

Minutes

Board of Directors Meeting
Tuesday, April 27, 2021
3:00 pm
WebEx

Due to the declaration of a public health emergency and the social distancing requirements imposed at the Federal, State and local level, this meeting was held in accordance with Executive Order 202.1 by video/telephone conference that was made available to the public.

Board Members Present: Mayor Ben Walsh, Vice-Chair Helen Hudson, Treasurer Brad O'Connor, all via tele/videoconference (in accordance with the Governor's Executive Order 202.1)

Staff Present: Michael Collins, Meghan Ryan, Esq., all via tele/videoconference (in accordance with the Governor's Executive Order 202.1)

Others Present: Kate Auwaerter, Jennifer Tifft, John Vavonese, all via tele/videoconference (in accordance with the Governor's Executive Order 202.1)

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.

Proof of Notice

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

III. Minutes

Mayor Walsh asked for a motion to approve the minutes from the February 24, 2021 Board of Directors meeting. Mr. O'Connor made a motion to approve the minutes. Ms. Hudson seconded the motion. **THE MINUTES FROM THE FEBRUARY 24, 2021 BOARD OF DIRECTORS MEETING WERE UNANIMOUSLY APPROVED BY ALL BOARD MEMBERS PRESENT.**

IV. New Business

1) Resolution No. 3436

Resolution No. 3436 was introduced by Ms. Ryan. She explained that this resolution is amending a prior resolution from the January meeting. It is a parking agreement with Zamir Equities for one of their tenants at One Lincoln Center. They need another month of parking because of the extension to file income taxes. This was also on the Common Council agenda for April 26th, which was approved. The City is a party to the agreement as it operates the parking lot receives all revenue. This is a one-month extension, from 3 to 4 months, through May 31st. Ms. Ryan indicated that she will draft an amended agreement. Mayor Walsh asked if there is any reason to believe they will come back again next month with another extension. Jennifer Tifft, First Deputy Commissioner of the Department of Neighborhood and Business Development indicated that she did receive an inquiry from the property manager. They are interested in something longer term. It would not be for these 18 spots but for a subset of those. It sounds like they want something through the end of the calendar year. Ms. Tifft indicated that this was something that would need to be raised with Council and this Board. One thing to consider is the \$50 rate. That was agreed to because it was a short-term lease and due to the Pandemic, spaces were not being utilized. If the Board were to entertain something long-term it should consider increasing the rate because comparable surface lots in that part of Downtown could go for \$100 per month per space. Ms. Tifft indicated that she did not make any promises. The details would need to be worked out. She advised that the Board should rethink the rate if it does end up doing something long-term with them. Mayor Walsh agreed.

Mayor Walsh asked for a motion. Ms. Hudson made the motion to approve the Resolution. Mr. O'Connor seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3436 AMENDING RESOLUTION NO. 3432 AUTHORIZING A PARKING AGREEMENT WITH THE CITY AND ZAMIR EQUITIES, LLC FOR EIGHTEEN (18) PARKING SPACES IN THE PARKING LOT AT 109 WEST WASHINGTON STREET, LOCATED AT THE CORNER OF SOUTH CLINTON STREET AND WEST WASHINGTON STREET.**

2) Resolution No. 3437

Ms. Ryan introduced Resolution No. 3437 and asked those that helped prepare the Budget to provide information and answer any questions. John Vavonese from the Department of Neighborhood and Business Development presented the Budget. He indicated that it is the same format as past years. It shows the bank interest and loan interest. The rental income is from the parking lot previously discussed. The other revenue is from the revolving fund which covers the salaries of SURA employees. The "Expenditures" at the bottom shows a payout of those costs and reimbursements from the various City departments that pay SURA back. Mr. Vavonese indicated that this was derived from a very thorough report created for a recent SURA Council hearing. The costs from salaries and fringe benefits are down from recent years. The "Development Expenses" are for Perseverance Park. It is funds leftover from the original project back when it was in a conceptual

form. Mr. Vavonese advised that there could be a possible amendment to the number for “Professional Services” as the appraisal for the parking lot would be part of this unless it will be paid before the end of this current fiscal year. Ms. Ryan indicated that the appraisal was already completed, and the invoice was received so it should be paid before July 1. Mr. Vavonese indicated that in that case there is no need for an amendment.

