

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 10th day of April, 2012.
3. The meeting was convened at approximately 2:07 p.m., and a duly constituted quorum consisting of Mayor Stephanie A. Miner, Van Robinson and David DeVecchio were present throughout. In addition to myself, Assistant Corporation Counsel Thomas Babilon, Katelyn Wright, Susannah Bartlett, Sharon Owens, Tim Knauss from the Post Standard and Dian Sherwood were present.

GENERAL

Correspondence

Tom Babilon discussed correspondence received from Francis D. Stinziano relative to his client, SAT of CNY, LLC purchasing properties at 418 North Franklin Street and 416 North Franklin Street, Syracuse, New York. These properties were discussed by the Agency at the November, 2011 Board meeting that Josh Podkamir attended. A survey has been prepared and the area where an easement was requested by Mr. Podkamir's group is not owned by the Agency. The two parties interested in the properties are currently negotiating the matter. The Mayor instructed that if the private parties are negotiating and we should let them come to a resolution. The Agency should only get involved if they are needed to bring the parties together to resolve the issue. The Mayor suggested getting an appraisal on the properties and let both parties know when the appraisal is complete. At that time Mayor Miner made a motion to authorize the procurement of an appraisal of the properties. The motion was seconded by Van Robinson and was thereafter unanimously adopted.

Resolution No. 3198

Authorizing the amendment of Resolution No. 3197 and to designate Hillside-Roosevelt Housing Development Fund Company, Inc., as a Qualified and Eligible Sponsor for the Project located at 1501 and 1503 South Salina Street, Syracuse, New York.

Paul Driscoll stated that the Qualified and Eligible Sponsor was originally IV Star Redevelopment and they needed to create a Housing Development Fund Company for tax credits. The resolution amendment is to correct the name of the company. Mayor Miner asked for confirmation that this would in no way affect the ordinance currently under review by the City of Syracuse Common Council. Tom Babilon confirmed that this would have no impact, and that this resolution would

amend the SURA resolution to conform to what was currently pending before the City of Syracuse Common Council.

Van Robinson made a motion to authorize this resolution. The motion was seconded by Mayor Miner. Resolution No. 3198 was thereafter unanimously adopted.

Resolution No. 3199

Authorizing an agreement between the Syracuse Urban Renewal Agency, the County of Onondaga and Atlantic States Legal Foundation for the development of green infrastructure at the property located at 1344-1346 West Onondaga Street, Syracuse, New York. Katelyn Wright clarified for the Board members that the Agency owns the property and the County of Onondaga is requested green infrastructure, a rain garden and signage.

Van Robinson made a motion to authorize this resolution. The motion was seconded by Mayor Miner. Resolution No. 3199 was thereafter unanimously adopted.

Resolution No. 3200

Authorizing the amendment of Resolution Number 3082 concerning the Syracuse Economic Development Corporation and the administration of the South Avenue Business Improvement Program.

Tom Babilon explained to the Board members that the \$300,000 of Midland/Lincoln/Bellevue area Community Initiative funds had a sunset provision and the purpose of this resolution is to extend the sunset date to December, 2012. Mayor Miner asked if the agreement was working out well with SEDCO. Sharon Owens responded that this funding was for exterior and interior repairs and she felt it was going well with SEDCO. David DelVecchio asked about Midgley not using the funding set aside for their project. Sharon Owens said that if the funds were not used that they would likely be re-allocated to another project under the program

Van Robinson made a motion to authorize this resolution. The motion was seconded by Mayor Miner. Resolution No. 3200 was thereafter unanimously adopted.

Other Business

Elmwood Commercial Parcels: Katelyn Wright gave the Board members an update on this project. The two properties on Bishop Avenue are City of Syracuse owned lots and asked for the Board's direction on whether to move toward acquiring these parcels or wait for developers to come forward. Van Robinson asked if one of the houses burned down recently. Katelyn confirmed that the structure did burn down and that she was reassessing the use of this parcel.

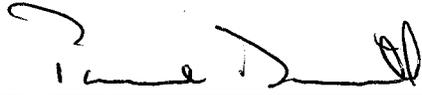
Site Assembly for Tax Credits. Katelyn Wright handed out a memo and Paul Driscoll stated that he would like to formalize this memo as the Agency's policy for tax credit projects. Paul reviewed the Low Income Housing Tax Credit process and would like to establish a formula for the

Agency. Mayor Miner asked if the Qualified and Eligible Sponsor policy that the Agency has is an advantage that the City of Syracuse does not have. Katelyn confirmed this was the case. Van Robinson stated that he would like a briefing with the Neighborhood Preservation Committee. Paul Driscoll stated that this would need to be prior to May 7, 2012 and would arrange the meeting.

426 and 440-442 Rich Street, Syracuse, New York: Tom Babilon said that an auction of these properties was held in February. The owner of the property located in the middle of the two lots was the winning bidder. It was discovered after the auction that the owner had previously executed a land contract to convey the property to a third party. The other party to that contract had contacted the Common Council office and Mr. Babilon with concerns that the bidder was buying the properties for \$151.00 from the Agency and then offering them for sale to him for \$3,000 per parcel. Mr. Babilon advised the Board that it could cancel the contract at this time without penalty. Mayor Miner stated that this was not the intent of the approved sale and that the agency could have sold directly to the third party and would not recommend moving forward with the sale of the properties. At that time a motion was made Mayor Miner to cancel the contract, the motion was seconded by Van Robinson and adopted unanimously.

The meeting was adjourned at 2:35 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 April 10, 2012, commencing at approximately 2:07 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 18th day of April, 2012.



Paul Driscoll
Secretary