

UPSTATE

MEDICAL UNIVERSITY

Transcript of the Public Hearing on the planned development of the Kennedy Square Property by the Upstate Medical University Fall 2008

Good evening everyone. I'd like to thank you all for coming out this evening for the first of two town hall meetings regarding the development of Kennedy Square.

My name is Wanda Thompson and I am associate senior vice president of Upstate Medical University. We're very happy to have such a turnout this evening. We're going to -- we have a pretty packed agenda, and so we're going to try to get through this as quickly as we can so we can get to the most important thing, and that is to hear from you on the development of the nine acres related to the Kennedy Square project.

With me today at the podium I'd like to introduce Steve Brady. Mr. Brady is the senior vice president for finance and management at Upstate Medical University, and he is the chief administrator officer for the institution. Steve will be leading the RFP process and selection process for the development of the site, and you will be hearing from him more on the RFP process.

Next to him is Tom Pelis. Mr. Pelis is the assistant vice president for facilities and planning at Upstate Medical University. And he is responsible for all capital projects and sustainability initiatives at the institution. Tom is a licensed professional engineer with over 30 years of experience, and he will also be dealing with the operational aspects of this project on behalf of Upstate.

Finally, we have Winthrop Thurlow. Win is the council for Upstate Medical University. Mr. Thurlow has responsibility for negotiating the transfer of the property to Upstate and is the lead on other legal matters related to this project. Win also serves as Upstate's representative on the Syracuse East Side Housing Round Table.

Now I would like to turn the mic over to Dr. David Smith, who is the president of Upstate Medical University. Mr. Smith.

Thank you, Dr. Thompson. Well, good evening. We're glad you're all here. This is going to be informal in many ways. I'm going to try not to speak very long either because we really do want to get input here tonight, that's really what this is about. We thought we would answer some anticipated questions on the front end, but then quickly get moving with as we said the most vital aspect. By the way, it is informal. So please help yourself. There are refreshments over to my left, your right. And I believe there are restrooms both through that way and around the corner. So please feel comfortable throughout the evening as we are committed to stay here as long as we need to.

In addition, you'll be hearing from another one of my colleges tonight. I saw him just arrive -- is Dr. Neil Murphy. Dr. Murphy is the president of SUNY ESF, and we will be talking just for

a few minutes, as you know, part of the project development relates to the four-and-a-half acres that is closer to the Center of Excellence and will include a biotech center and a cord blood facility as well as some affiliated parking. I know that's not the part people really want to -- but we wanted to provide you with some of the update on that as well.

Let me begin at this time, again, thanking all of you and proceeding, because Dr. Thompson's given me a short timeframe. By the way, Brady and I both had brown hair last week before we heard about the budget. That wasn't a joke. [Laughter]

As I think most of you in April, the Empire State Development Corporation, ESDC, announced that it would transfer 14 acres of the Kennedy Square site to SUNY Upstate Medical University for development. Since that time we've been working on this diligently. A number of challenges in the way, but we are committed to move forward and we will be moving forward.

I would just mention two things that we've been working on in the interim. If you've been wondering, number one is we've been in the middle of an environmental survey. We had a first phase and a second phase. That was to determine what kind of issues might be there relative to old, outstanding sites, a couple of those related to petrochemical tanks, a couple of unmonitored wells, and an old site for a dry cleaning facility. Those were the things we were working on.

There's no major issues, which I know we're all glad to hear. But there are some that we need to negotiate with the state because there is some remediation that we're going to have to do. But in the sake of disclosure I wanted you to be aware of how this is proceeding and why we had really anticipated this transferring a little bit quicker. Those were the reasons, because we had to go from a phase one survey to a phase two survey during the course of the last couple of months. Actually, about two-and-a-half months.

The other thing that has transpired, and I want to let all of you know this because I may need your help eventually, and we've been working very closely with the governor's office, and I see Dan Young here, who have been most helpful because they understand the opportunity for economic development. But there are some new rules relative to capital projects based on the state's current economic crisis, which is going to require all capital projects to go through yet another level of review in the department of budget. And those -- any project over \$500 is going to be reviewed. So we're really going to try to expedite that. We don't feel that this one should be going through that.

It really should have been grandfathered or grandmothers or however you would like, because we obviously conceived of the process and the project before that timeframe.

But I want you to be aware of obviously the constraints being placed on all of state government relative to the economic woes. That leads me into my next point is what we really want to build with you and hear your input tonight is a new economy for the state. And if you just for a moment -- I think all of us know who are watching, not only what's happened and transpired in Syracuse over the last 40 years or so, including the Russ Belt, and the migration out of a lot of major industries.

What we really want to see, and I know it's true for my great college from SUNY ESF as well as Nancy Cantor from SU, and the community, the mayor, county executive, and the governor is a new economy. That new economy is no longer going to be dependent on Wall Street. Wall Street is going to change quite a bit. The new economy will be more knowledge-based. It will really be about how do we work with public-private partnerships, it will be in the areas of biotechnology, and informatics. It will be in the kind of things that Neil Murphy has been talking about in sustainability. That's what we want to see, particularly with our efforts on the four-and-a-half acres, which will be to the west, but will align well with this continuum of opportunity.

