

Minutes of the Syracuse City Redevelopment Agency Special Meeting, November 15, 2022.

Minutes of the Special Meeting of the Syracuse City Redevelopment Agency November 15, 2022, at 6:43 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 822 3532 1492, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present:	Members:	Lisa W. Bingham Jennifer Carver Paul Watson
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Mayor Dave Maughan
City Manager Brody Bovero
City Recorder Cassie Z. Brown

Excused: Boardmembers W. Seth Teague and Jordan Savage

City Employees Present:

Administrative Services Director Stephen Marshall
City Attorney Paul Roberts
Fire Chief Aaron Byington
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele

1. Meeting Called to Order/Adopt Agenda

Mayor Maughan called the meeting to order at 6:43 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Boardmember.

2. Proposed Resolution RDA R22-04 authorizing the execution of an agreement for reimbursement for payment for parking lot improvements installed at Don's Meats to enhance safe traffic circulation and access benefitting neighboring businesses within the Syracuse Town Center Redevelopment Area.

A staff memo from the Community and Economic Development (CED) Department explained Don's Meats is a locally owned business located at 1947 W. Antelope. They have been in business at this location for 13 years. They had been leasing the building until earlier this year when they purchased the building. Now, the owner would like to invest in the property so it can be their long-term home. The owner has approached the city with concerns about how cars cut through the parking lot and rear of building at high speeds. It is reported that employees taking out the trash at the rear of the building have almost been ran over, and that customers backing out have almost been hit by speeding cross-traffic. The proposed solution included installing 120 linear feet of reinforced concrete curbing and 100 feet of parking bollards and chain around the back and side of the business. These improvements would block traffic from cutting through the back and slow the movement of cars across the front. Since there was an immediate safety concern, the project has already been completed by a contractor that Don's hired. Don's has asked if the city RDA would be willing to pay for the improvements since they were related to the access and safety for the whole corner developments including Maverik, Wells Fargo, and the Museum. The cost of the improvements was \$8,700. The RDA currently has \$558,000 in the account. The RDA has recently helped pay for driveways and cross access easements at the Trico development and Town Center parking lots. It has also budgeted \$200,000 for additional parking lot improvements in the Town Center parking lot. Since the current condition of the property is quite dilapidated, there is potential for future RDA projects on the property to get it cleaned up to current retail standards. The goal of this discussion is to decide if the RDA should contribute \$8,700 towards improvements made at Don's Meats.

Mayor Maughan indicated this was discussed at length in the October 25 work session meeting and the Board reached a consensus to support the request.

Boardmember Bingham stated that she knows that time was of the essence relative to this project as it was related to public safety of the employees and patrons of Don's Meats; however, she wondered if the City should have completed the project rather than the business owner. Mayor Maughan stated that is not sure that the City should have been required to complete the project; development codes have been adjusted in the City to ensure safety of commercial uses and he is grateful that Don's Meats improved their property to increase safety though they were exempt from complying with the code. Boardmember Bingham asked if there is a requirement for the RDA to participate in funding this project. City Attorney Brass answered no; the improvements have already been completed and the property owner has asked for reimbursement for completing the improvements. The justification from the applicant is that the improvements benefit the areas encompassed within the boundaries of the RDA. Boardmember Bingham stated she is pleased the RDA has funding available to assist small businesses with these types of efforts; she simply wanted to include something on the record to communicate that the City had not been redescent to handle the issue.

Redevelopment Agency Special Meeting
November 15, 2022

BOARDMEMBER CARVER MADE A MOTION TO ADOPT PROPOSED RESOLUTION R22-04 AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR REIMBURSEMENT FOR PAYMENT FOR PARKING LOT IMPROVEMENTS INSTALLED AT DON'S MEATS TO ENHANCE SAFE TRAFFIC CIRCULATION AND ACCESS BENEFITTING NEIGHBORING BUSINESSES WITHIN THE SYRACUSE TOWN CENTER REDEVELOPMENT AREA. BOARDMEMBER WATSON SECONDED THE MOTION, ALL VOTED AYE. Boardmembers Teague and Savage were not present when this vote was taken.

At 6:48 p.m. MAYOR MAUGHAN DECLARED THE MEETING ADJOURNED.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: December 13, 2022