

Minutes
Board of Directors Meeting
Wednesday, July 7, 2021
11:00 am
Mayor's Conference Room

Board Members Present: Mayor Ben Walsh, Vice-Chair Helen Hudson, Treasurer Brad O'Connor

Staff Present: Meghan Ryan, Esq.

Others Present: Naomi Escoffery, Christian Gates, Jennifer Tiff

I. Call Meeting to Order

Mayor Walsh called the meeting to order at 11:01 A.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 25, 2021 Board of Directors meeting. Ms. Hudson made a motion to approve the minutes. Mr. O'Connor seconded the motion. **THE MINUTES FROM THE MAY 25, 2021 BOARD OF DIRECTORS MEETING WERE UNANIMOUSLY APPROVED BY ALL BOARD MEMBERS PRESENT.**

V. New Business

1) Resolution No. 3441

Ms. Ryan introduced Resolution No. 3441. Ms. Ryan stated this resolution is to amend the date previously authorized for Metro Fitness' use of Perseverance Park for a Pilates class in partnership with Anything but Beer. Metro Fitness requested the event date be changed from June 5, 2021 to July 10, 2021, as the original date did not work for Metro Fitness for a number of reasons. Mayor Walsh asked where SURA stood with the idea of delegating the management of SURA property to the City Parks Department. Ms. Ryan said she spoke with Britney Farmer with City Parks who

advised that this arrangement could work as most think that the City manages Perseverance Park as it is. Ms. Ryan also advised that the SURA Board and the Common Council would need to authorize an agreement between the City and SURA for such an arrangement. Ms. Ryan said that they need to figure out how to handle the issue of charging a fee. The City charges a fee so would there be a fee for use of a SURA property and if so, how much would the fee be? Mr. O'Connor stated that there should be a fee to use SURA property, the City should keep that fee, and it should be an amount that would offset the costs of upkeep and cleanup. Mayor Walsh stated that SURA should charge the same fee as the Parks Department. Ms. Ryan stated she would reach out to the Parks' Commissioner to make sure she is okay with this arrangement and if so, work on the necessary approvals.

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. 3441 TO AMEND RESOLUTION NO. 3438 AUTHORIZING METRO FITNESS TO USE PERSEVERANCE PARK FOR A PILATES CLASS.**

2) Resolution No. 3442

Ms. Ryan introduced Resolution No. 3442. She stated that Mr. Larry Luttinger from CNY Jazz Central would like permission to use Perseverance Park for live music performances during "Salt City Summerfest". There will be performers at the Park on Wednesday starting July 28th and going until September 8th. No equipment will be required as the performances will be acoustic. Ms. Ryan stated the event's organizer assured her CNY Jazz Central is fully insured for the event and would provide a certificate of insurance listing SURA as an additional insured. Mr. O'Connor asked whether this event and the Metro Fitness event would proceed without a permit fee. Ms. Ryan advised that both uses of Perseverance Park would occur without the imposition of a permit fee as the SURA Board and Common Council will need to authorize such an arrangement first. Ms. Hudson asked who the Salt City Summerfest funders are.

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. 3442 AUTHORIZING THE USE OF PERSEVERANCE PARK FOR "SALT CITY SUMMERFEST".**

3) Resolution No. 3443

Ms. Ryan introduced Resolution No. 3443. Ms. Ryan stated the appraisal by CNY Pomeroy Appraisers for the public parking lot at 109 Washington Street West, which is owned by SURA, was deficient. The appraisal failed to consider and include restrictions on the property, which could

affect the appraised value. There were also a couple inaccuracies in the comparisons that need to be corrected. Ms. Ryan spoke to CNY Pomeroy Appraisers and advised them of the restrictions and the errors in the comparisons. The appraiser indicated that because this is new information there would be an additional costs to SURA. They advised to set a ceiling of up to \$750 to examine the property restrictions and provide an updated appraisal. This would bring the costs of the appraisal from \$2,500 to up to \$3,250. Mr. O'Connor asked why the restrictions were not included in the initial appraisal. Ms. Ryan stated that it was an oversight on SURA's end, where CNY Pomeroy Appraisers were not informed of the restrictions prior to beginning its appraisal. She advised that they she provided them with the information requested from the appraisers to assist them in updating the appraisal. Mayor Walsh asked if this still made CNY Pomeroy Appraisers the lowest bidder. Ms. Ryan said no but since they were already awarded the appraisal and did the work SURA would need to follow through. Mr. O'Connor pointed out that it is likely the other bids would have been more if the information was provided initially.

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. 3443 TO AMEND RESOLUTION NO. 3435 AUTHORIZING THE PROCUREMENT OF APPRAISAL SERVICES FROM CNY POMEROY APPRAISERS.**

VI. Items for Discussion

1. Agreement with City Parks to manage requests to use SURA property

This discussion item was addressed above during the discussion of Resolution No. 3441.

2. Property Disposition

Jennifer Tift, the Deputy Commissioner of Neighborhood and Business Development, was in attendance to speak to the Board about the offer received to purchase the parking lot at 109 Washington Street West. Ms. Tift stated SURA should wait and see if the updated appraisal comes back with the different value, and once it does SURA needs to work with the Law Department to discuss potential sale. Ms. Ryan advised that she is working on a memorandum that discusses SURA's disposition options to provide to the Board. Ms. Tift continued on to say that the adjacent property owner has tenant leases that will be up for renewal and is interested in purchasing the parking lot. Mayor Walsh asked for clarification on whether the offeror would like to build upon the property. Ms. Tift stated they may want to build a new parking garage on the lot with a sky walk connecting the garage and the building. Ms. Hudson was concerned the property at discussion does not fall into the typical categories of other SURA properties. Ms. Tift stated that the sale of this lot could be used to fund improvements to and support other urban renewal projects. Ms. Hudson stated she would be okay with selling the property if the

proceeds go to improving and supporting other urban renewal projects. Ms. Hudson asked whether parking could still be available to the public if SURA sells the property. Ms. Tifft stated current technology allows the City to operate lots on the weekends and after hours and SURA could require whomever purchases the property to reserve some parking for public use. Ms. Ryan also advised the Board that she recently discovered that the parking lot was the site of a Save the Rain project with the County. This could affect future development on the site. The Mayor indicated he was going to ask about this as he remembered the lot being part of such a project. Ms. Ryan advised that she plans to discuss this with the County to see how the Save the Rain project would affect a potential sale and if there are any requirements that need to be fulfilled. Mayor Walsh stated there are good arguments for both selling the property and retaining it. Ms. Hudson expressed concern about the eventual selling price. Mayor Walsh stated if the property is sold, it should be sold for at least market value. Ms. Tifft asked if there was any other information the Board would need to be able to better assess a potential sale. Ms. Ryan stated that they previously discussed figuring out what the taxes on parcel would be if SURA did not own it. Mayor Walsh stated SURA will consider the cost versus the benefit of selling the property once the updated appraisal is completed.

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. O'Connor seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MOTION TO ADJOURN THE MEETING AT 11:31 A.M.**