We have the Center of Excellence, which is going up as we see it now. The biotech center that we've developing, and again the vision of Neil Murphy and many others is going to align well. And if you think about it, the other nine acres that we're going to be developing and creating sustainable communities, if you will, economic renewal, and an opportunity to reach even deeper into the community with the tentacles that we would like to see in interconnectivity.

The great work that Housing Visions is doing right now, and just continuing down that East Genesee corridor on the way to Maple Heights, we see a real opportunity to really build a [Inaudible] of response in the community, and that is our vision indeed. But you're going help us a little bit further tonight. I will let you know of another process piece. We have not written request for proposal. A request for proposal as most of you know is going to be a document that we have to write. Because we will actually be asking a private partner to develop the nine acres to the east. That private partner will need to bring their resources, but we're describing what we'd like to see in that area. New urbanism, ability to create jobs, housing relating to our students, our residents, our faculties, other faculties, people that work in the area as well as of course things such as entertainment, grocery, restaurants, those kinds of things. Green space, sustainability is part of the overall -- arching goal. And of course ways and places for community to gather. And even educational outreach that can occur from this site throughout the community.

These are just some of the thoughts we've heard already, and we know we're going hear more. But that's going to be part of what we do with the private developer, and you're going to help us

design and work through that here today. We're going to up front with you, we'll let you know what can work and what can't work. But we really do want to get that input. So we will then draft -- after comments, we have nothing drafted right now. An actually have an outline, is all we have at this point. So it's very fluid and we did not want to come in here with a presupposed request for proposal or the document soliciting a partner. Now you give us the opportunity -- the other thing we're going request of the successful bidder on the development of the nine acres is that they will need to also have a town hall forum before they begin work. So we want them to connect one more time.

Now I've already not done one of the things that I promised to do, and I would like to introduce by the way some of my great help that I have at the university. We have a program called the Student Ambassador Representatives, and I'm going to ask the students just to stands up because they are part of this university, part of this community. They live here, we've already talked to them about opportunities. But these are individuals that represent me all throughout the community and the state. Justin Seabert [Assumed spelling]. Will Justin stand? Justin? You can give a round of applause. [Applause] >> Paul [Inaudible]. Paul? [Applause] >> By the way, Justin is in our College of Graduate Studies, and Paul is in the College of Health Professions. And Elizabeth. Elizabeth? I don't know if she got out of her exam yet. [Applause]

>> Anyway, thank you very much. So again, we will be -- after this -- taking your comments. We will also provide feedback to you in relationship to those issues.

Now let me talk a little further about some of the specificity. Our plans for the Kennedy Square campus includes using approximately, as I said, four to five acres for a new bio medical research, bio technology center, partnering with SUNY ESF and the private community and business. With \$20 million of funding already in hand from the state, this is not something we need to wait on. We actually have funds which are going to allow us to do some of the leveling of those four-and-a-half acres right away and get the site preparation going.

The remaining acres, as I said, will be used for mixed use commercial development with a private partner with private capital. Also, I promised that residents of Kennedy Square and other members of the community, we would work to ensure that the development on the site would represent the best use of a valuable location, would respect the existing neighbors and would enhance the entire area. You're going to help us a little bit today on how we build that into the request for proposal, hearing from each and every one of you.

We're committing, as I said, to two town hall style meetings to give neighbors, residents and others to have opportunity to have input. And as I said, the successful bidder will -- and developer -- will have to hold at least one of these, as I mentioned.

Based on our previous feedback we will include in the RFP the successful, better employed best urban practices, provide for sustainability and green technology, as I mentioned. Importance of housing integrated by income and racial composition, and the need to respect the neighborhood's historic characteristics.

We have a lot of connectivity with our university itself in this community, as I think many of you know one of our graduates was Sara Logan. The first African American -- one of the first -- to graduate from any U.S. medical school.

Now just a couple of nuts and bolts. We expect the transfer of land from ESDC to take place probably within the next three to four weeks. It's going to depend a little bit on the negotiations on the environmental surveys, but that is our goal. We would like it to be sooner rather than later, but we're going to have to work through that process. As I said, development can begin immediately, at least, to trying to level the property. We may have to go through some contracts. The immediate could be amended if indeed we get slowed down in the current budgetary climate, but we're going to be working closely with the governor's office and the department of budget to try to assure that doesn't happen. I can't promise you that tonight, I won't promise you things I can't deliver. But we're certainly going to try to get that accomplished.

