

Minutes
Board of Directors Meeting
Tuesday, May 25, 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: Vinita Armstrong, Kate Auwaerter, Michelle Sczpanski, Jennifer Tiff, 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 3:06 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 April 27, 2021 Board of Directors meeting. Ms. Hudson made a motion to approve the minutes. Mr. O'Connor seconded the motion. **THE MINUTES FROM THE APRIL 27, 2021 BOARD OF DIRECTORS MEETING WERE UNANIMOUSLY APPROVED BY ALL BOARD MEMBERS PRESENT.**

V. Old Business

The agreement between SURA and Stone Quarry Hill Art Park, Inc. for the steel sculpture entitled "Whales Tale" to be installed at Perseverance Park was re-introduced and discussed. Ms. Ryan and Ms.

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Auwaerter have been going back and forth with Emily from Stone Quarry to answer the Board's questions from the last meeting. Ms. Ryan also spoke with SURA's insurance agent to confirm that SURA has a policy of general liability insurance, which includes Perseverance Park. SURA's coverage amounts are \$1 million per occurrence and \$2 million aggregate. These are standard limits and are what Stone Quarry would require under the agreement. SURA would also need to list Stone Quarry as an additional insured. There is an additional cost for this endorsement. The insurance would protect SURA and Stone Quarry in the event someone climbs on the artwork and is injured as a result. SURA would not be insuring the piece. Ms. Ryan indicated that the language of the agreement is not final yet. She will circulate it to the Board for review before anything is signed.

Ms. Auwaerter previously advised the Board that SURA would need to spend \$1,500 for a new concrete pad to place the artwork on. She advised that she met Emily from Stone Quarry at the park and they agreed that the ideal location would be on the existing concrete steps. The art would be elevated and more visible. It would not take away from the greenspace. She advised that need for the \$1,500 is eliminated but the transportation costs were higher than expected. Ms. Auwaerter was awarded \$600 from TNT but the total cost for transportation will be around \$1,000. She would also like to have a sign made. Stone Quarry said they would cover the additional costs but it is also doing work on the sculpture to prepare it. Ms. Auwaerter asked SURA to cover the transportation costs to bridge the gap from the TNT grant. She indicated it would be \$400 for transportation and \$100 for a sign to indicate where piece is from. She requested \$500 total from SURA to cover transportation and a sign.

Ms. Hudson asked if there were any sharp edges on the piece. She was concerned about someone getting hurt. Ms. Auwaerter indicated that there are no sharp edges. It is not easily climbed. If someone were to climb they would be nine feet up. Ms. Auwaerter said she will email photos to Ms. Hudson. Mr. O'Connor asked if the piece will bolt to the concrete. Ms. Auwaerter stated that it would. This work will be done by the City's skilled trades.

Ms. Ryan advised that the Board should vote separately on the agreement and the \$500 expenditure.

Mayor Walsh asked for motion to authorize an agreement between SURA and Stone Quarry Hill Art Park, Inc. Mr. O'Connor made the motion. Ms. Hudson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY AUTHORIZED AN AGREEMENT BETWEEN SURA AND STONE QUARRY HILL ART PARK, INC. FOR THE LOAN OF A STEEL SCULPTURE ENTITLED "WHALES TALE" THAT WILL BE INSTALLED AT PERSEVERANCE PARK.**

Mayor Walsh asked for a motion to authorize the expenditure of \$500 for the transportation costs and purchase of a sign in relation to the loan of "Whales Tale." Mr. O'Connor made the motion. Ms. Hudson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY**

AUTHORIZED THE EXPENDITURE OF \$500 FOR THE TRANSPORTATION COSTS AND PURCHASE OF A SIGN IN RELATION TO THE LOAN OF “WHALES TALE”.

Mayor Walsh asked Ms. Auwaerter about the timeframe for installation. She indicated that it would be around the end of June.

VI. New Business

1) Resolution No. 3438

Ms. Ryan introduced Resolution No. 3438. She stated that the owner of Metro Fitness wants to utilize Perseverance Park for a Pilates class on Saturday June 5th from 11-12. It is a free community event with Anything But Beer. No alcohol will be consumed at the park. Ms. Ryan advised that this request is to allow Metro to use the park for an hour. SURA will require a license agreement and a policy of insurance listing SURA as an additional insured. Metro has participated with City Parks many times. Ms. Ryan has no issue allowing this if the Board is inclined to facilitate the community event. Ms. Hudson said she was concerned about opening up the use of the park to one group and then having to open it up to others. Mayor Walsh indicated that they want people to use the park. He asked Ms. Ryan if it is really necessary to go through this approval process every time someone wants to use the park. Ms. Ryan indicated that this is the way SURA has handled these requests for years. She anticipates that there will be more requests now that SURA renovated the park. Britney Farmer from City Parks fields a lot of requests as people think it is City-owned. SURA may want to come up with a process to streamline the request process and consider a fee. City Parks charges a fee. SURA has not charged a fee in the past. Mayor Walsh stated that he would like to see an agreement with the City Parks Department to manage the space. Ms. Ryan said she will speak with Britney. Mayor Walsh said that City Parks’ management would work well because there is a standard process in place that people are accustomed to. He asked Ms. Ryan to consider this and come back to the Board with a proposal to work with Parks.

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. 3438 AUTHORIZING METRO FITNESS TO USE PERSEVERANCE PARK FOR A PILATES CLASS.**

VII. Items for Discussion

1. Potential sale of parking lot at 109 West Washington Street

The Board revisited the previously discussed potential sale of the parking lot at 109 West Washington Street. The Board previously approved the award for an appraisal. Ms. Ryan advised that CNY Pomeroy Associates completed the appraisal but a few items need to be addressed before

it can be called final. The restrictions on the lot were not included. Assessment found a couple issues with the comps included as well. A consideration here is that the City operates the lot and receives the revenue. Ms. Tifft indicated that the offeror is still very interested and wants to see if the Board is interested in selling. Mayor Walsh asked a question about revenue and if there are any costs associated with maintaining the site. Ms. Tifft said it would hard to come up with a cost to maintain the lot. The costs are shared across the City. Mayor Walsh asked Ms. Ryan about SURA's disposition policy. Ms. Ryan said that SURA has typically sold properties by auction process. She is not sure if that is most appropriate here. Negotiation is an option. No matter which option SURA employs, an appraisal is always required. She advised that the SURA Plan and a development contract would also have to be considered. SURA is also required to include a reverter clause in the deed when it sells property. There are also considerations if SURA were to sell a property for below fair market value.

Mr. O'Connor said he would be most comfortable with selling for market value. He mentioned that the City provided SURA with \$350,000 in seed money years ago. The sale could assist the City in recouping that money. Ms. Tifft advised that this is a metered lot so the revenue comes from City parking meters. For fiscal Year 20, the City received over \$100,000, but this number is low due to the Pandemic. This is about 50% less than what is typical. Mayor Walsh asked if anyone looked into what the property taxes would be based on the current assessment. Ms. Tifft said she could look it up. Ms. Hudson said she would like to see what other interest is out there. Mayor Walsh indicated that this is an important commercial property. They will have to balance the cost and benefit to the City. He requested that Ms. Ryan draft a formal memo to the Board regarding SURA disposition.

VIII. 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 3:37 P.M.**