

**Minutes**

Board of Directors Meeting  
Thursday, November 29, 2018  
3:00 pm  
Mayor's Conference Room

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**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:** Kate Auwaerter, Eric Ennis, Owen Kearney

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**I. Call Meeting to Order**

Mayor Walsh called the meeting to order at 3:01 P.M.

**II. Roll Call**

Mayor Walsh noted all Board members were present.

**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 accept the minutes from the August 28, 2018 Board of Directors meeting. Mr. Delvecchio made a motion to approve the minutes. Ms. Hudson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE AUGUST 28, 2018 BOARD OF DIRECTORS MEETING.**

**V. New Business**

**1) Resolution No. 3405**

Resolution No. 3405 rescinding SURA Resolution No. 3395 was introduced to the Board by Meghan Ryan. Ms. Ryan explained that the contract with !Melk that was authorized by the previous SURA Board is no longer necessary. This Board is taking a different direction with the Perseverance Park project and the authorized contract related to the previous plan for the park. Ms. Ryan stated that the authorized contract was never executed and it is necessary to rescind the prior resolution to make sure the money allocated for the contract can be used for other purposes. Mayor Walsh asked for a motion to approve Resolution No. 3405 rescinding Resolution No. 3395. Ms. Hudson made the motion. Mr. Delvecchio seconded the motion. **ALL BOARD**

**MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3405  
RESCINDING RESOLUTION NO. 3395.**

**VI. Items for Discussion**

**1) Audit**

Mr. Delvecchio presented the Board with correspondence from SURA's auditors Bonadio & Co., LLP. Mr. Delvecchio said the SURA audit is close to being complete and can be issued prior to the City's audit. He informed the Board that March 31<sup>st</sup> is the drop dead date for the audit to be completed. SURA follows the same fiscal calendar as the City. SURA's contract with Bonadio is separate from Bonadio's contract with the City. Mayor Walsh asked if we are out of compliance with the Authorities Budget Office for filing of the Audit. Mr. Delvecchio indicated that we were. He stated there was an issue with payroll that had to be reconciled. Stephanie Pasquale asked if there was a danger in having the audit completed earlier. Mr. Delvecchio said SURA can set the goal of having it completed by December going forward and he and will follow up with Bonadio on the timeliness and other related issues.

**2) Perseverance Park Design Update**

Owen Kerney updated the Board on the new design direction for Perseverance Park. He advised that he has been working with LOCUS, a local design firm, to come up with a preliminary design. The new design includes improvements such as new tables and chairs. Mr. Kerney stated the purpose of today was to update the Board and get their feedback. If the Board wishes to move forward with the updated design the hope is that construction will begin in the Spring. Once the design is finalized and reviewed by the City's Engineering Department it will be brought to the Board for acceptance. Mr. Kerney advised that Syracuse University has committed approximately \$100,000 for the furnishings and we are going to ask for additional funding to assist with the project. Ms. Hudson asked if the corner of the park would still be available for food vendors. Mr. Kerney indicated that there will be an open space for vendors. He also stated that he has been working closely with the Downtown Committee to make sure the material used will be easy for them to plow and maintain.

Mr. Kerney stated that it is still being determined if Syracuse University will procure the furnishings on its own or if SURA will be involved in that with funding from Syracuse University. If Syracuse University purchases the furnishings they will ship it in the Spring and DPW can store it for a couple weeks until the contractor that SURA awards the project to can install it. SURA has committed \$300,000 to the project which will be used for construction. Syracuse University is paying the design fee.

Mayor Walsh asked about a bike share. Mr. Ennis said he has been talking to the company about this as a possible location. Mayor Walsh asked how we are going to keep skateboarders off the surface. Mr. Kerney said that the cement surface will not be easy to skate on. He also said that

they have talked to Engineering to make sure the surface is suitable for wheelchairs and that the Downtown Committee will be able to plow it. The intention is to have a design this year and then construction next year that will take about 6-8 weeks.

Mayor Walsh asked if there was something for the Board to vote on today. Mr. Kerney said today was just informational and there might be something to vote on at the next meeting. Ms. Ryan stated she just wanted the Board to have this information today to make sure they were aware of how the design was progressing and that the Board was in favor of it. Ms. Hudson inquired about phases for the project as they were mentioned earlier in the meeting. Ms. Auwaerter clarified that the phases were part of the original project when Melk was involved and there are no phases with the current plan. Ms. Ryan advised the Board that there may be other discussions and approvals involving the purchase of furnishings depending on how they will be procured, either through SURA or directly by Syracuse University.

Mayor Walsh asked if there was anything new with the telephone poles that are part of the new design. Mr. Kerney said the idea was to wrap the pole with mirrors going all around. The design is something Engineering will sign off on and is a preference of the designer. Ms. Hudson asked if the furnishings would be like what is on Genesee Street. Mr. Kerney said it will be more like what is at Lemp Park, specifically the musical instruments. The instruments are stainless steel but it is unknown if the poles can be stainless steel as well. Ms. Auwaerter said the way they were described to her is that they will not actually look like telephone poles. Mayor Walsh asked if the Public Art Commission will have something to say about this project. Ms. Auwaerter said she does not believe it is necessary for this type of project. Mr. Kerney said they will get more clarity about the poles from the design team and engineers.

### **3) Potential Sale of 3 SURA-Owned Parcels:**

- 1104-08 E. Washington St.
- 203-05 University Ave.
- 209 University Ave.

Eric Ennis presented the potential of selling three SURA-owned parcels. He first wanted to see if SURA is prepared and ready to part ways with the parcels and if so, how the Board wants to do so. Ms. Ryan asked if it would be ideal to sell the three properties together. Mr. Ennis indicated that it is logical to sell them together. The properties are almost at the base of University Hill. Mayor Walsh said it is probably a good time to part ways with the properties as there is development that could happen there. Ms. Hudson inquired about Station 7. Ms. Pasquale responded that whatever happens with I-81 they may need to address it. The Fire Department is looking for an opportunity for more training room. Mayor Walsh asked what the process is to sell the properties. Ms. Ryan advised that SURA has three options when selling property pursuant to its property disposition guidelines: 1) auction; 2) negotiation; or 3) sealed bid. Mayor Walsh said we could put feelers out into the market to see if there is interest. There was a question about using the RFP process. Ms. Ryan indicated that she is not familiar with the

process but will speak with others that know more about it to see if it is something SURA can utilize. Mr. Delvecchio stated that SURA has more flexibility than the City as it pertains to property disposition. Mr. Ennis stated that an appraisal of each property is necessary before selling. Ms. Ryan stated that depending on the cost of the appraisals it may need Board approval. Ms. Pasquale asked if the Board could authorize an “amount up to” now but Ms. Ryan indicated that they need to solicit bids from various appraisers first and then would bring it to the Board for authorization if necessary. Mayor Walsh said that the next step is to get the appraisals.

## **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 3:50 P.M.**