



James V. Breuer, Chair
Merike L. Treier, Executive Director

DOWNTOWN COMMITTEE OF SYRACUSE, INC.

July 19, 2016

**CenterState CEO Conference Room
115 West Fayette Street**

3:00 p.m.

Meeting Minutes

Attendance

- Members:** Chairman Breuer, Messrs. Doucette, Fiorito, Koolakian, Lemp, Maxwell, Nutting, Tripoli, and Walsh; Ms. Gagliano
- Staff:** Mss. Holbrook, Maggiore, Reed, Schroeder, Sherlock and Treier; Mssrs. McFadden, and Campanie
- Guests:** Hon. Nader Maroun – Syracuse Common Council
Corey LaDuke, Cushman & Wakefield/Pyramid Brokerage Company
Anthony Catsimatides, Open Atelier Architects
Gary Mann, Rescue Mission
Richard Sykes, Armory Square Association
Carrie Pollack, Hancock & Estabrook (via phone)

I. Welcome and Introductions

Chairman Breuer welcomed guests and members present. He declared that a quorum was attained to proceed. Chairman Breuer recognized Mr. Tripoli on the successful O.H.A. Forever Hotel Syracuse Gala at the new Marriott Syracuse Downtown that was held on June 25.

II. Approval of Minutes from May 17, 2016

Chairman Breuer asked the board if they had any questions or comments on the minutes from May 17 and there were none. Chairman Breuer asked for a motion to approve the May 17, 2016 Meeting Minutes. Mr. Fiorito motioned, Mr. Doucette seconded; the motion was unanimously approved.

III. Financial Report

Ms. Treier provided the financial report as of May 31, 2016. She noted that income is ahead of expense. On the Statement of Fund Balance, Ms. Treier reported that the Franklin Street parking lot is performing ahead of projections with one month left to go in the fiscal year. She noted that income was starting to come in for the June Annual meeting. On the expense side, Ms. Treier reported that office rent will come in lower than originally budgeted under Administration due to a re-allocation of office space. Under Environmental Maintenance, Special Projects, expenditures are tracking higher than budgeted at \$22,348, however, once the reimbursement from the 50/50 program with the City of Syracuse comes in, this line will be on budget.

With nothing else to report, Ms. Treier asked if there were any questions and there were none. Chairman Breuer asked for a motion to accept the financial report subject to audit. Mr. Fiorito moved and Mr. Koolakian seconded the motion. The motion was unanimously carried.

IV. Support & Authorization to Submit NYMS Application

Ms. Schroeder reported that the Downtown Committee has an opportunity to apply through the Consolidated Funding Application (CFA) for a New York Main Street grant to fund improvements to historic building facades, commercial spaces, residential units, and streetscapes. The target area for this Main Street funding round would be the Hanover Square-Erie Boulevard corridor, based on the timing of projects in the Downtown development pipeline. Specifically, the target area identified includes:

- The 100, 200, and 300 blocks of Erie Boulevard East
- The 100, 200, and 300 blocks of E. Water St.
- The 100 and 200 blocks of E. Genesee St.
- The 100 block of S. Salina St.
- The 100 block of S. Warren St.

The Downtown Committee would apply for a total award of \$500,000, which would then be allocated to local development projects on a competitive basis. The maximum award per project is \$50,000, with up to \$50,000 additional for developments that include residential units with rents affordable to persons earning 80% of the Area Median Income. Ms. Schroeder also noted that the Downtown Committee has received 5 previous Main Street grant awards; with the last funding round in 2013. She confirmed Mr. Tripoli's question that the Downtown Committee chooses the geographical areas targeted for the grant. Ms. Schroeder noted that the application for funding is due July 29 and expects to hear the results by December 2016. If successful, the Downtown Committee will send out requests for proposals from developers early 2017. Ms. Schroeder asked the board for authorization to submit the application and also asked if the board, which represents property and business owner downtown, would provide a letter of support. Chairman Breuer asked the board a motion to authorize the submission of the New York Main Street Grant as outlined. Mr. Doucette moved and Mr. Tripoki seconded. All were in favor.

V. **Review of the Bylaws**

Ms. Treier provided the board a draft copy of the amended bylaws of the Downtown Committee of Syracuse for review. The bylaws were amended due to some clarification requests made at the last board meeting on May 17. Ms. Treier noted the following changes on the draft:

1. **Section 6 - Executive Director** - was added to clarify the role of the Executive Director and that the title of CEO of the organization was added to that position.
2. **Section 11 – Committees (c)** - the language was amended to clarify the powers of the Executive Committee.
3. **Article IV-Meetings – Section 3** – Ms. Pollack of Hancock & Estabrook will re-word the definition of “Entire Board” to clarify that all who have been appointed board members who are in place at time of election will be able to vote.
4. **Article IV-Meetings – Section 7** (Action Requiring Majority Vote and Super Majority Vote) – was determined it was not needed, so it will be eliminated from the bylaws.

