
Syracuse Urban Renewal Agency
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Minutes
Board of Directors Meeting
Wednesday, May 1, 2019
3:00 pm
Mayor's Conference Room

Board Members Present: Mayor Ben Walsh, Treasurer David Delvecchio

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

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 with the exception of Vice-Chair Ms. Hudson, who was excused.

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 February 26, 2019 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 FEBRUARY 26, 2019 BOARD OF DIRECTORS MEETING.**

V. New Business

1) Resolution No. 3414

Resolution No. 3414 authorizing the adoption of the New York State Deferred Compensation Plan was introduced by Ms. Ryan. Ms. Ryan advised that the City is switching to the New York State Plan and the Council authorized in December. SURA must also authorize this change.

Mayor Walsh asked for a motion to approve Resolution No. 3414. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3414 AUTHORIZING THE ADOPTION OF THE NEW YORK STATE DEFERRED COMPENSATION PLAN.**

2) **Resolution No. 3415**

Resolution No. 3415 authorizing payment to Haylor, Freyer & Coon, Inc./Dryden Mutual Insurance Company for liability insurance for 203-05 University Avenue and East Washington Street, 209 University Avenue and 1104-08 East Washington Street was introduced by Ms. Ryan. The properties are classified as vacant lots but do consist of basketball courts utilized by the public which is why SURA sought insurance coverage. Ms. Ryan advised that SURA staff received three different quotes from insurance companies. Haylor had the lowest quote. Ms. Ryan explained that Haylor can add this to the premium the Board previously authorized to provide insurance for Perseverance Park and the adjacent parking lot. Mayor Walsh inquired about insurance on other SURA-owned properties. Mr. Delvecchio said that at one time all the properties were covered under one insurance company. Mayor Walsh asked if the Board should wait to vote until SURA staff is able to solicit insurance quotes for the other SURA-owned properties. Ms. Pasquale advised that it would be best to vote on this now as Haylor will add the coverage for these lots to the existing policy and they are awaiting payment.

Mayor Walsh asked for a motion to approve Resolution No. 3415. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3415 AUTHORIZING PAYMENT TO HAYLOR, FREYER & COON, INC./DRYDEN MUTUAL INSURANCE COMPANY FOR LIABILITY INSURANCE FOR 203-05 UNIVERSITY AVENUE AND EAST WASHINGTON STREET, 209 UNIVERSITY AVENUE AND 1104-08 EAST WASHINGTON STREET.**

3) **Resolution No. 3416**

Resolution No. 3416 authorizing personnel changes with the Syracuse Urban Renewal Agency was introduced by Ms. Ryan. Ms. Ryan advised that the changes consist of terminations, new hires and changes in title and/or salary. Mayor Walsh went through the changes and asked questions for clarification.

Mayor Walsh asked for a motion to approve Resolution No. 3416. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3416 AUTHORIZING PERSONNEL CHANGES WITH THE SYRACUSE URBAN RENEWAL AGENCY.**

4) Resolution No. 3417

Resolution No. 3417 authorizing the sale of 176 and 178 Bishop Avenue, 177-79 Bissell Street East, 215 Fitch Street and 2400-02 Salina Street South to the highest recorded bidder at auction for less than fair market value was introduced by Ms. Ryan. Ms. Ryan advised that an auction was held on April 9, 2019 and the Land Bank was the only bidder. Appraisals were done on all the properties prior to the auction. The Land Bank bid \$1.00 per property for a total of \$5.00.

Mayor Walsh asked for a motion to approve Resolution No. 3417. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3417 AUTHORIZING THE SALE OF 176 AND 178 BISHOP AVENUE, 177-79 BISSELL STREET EAST, 215 FITCH STREET AND 2400-02 SALINA STREET SOUTH TO THE HIGHEST RECORDED BIDDER AT AUCTION FOR LESS THAN FAIR MARKET VALUE.**

5) Resolution No. 3418

Resolution No. 3418 authorizing the acceptance of services for construction administration and construction oversight for the Perseverance Park Project (Salina Plaza) was introduced by Ms. Ryan. Ms. Ryan advised that the bid packets for the construction portion of the project were sent to bidders about two weeks ago. The Board previously approved the design by LOCUS and Maxian & Horst. Once a contractor is selected LOCUS and Maxian & Horst will provide pre-construction and construction services. Syracuse University will pay for those services and will be donating them to SURA. The cost of those services is an amount not to exceed \$9,450.00. Mayor Walsh stated that SURA would like an opportunity to deny services beyond that amount. Ms. Ryan advised that the SURA Board would need to approve anything above that amount and will let Mr. Kerney know so he can advise LOCUS and Maxian & Horst.

Mayor Walsh asked for a motion to approve Resolution No. 3418. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3418 AUTHORIZING THE ACCEPTANCE OF SERVICES FOR CONSTRUCTION ADMINISTRATION AND CONSTRUCTION OVERSIGHT FOR THE PERSEVERANCE PARK PROJECT (SALINA PLAZA).**

VI. Items for Discussion

1) Development Opportunities

Ms. Pasquale presented the Board with a development opportunity in the Blueprint 15 area. Some of the properties in this area are eligible for seizure and others could be acquired from the Land Bank and/or SIDA as both entities currently own properties in the area. The properties will be looked at in clusters based on ownership and eligibility for seizure. Ms. Pasquale wanted to give the Board a heads up about this opportunity and see what information the Board would want to know as it is further explored. She advised that there are insurance and other financial considerations if SURA acquires the properties.

VII. Adjournment

There being no further business to discuss, Mayor Walsh asked for a motion to adjourn the meeting. Mr. Delvecchio made the motion. Mayor Walsh seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MOTION TO ADJOURN THE MEETING AT 3:22 P.M.**