CONTRACT WITH MITCHELL'S
CONSTRUCTION SOLUTIONS, INC. FOR THE CLEANUP OF 315
MERRIMAN STREET**

WHEREAS, SURA is the owner of a vacant residential home located at 315 Merriman Ave Syracuse, NY (hereinafter the "Property"); and

WHEREAS, SURA was notified on or about June 27, 2013 by the City of Syracuse Division of Code Enforcement that there existed on the Property a deposit of excessive trash and debris; and

WHEREAS, the Contracting Officer under the emergency provisions of the SURA procurement guidelines requested that Mitchell's Construction Solutions, Inc. (hereinafter the "Company") cleanup and remove the excessive trash and debris at the Property; and

WHEREAS, the cleanup and removal of the trash and debris has been completed by the Company and the Company has billed SURA for their services in the amount of six-hundred and seventy-five dollars (\$675.00) a copy of said bill being attached to this Resolution as Exhibit "A"; and

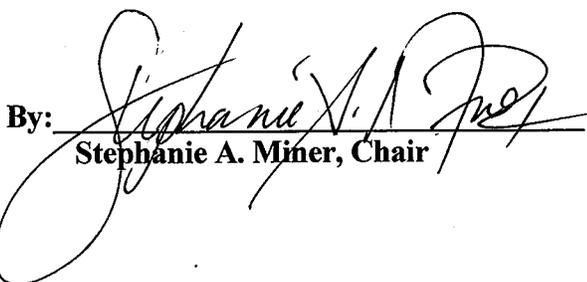
WHEREAS, SURA procurement guidelines require that the SURA Board approve any contract for services in excess of five-hundred dollars (\$500.00); and

NOW THEREFORE, BE IT RESOLVED, that SURA authorizes the Contracting Officer to enter into the contract for the cleanup of the Property in the amount of six-hundred and seventy-five dollars (\$675.00); and

BE IT FURTHER RESOLVED, that the officers, agents and employees of SURA are hereby directed to proceed to do such further things, or perform such further acts and execute such other documents, as are necessary to implement this Resolution.

DATED: July 23, 2013

SYRACUSE URBAN RENEWAL AGENCY

By: 
Stephanie A. Miner, Chair



MITCHELL'S CONSTRUCTION SOLUTIONS, INC.
2666 Warner Rd.
Warners, NY 13164

INVOICE

BILL TO
Neighborhood & Business Development
201 E Washington St. 6th Floor
City Hall Commons
Syracuse, New York 13202

Care of: Paul Driscoll

PAY TO
Mitchell's Construction Solutions, Inc.
2666 Warners Rd
Warners, NY 13164

DATE/INVOICE NUMBER	PHONE NUMBER	Terms
7/13/2013 INVOICE # 7132013	Cell: 952-5682	UPON RECEIPT
315 Merriman St Syracuse new York Debris Removal & Disposal Includes excessive tire removal		
July 13, 2013		\$675.00
		Subtotal \$6 75.00
		Tax Exempt
		Total \$675.00

Exhibit A