

Minutes
Board of Directors Meeting
Tuesday, January 22, 2019
3:00 pm
Mayor's Conference Room

Board Members Present: Mayor Ben Walsh, Vice-Chair Helen Hudson, Treasurer David Delvecchio

Staff Present: Stephanie Pasquale, Debra Ramsey-Burns, Meghan Ryan, Esq.

Other's Present: Owen Kerney

I. Call Meeting to Order

Mayor Walsh called the meeting to order at 3:04 P.M.

II. Roll Call

Mayor Walsh noted all Board members were present with the exception of Ms. Hudson who was running late.

III. Proof of Notice

Mayor Walsh acknowledged notice of the meeting had been timely and properly provided.

IV. Minutes

Mayor Walsh asked for a motion to approve the minutes from the November 29, 2018 Board of Directors meeting. Mr. Delvecchio made a motion to approve the minutes. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE NOVEMBER 29, 2018 BOARD OF DIRECTORS MEETING.**

V. New Business

New Business item Number 2 was addressed first as Mr. Kerney could not stay for the entire meeting and his input was necessary in the presentation of that item and its subparts to the Board.

1) Resolution No. 3406

Resolution No. 3406 authorizing the waiver of certain purchase and development application fees related to the transfer of five vacant parcels of real property to the Greater Syracuse Property Development Corporation (the "Land Bank") was introduced to the Board by Ms. Ryan. Ms. Ryan advised that the Land Bank submitted an application to purchase 176 Bishop Avenue, 178 Bishop Avenue, 177-79 East Bissell Street, 215 Fitch Street and 2400-

02 South Salina Street from SURA and in that application requested a waiver of SURA's purchase and development fees. The purchase and development fee for residentially zoned vacant lots is \$250. The properties the Land Bank applied to purchase are all residential vacant lots so the required purchase and development fee is \$1,250. Ms. Pasquale advised the Board that SURA currently pays taxes on these five vacant lots so selling them will relieve SURA of that financial Burden. Ms. Hudson inquired about the location of 2400-02 South Salina Street. There was a discussion about what else is in the vicinity of that property. Mayor Walsh asked for a motion to approve Resolution No. 3406 authorizing the waiver of certain purchase and development application fees related to the transfer of five vacant parcels of real property to the Greater Syracuse Property Development Corporation. Ms. Hudson made the motion. Mr. Delvecchio seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3406 AUTHORIZING THE WAIVER OF CERTAIN PURCHASE AND DEVELOPMENT FEES RELATED TO THE TRANSFER OF FIVE VACANT PARCELS OF REAL PROPERTY TO THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.**

2) Perseverance Park Project

Ms. Ryan advised the Board that there are five separate approvals related to the Perseverance Park Project. She also advised that resolutions will be prepared after the meeting based on the Board's actions relevant to each item. The Board discussed each item in turn and then voted on each separately.

- a. Acceptance of Syracuse University's donation for design services from LOCUS and Maxian & Horst.

Ms. Ryan explained that Syracuse University has been working with LOCUS and Maxian & Horst to develop a new design for Perseverance Park. Syracuse University is donating these design services to SURA so the SURA Board needs to accept that donation. The estimated cost of the design services is approximately \$53,000. Mayor Walsh asked if Syracuse University is using Connective Corridor funds. Mr. Kerney confirmed that Syracuse University is using Connective Corridor funds for the design.

Mayor Walsh asked for a motion to accept Syracuse University's donation for design services from LOCUS and Maxian & Horst. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MOTION TO ACCEPT SYRACUSE**

UNIVERSITY’S DONATION FOR DESIGN SERVICES FROM LOCUS AND MAXIAN & HORST.

b. Acceptance and approval of design.

Mr. Kerney provided the Board with the most recent version of the design. Ms. Ryan said City Engineering reviewed and sent the design team comments. The design team responded to those comments but Engineering has not provided feedback yet to confirm that all Engineering concerns were addressed by the design team. Engineering’s comments were relatively minor and will not dramatically alter the design as presented. Ms. Ryan asked that if the Board is inclined to accept and approve the design that they do so subject to Engineering’s final approval and any health and safety concerns.

Mayor Walsh asked for a motion to accept and approve the design subject to Engineering’s final approval and any health and safety concerns. Mr. Delvecchio made the motion with that condition. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED AND ACCEPTED THE DESIGN SUBJECT TO ENGINEERING’S FINAL APPROVAL AND ANY HEALTH AND SAFETY CONCERNS.**

c. Authorization of indemnification agreements with LOCUS and Maxian & Horst.

Ms. Ryan advised that since SURA is not under contract with LOCUS and Maxian & Horst, Syracuse University is, SURA will need to enter into indemnification agreements with both.

Mayor Walsh asked for a motion to authorize indemnification agreements with LOCUS and Maxian & Horst. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY AUTHORIZED INDEMNIFICATION AGREEMENTS WITH LOCUS AND MAXIAN & HORST.**

d. Authorization of the purchase and acceptance of site furnishings from Syracuse University.

Ms. Ryan stated that the new design for Perseverance Park includes a lot of unique furnishings such as benches, tables, mirrors, musical instruments, etc. Syracuse University will purchase these furnishings with the SURA Board’s approval and acceptance.

Mayor Walsh asked for a motion to authorize the purchase and acceptance of site furnishing from Syracuse University. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY AUTHORIZED THE PURCHASE AND ACCEPTANCE OF SITE FURNISHINGS FROM SYRACUSE UNIVERSITY.**

- e. Amend SURA Resolution No. 3383 to reallocate \$300,000 in SURA funds for construction.

Ms. Ryan advised the Board that the previous SURA Board allocated \$300,000 in SURA funds to the previous Perseverance Park Project pursuant to Resolution No. 3383. Since there is a new plan to update Perseverance Park that Resolution needs to be amended to reallocate the \$300,000 to the new plan. SURA intends to use this \$300,000 for the construction of the new design for Perseverance Park which will be bid in the Spring.

Mayor Walsh asked for a motion to amend SURA Resolution No. 3383 to reallocate \$300,000 in SURA funds for construction. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. Ms. Hudson, who arrived to the meeting at 3:14 PM, abstained from voting as she was not present during the discussion of the related Perseverance Park items and did not vote on the four previous related agenda items. **ALL BOARD MEMBERS PRESENT WITH THE EXCEPTION OF MS. HUDSON WHO ABSTAINED AUTHORIZED AMENDING SURA RESOLUTION NO. 3383 TO REALLOCATE \$300,000 IN SURA FUNDS FOR CONSTRUCTION.**

There was additional conversation about the construction of the Project. SURA funds will be used for the construction of the approved design. SURA will bid out the project to contractors and the Board will award the contract after bids are reviewed by SURA staff. Ms. Pasquale advised that the City's Department of Public Works (DPW) has agreed to tear up the concrete at the current park site before the contractor begins. Mr. Kerney stated he has talked to Kevin Hunter at DPW to confirm that they will be able to do this in the Spring and take the concrete away. There was a conversation between Mayor Walsh and Mr. Kerney about the mirrors on the poles that are part of the new design. Mr. Kerney advised that he also spoke to Merika at the Downtown Committee about the trees and what the Downtown Committee has used.

VI. Items for Discussion

Mayor Walsh asked if there were any items for discussion. There were none.

VII. Adjournment

There being no further business to discuss, Mayor Walsh asked for a motion to adjourn the meeting. Ms. Hudson made the motion. Mr. Delvecchio seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MOTION TO ADJOURN THE MEETING AT 3:19 P.M.**