Mayor Walsh asked for a motion. Mr. O’Connor made the motion to approve the Resolution. Ms. Hudson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION NO. 3437 APPROVING THE 2021-2022 BUDGET FOR THE SYRACUSE URBAN RENEWAL AGENCY.**

V. Items for Discussion

1. Art Loan Program

Kate Auwaerter, the Public Art Coordinator for the City, spoke to the Board about a pilot program for an art loan program with Stone Quarry Hill Art Park (“Stone Quarry”). The Public Art Commission would like to propose a sculpture called “Whales Tale” which would be on display in Perseverance Park. Ms. Auwaerter noticed a mistake in the memorandum she prepared for the Board. The base for the sculpture will be 4 inches high, not 4 feet. When Ms. Auwaerter last presented to the Board, she advised she received a quote of \$7,500 to construct the concrete base. Ms. Auwaerter went and spoke to the City’s Skilled Trades and Kevin Henry said it could be done for \$1,500, which is more reasonable. Ms. Auwaerter also applied for a special projects grant with TNT for the transportation costs, which was granted. She advised that there is a question about where the sculpture will go. She originally wanted to place it in the newly renovated plaza but there is not a great place to put it where it would not interfere with programming. She thinks it would go better in the grassy area by the concrete. She will be ask for assistance with exactly where to place it. Ms. Auwaerter indicated that the ask of SURA is to enter into a loan agreement with Stone Quarry. She has spoken to Ms. Ryan about what that would entail. Stone Quarry wants to ensure that SURA has liability coverage. The actual coverage of the sculpture will be covered by Stone Quarry. The agreement will be for 2 years with the ability to extend. She also requested that SURA pay the \$1,500 for the construction of the concrete base.

Ms. Hudson asked about the amount of liability insurance that would be required. Ms. Auwaerter said she will double-check. Ms. Ryan said that they will need to figure out liability limits. SURA does have a policy of liability insurance on Perseverance Park. She wants to confirm what the current policy says to make sure there is sufficient coverage. Mr. Vavonese stated that on the property schedule from an older policy, the area of the park and the parking lot were made distinct. It was rated and coded appropriately. Ms. Ryan asked Mr. Vavonese about the possible expenditure of \$1,500 in SURA funds for the concrete base. Mr. Vavonese indicated that SURA could handle that expense.

Ms. Auwaerter stated that Stone Quarry values the artwork at \$27,000 and they insure it for \$15,000. Mr. O'Connor asked for clarification about whether or not SURA would be insuring the piece. Ms. Ryan indicated that Stone Quarry will insure the piece. SURA will not own it. It will remain Stone Quarry's property. Stone Quarry would just allow SURA to borrow it and take reasonable measures to maintain the art. Mr. O'Connor asked if the insurance language in the agreement should be tightened up and define what is and is not covered. Ms. Ryan indicated that this is a basic agreement that she did not draft and advised Ms. Auwaerter previously that she would have some changes. If the Board goes forward, Ms. Ryan would edit it to something that would reflect our typical agreements. She indicated that the insurance liability limits should be spelled out in that paragraph of the agreement and that SURA would not be bound by the draft agreement.

Mr. Vavonese asked whether adding the artwork to the park would significantly alter the usage of the area so that SURA's insurance coverage would not be adequate. Ms. Ryan indicated that this is something to clarify with the insurance carrier. Mayor Walsh asked if the other members wanted to move forward. Ms. Hudson indicated that she wanted to wait and see the language that Ms. Ryan will insert into the agreement unless there were time constraints. Ms. Auwaerter indicated that the sculpture needs to be installed by the end of June to use the TNT funds. Ms. Hudson also pointed out that Stone Quarry may not accept Ms. Ryan's changes to the agreement. Mayor Walsh said it could wait until the May meeting or the Board could call a special meeting if the timing changes. Mr. O'Connor indicated that he is in favor of the idea but wants to wait because of the need for more details. The Board decided to hold this item until the next meeting.

VI. Adjournment

There being no further business to discuss, Mayor Walsh asked for a motion to adjourn the meeting. Ms. Hudson made the motion. Mr. O'Connor seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MOTION TO ADJOURN THE MEETING AT 3:26 P.M.**