

City of Syracuse Industrial Development Agency
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Minutes
Board of Directors Meeting
Tuesday, January 17, 2023

Board Members Present: Kathleen Murphy, Steven Thompson, Kenneth Kinsey, Dirk Sonneborn, Rickey T. Brown

Staff Present: Judith DeLaney, Susan Katzoff, Esq.,

Others Present:

I. Call Meeting to Order

Ms. Murphy called the meeting to order at 8:00 a.m.

II. Roll Call

Ms. Murphy acknowledged that in addition to herself, Board members Steven Thompson, Kenneth Kinsey, Dirk Sonneborn and Rickey T. Brown were present.

III. Proof of Notice

Ms. Murphy acknowledged that notice of the meeting had been duly and properly provided.

IV. Minutes

Ms. Murphy asked for a motion approving the minutes from the December 20, 2022 Board of Directors meeting, a copy of which is included in the Board's packet. Mr. Sonneborn made the motion. Mr. Kinsey seconded the motion. There being no discussion, **THE MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 20, 2022 BOARD OF DIRECTORS MEETING WAS UNANIMOUSLY APPROVED.**

V. New Business

Agency Policies

Ms. Murphy made a recommendation to delay the effective date of the Agency's amended UTEP Policy to afford the City the opportunity to complete its housing study. She noted that the Agency's

community partners, including all local developers, are supportive of the idea and need for mixed income housing, but expressed concerns relative to financial viability given the current market conditions.

In order to further examine these concerns, which may require the Agency to identify ways to further incentivize these outcomes, and to have the additional insight that will come from the housing study, Ms. Murphy requested the board consider delaying the effective date of the amended UTEP July 1, 2023 when the housing study is anticipated to be completed. She noted that the newly amended Project Approval Policy, which now includes the 10% local hire compliance and new MWBE compliance will remain effective as of January 1, 2023 although will need to be amended to ensure the language refers to the current UTEP.

Mr. Brown said that makes sense due to trouble with interest rates.

Ms. DeLaney said there are a number of different committees working on the Housing Study. The Urban Jobs Task Force, one of the committee members, is pleased with the change made to Project Approval Policy. The Housing Study is very comprehensive. Postponing the effective date of the policy for six months will help to give a clear understanding of where we need to go with regards to the recognized need for moderate income housing in the City.

There being no further discussion, Ms. Murphy asked for a motion to authorize the postponement of the effective date of the new UTEP Policy and the sister Community Benefits Policy until July 1, 2023. Mr. Thompson made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION TO AUTHORIZE POSTPONEMENT OF THE EFFECTIVE DATE OF THE NEW UTEP POLICY AND THE COMMUNITY BENEFITS POLICY UNTIL JULY 1, 2023.**

Ms. Murphy asked for a motion to authorize the amendment of the Project Approval Policy to change the definitions section to align with the Agency's current policies. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION TO AUTHORIZE THE AMENDMENT OF THE PROJECT APPROVAL POLICY TO CHANGE THE DEFINITIONS SECTION TO ALIGH WITH THE AGENCY'S CURRENT POLICIES.**

VI. Executive Session

Ms. Murphy asked for a motion to move into Executive Session for the purposes of discussing property disposition.

At 8:10 a.m., Mr. Sonneborn made a motion to enter executive session to discuss potential disposition of property. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN TO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING POTENTIAL DISPOSITION OF PROPERTY.**

Ms. Murphy asked for a motion to authorize the Chair, Staff and Counsel to meet with an RFP respondent to request additional information relative to respondent's submission. Mr. Sonneborn made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION TO AUTHORIZE THE CHAIR, STAFF**

AND COUNSEL TO MEET WITH RFP RESPONDENT TO REQUEST ADDITIONAL INFORMATION RELATIVE TO RESPONDENT'S SUBMISSION.

Ms. Murphy asked for a motion to adjourn out of executive session. At 8:53 a.m. Mr. Sonneborn made a motion to leave executive session. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN OUT OF EXECUTIVE SESSION.**

VII. Adjournment

There being no further business to discuss, Ms. Murphy asked for a motion to adjourn the meeting. Mr. Kinsey made a motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 8:55 AM.**