

Minutes
Board of Directors Meeting
Monday, June 17, 2019
1:30 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.

Others Present: Owen Kerney, John Kivlehan, Isaac

I. Call Meeting to Order

Mayor Walsh called the meeting to order at 1:33 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 approve the minutes from the May 28, 2019 Board of Directors meeting. Ms. Hudson made a motion to approve the minutes. Mr. Delvecchio seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE MAY 28, 2019 BOARD OF DIRECTORS MEETING.**

V. New Business

1) Resolution No. 3419

Resolution No. 3419 was introduced by Ms. Ryan. She advised the Board that SURA is in the process of insuring all of its properties as requested by the Board and this is for insurance for the last five properties. Quotes were solicited from three companies and two proposals were received. Haylor, Freyer & Coon had the lowest quote as they can add these five additional parcels to SURA's existing policy. Mayor Walsh asked for a motion to authorize the Resolution. Mr. Delvecchio made the motion. Ms. Hudson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3419 AUTHORIZING PAYMENT TO HAYLOR, FREYER AND COON, INC./DRYDEN MUTUAL INSURANCE COMPANY FOR LIABILITY INSURANCE FOR 1344-46 WEST ONONDAGA STREET, 350 POND**

**STREET, 625 TULLY STREET, 701 TULLY STREET AND 110 UNIVERSITY AVENUE
TO CROUSE.**

VI. Items for Discussion

1) Perseverance Park bid discussion

Mr. Kerney advised the Board that as previously discussed, SURA received one bid and it was in excess of what SURA allocated for the construction portion of Perseverance Park. He then advised that there are three different options for the Board to consider in light of this:

- 1) Re-bid the proposal/project. Mr. Kerney advised that this could result in the loss of previously allocated funds from Syracuse University, which need to be used by September.
- 2) Deduct certain tasks from the current proposal in order to bring project within SURA's \$300,000 budget. This will require action by SURA. Mr. Kerney proposed a list of items that could be deducted from the project. Those deductions will bring the project within the previously authorized budget and will not significantly affect the park design.
- 3) Abandon the design and do not advance the project.

Ms. Hudson stated that if there was no City residency required by the bidder then she cannot vote on option two. Mr. Kerney advised that the bidder did include that in the bid as they thought it was required. Ms. Ryan explained that the City residency requirement is something that was authorized by the Common Council and does not apply to SURA as it is separate from the City. SURA does not have a similar requirement. Mr. Kivlehan advised that he knows Ballard Construction, the bidder, uses minority businesses that have City residents as workers. Mayor Walsh inquired if there was a way to enforce a City residency requirement if not included in the bid. Ms. Ryan advised that there was not so if the Board wanted that included the project would have to be re-bid with that requirement.

Mr. Kerney advised that \$40,000 of Ballard's bid is for demolishing and removing the existing concrete. This is something SURA intended to utilize the City's Department of Public Works (DPW) for but Ballard would prefer to do it to make sure the workspace is cleared properly before laying new concrete. Ballard is currently utilized by the City under the Street Structures contract so Mr. Kerney advised that the City could contract with Ballard to do the demolition work under Street Structures and then bill SURA for the work. Syracuse University has advised that the demolition work would be fully reimbursable using the Connective Corridor money they are donating to the project. Mayor Walsh asked if this arrangement would need Council approval. Ms. Ryan advised that it would. Mayor Walsh then asked if the timing for Council approval was taken into consideration. Mr. Kerney and Ms. Ryan advised that it was not but they could figure out the timing if the Board is inclined to move forward.

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Mayor Walsh asked about the overall budget. Mr. Kerney said that SURA has already allocated \$300,000 and the lowest bid is for \$383,000. There are deductions identified that can be made once the bid is awarded. Ms. Ryan advised the Board that the award would have to be for \$383,000 as that is the bid amount but the project will likely cost less with the deductions identified by Mr. Kerney and the use of Syracuse University's Connective Corridor donation.

The Mayor then asked about reassessing SURA's M/WBE and residency requirements. He wanted to know whether or not SURA's policies should be amended going forward or stop the project until this is taken care of. Ms. Hudson indicated that she did not want to stop the project because everyone has worked on it too long. She hoped that Ballard and its subcontractor would hire City residents and abide by M/WBE. Mayor Walsh asked Ms. Ryan to have the policies amended before the next meeting. Ms. Ryan indicated that it is unlikely she can have anything ready by the next meeting and was concerned with timing. Mayor Walsh asked Ms. Ryan to research it and keep the Board updated with a timeframe to amend.

Ms. Ryan advised that if the Board wants to move forward with the project then there are three approvals necessary:

- 1) Amend SURA Resolution No. 3383 as amended by SURA Resolution No. 3411 – Ms. Ryan explained that the Board previously authorized a Resolution to amend SURA Resolution No. 3383 which allocated \$300,000 in SURA funds to the previous project planned for Perseverance Park. That amendment allowed SURA to use those funds for the construction component of the new plan for Perseverance Park. If SURA is going to award the bid to Ballard for a \$383,000 contract then the amount of SURA funds allocated to the project needs to be increased to an amount not to exceed \$383,000.

Mayor Walsh asked for a motion. Mr. Delvecchio made the motion. Ms. Hudson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO AMEND SURA RESOLUTION NO. 3383 AS AMENDED BY SURA RESOLUTION NO. 3411.**

- 2) Award bid to Ballard Construction – Ms. Ryan asked Mr. Kivlehan if the Board should award the bid to Ballard now or wait until Engineering can confirm that Ballard will hold the bid amount of \$383,000 past the 45 days to award. Mayor Walsh suggested that the Board could make the award contingent on them holding the amount beyond 45 days as well as Common Council approval for use of the Street Structures contract. Once approved SURA can then issue an "Intent to Award" to Ballard for the contract.

Mayor Walsh asked for a motion. Mr. Delvecchio made a motion with the discussed contingencies. Ms. Hudson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO AWARD A BID TO BALLARD CONSTRUCTION FOR \$383,000 CONTINGENT UPON BALLARD HOLDING THE**

BID AMOUNT BEYOND 45 DAYS AND COMMON COUNCIL APPROVAL FOR USE OF THE CITY'S STREET STRUCTURES CONTRACT.

- 3) Accept DPW Services for demolition and site preparation work – the Board discussed accepting these services but only if Syracuse University will fully reimburse the work.

Mayor Walsh asked for a motion. Mr. Delvecchio made a motion with the discussed contingency. Ms. Hudson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ACCEPT DPW SERVICES FOR THE DEMOLITION AND SITE PREPARATION WORK AT PERSERVERANCE PARK CONTINGENT ON FULL REIMBURSEMENT FROM SYRACUSE UNIVERSITY.**

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 2:01 P.M.**