Chairman Breuer asked the board for a motion to accept the amended bylaws subject to the noted changes. Mr. Nutting moved, and Mr. Tripoli seconded a motion to accept the bylaws

subject to change. The motion was unanimously carried. Ms. Treier concluded that once the final copy is completed by Hancock & Estabrook, it will be distributed to the board and kept on the Downtown Committee's files.

VI. Quality of Life

Chairman Breuer opened discussions to review and prioritize efforts on what the Downtown Committee and its partners can do to improve the quality of life in downtown Syracuse. Ms. Treier noted the following items that were set aside for further discussion from the previous board meeting:

1. The impact of the new Marriott Syracuse Downtown bringing more visitors to downtown and need for weekend trash pickup.
2. The Downtown Committee, which has focused on residents as part of its strategic plan, now has to think about accommodating and servicing more visitors.
3. Increasing police presence and hours of patrolling so that they are more visible to visitors.
4. Asking bars and restaurants to be more neighborly by keeping their properties clean and inviting.
5. Working more closely with neighborhood groups.
6. Communicate with more downtown residents and businesses on what the Downtown Committee has been engaged in to improve the quality of life in Downtown Syracuse.

Ms. Treier thanked the following partners who have been instrumental in providing services to address the quality of life in downtown: Gary Mann of the Rescue Mission who has helped with outreach efforts to the homeless thus decreasing the number on the streets; Richard Sykes, President of the Amory Square Association with whom the Downtown Committee has had a long relationship with on addressing the neighborhood's needs; and Robert Podfrigurney, President of Hanover Square Association, who has been leading successful neighborhood group meetings. Ms. Treier noted the objectives of this discussion are to identify two or three top priorities, and set up a smaller committee of board members to help create action items that the Downtown Committee and its partners can move forward. Ms. Treier noted that a couple areas of concern included the southern end of the city and the negative activity under the train

trestle bridge on Salina and Onondaga Street. Mr. Nutting suggested installing a security camera to help deter any illegal activity. Mr. Walsh verified that a security camera would cost about \$10k which would have to be raised. Mr. Walsh also suggested that it was possible to ask the railroad company to move the concrete blocks under the bridge with leverage from the Downtown Committee. Mr. Mann noted that the Rescue Mission could only intervene if their homeless clients were there and would not have control over others. Mr. Mann agrees with the installation of a camera as a deterrent, but commented that people will still be bold to continue conducting any illegal activity. Mr. Sykes noted that the recent installation of the security cameras in Armory Square have significantly decreased the aggressive panhandling and homeless activity. He also noted that the Downtown Security HELP line was very helpful. Mr. Campanie added that the decrease is also due to about a third of the homeless population being housed. He also noted that the officers provide education services about homeless/businesses to the homeless and enforce loitering laws. Mr. Mann commented that Mr. Campanie and his crew have been a good “buffer” between the homeless people they encounter and the Rescue Mission. Ms. Treier confirmed that this was the multi-agency approach involving the Downtown Committee’s security crew, Syracuse Police Department, Rescue Mission, and other service providers to connect the homeless to social services. Mr. Tripoli added if the area under the bridge was made into a more meaningful green space, i.e. artwork exhibit, or a market, then that could keep the negative activity away. Mr. Koolakian commented that this could just “move the problem around.”

Mr. Doucette added that as downtown continues to grow and activity increases, additional funds would be needed to put more security on the street. Mr. Walsh also mentioned that businesses can obtain a no-trespass affidavit from the Syracuse Police Department to enforce loitering laws on their property. Mr. Campanie acknowledged that this is a good tool and does work. Ms. Treier noted that she will get information about registering for a no-trespass affidavit from the Syracuse Police Department to circulate to the board.

Ms. Treier added that another goal is to explore how to work with the City department heads, and find out about what will be happening with the new police class recruits graduating soon.

After discussions, it was agreed that further review and prioritization of items will be needed. Those items in summary include the need for increasing police presence and security cameras in downtown Syracuse and the funds to support it, enforcing loitering laws, and working more closely with the City, Police Department, Rescue Mission and community groups to support any action plans. Ms. Treier will circulate an email to board members to ask for volunteers to form a smaller committee to prioritize the items discussed and implement a game plan.

VII. Other Business

Mr. Breuer motioned to move into executive session. Mr. Fiorito seconded. The meeting moved back into open session. Mr. Tripoli motioned to utilize the non-special assessment related surplus as proposed for staff and a grant the Downtown Syracuse Foundation. Mr. Fiorito seconded the motion. The motion was unanimously carried. No action was taken during executive session.

VIII. Adjourn

With no further business before the board, the meeting was adjourned at

Next Board meeting:

September 20, 2016

**Downtown Committee of Syracuse Offices
115 West Fayette Street**