I would just finish with this and then turn it over to the panel. We really think this is a great opportunity for the entire community, for Upstate. I said this all along and I know this is true for ESF. We understand our role in economic development, we understand our role in education. We understand our role in healthcare, Neil understands his role in green and sustainability. We need to create some vibrancy back into the community and some hope. We also want this project to connect into the larger community. We want to create vacuum-added. We're going to be an advocate with the city and the county to assure that additional housing funds come in for additional housing. Not our primary role, but it is something we worry about deeply. Because we know without affordable housing and good housing, people aren't as healthy. I've known that for my entire life, whether I worked with migrant farm workers or I worked in inner city Dallas for Philadelphia. It is something that we desperately need, so we will be an advocate and we've clearly played that role and will continue to do that with our mayor, the county executive, and of course our good friends within the state of New York. But I am going stop at this time and turn the mic back over to David Mankiewicz and -- oh, Neil? All right. I'm -- this time -- after Neil Murphy, the president of SUNY ESF, and lead visionary related to the biotech center. [Inaudible] Murphy. [Applause]

>> Good evening. You know, this is a great opportunity that we have here. To really advance bio technology in New York State. This is one of those unique clusters for which we can create economic growth, we can add value to our community, and we can really enhance the value of life in central New York. Bio technology itself, when you think about the century, the century is going to be all about biology -- all about biology.

We're going to be learning from biologists how we can create, basically, the airplanes of the future to fly with the efficiency of birds. Mimicking, literally, nature. We're going to be looking at new large molecular drugs in the concept to try and treat our diseases of today and our diseases of the future. From my own institution, the ability to produce bio fuels and bio plastics, creating a new economy based on renewable carbon. The ability to produce agriculture and produce agricultural products that are resistant, for example, to disease, and can enhance productivity.

These are all extraordinary things that can happen as a result of this investment. The transfer of this property and the development of this property creates unique opportunity for our community. It's a new economy, new housing, commerce, and a new vibrancy for our community.

I laud Dr. David Smith and Upstate Medical University, the MDA, the Empire State Development Corporation, the governor's office, all for their vision to move this kind of a project forward. And I also am very appreciative for the support of Mayor Driscoll and county executive Mahoney, and we have congressman elect Dan Maffei here. Dan, we're looking forward to your support, too, to make this become a reality. So this is going to be a unique partnership, and I think the opportunity to engage the community here tonight, to hear about their ideas, their dreams, their thoughts, to really make this a project of the future I think it is incredibly extraordinary.

So I -- I thank you all for being here, I thank my partner Dr. David Smith, and I thank Upstate Medical University for taking a lead on this. Thank you very much. [Applause] [Inaudible audience comment]

>> I'm going to turn this back to Wanda as we proceed through this. I just want to finish with this. There's an incredible legacy and tradition. There's something probably I always worry when people say they understand that. There's no way that I would fully understand that. Like a can't fully understand what my families are going through when they're very ill. This is also -- this is an area through people's homes. And there's such an incredible emotional and physical attachment to this. I don't think we will ever fully understand or appreciate that either. But what we're trying to do is to take that into consideration, at the same time how can we really do something as we move forward as a community with your help.

So again, with that I'm going to turn this back over to Dr. Thompson. Thank you.

>> And that's a great segue into the next speakers that we have coming to us, to give us a historical perspective. While we're all very excited about the future and what this project will hold for all of us, that pressing toward the mark it is important for us to take a few minutes to remember and to learn from and to memorialize the history that is so rich here at Kennedy Square.

And I would like to call up Cheryl Lynn Twiggy to provide us with that perspective. [Applause]

Good evening, everyone. I'm going set up here this way. That some of you all can see, some of you can't, but I'll make sure it gets passed around. What I wanted to talk to you about tonight -- first of all I want to thank SUNY Upstate for allowing us the opportunity to be here this evening, to make public comments on a very near and dear initiative. I also want to thank you Winthrop for being there at the meetings, getting put on the hot seat, and not leaving but also coming back.

I also want to recognize Lucy Johnson Clarissa Isaacs [Assumed spelling], Win Jones [Assumed spelling], Julius Lawrence [Assumed spelling], my residents from Kennedy Square, could you raise your hand please? I say my residents from Kennedy Square. [Applause] Because truly if it wasn't for them, if it wasn't for them pushing us, pushing American Friends Service Committee, my executive director Christine Rizzo [Assumed spelling] and Linda Williams are in the room. If you could just raise your hands, please, so people can see who you are. [Applause]

The reason that I'm recognizing those folks is because of the journey that we went on when we had to look at what was going on at Kennedy Square. In no way do we old Upstate responsible for what's happened in area, but we as a community collectively want to come together to preserve our history, correct? The history that is preserved, some of the hands that you've seen are folks that used to live in the 15th ward. Were folks that had beautiful homes and had nice camaraderie, that used to shop across the street, that used to go to other places that wasn't out of their community, and didn't have to find public transportation to get there, back and forth.

The other thing that we notice was that people owned homes. They were literally homeowners. And then one day, a new initiative came to Syracuse called urban renewal. Some of us know it as urban removal of the black man. And I'm just going to say it, because that's how I am. And what we tried to do was to establish a Syracuse Hill Initiative, plan for rebuilding the 15th ward, and it had two initiatives. Somehow or another some of these initiatives got lost. Somehow or another some of these people are forgotten.

Kennedy Square was built, Cherry Hill was built. Some of the folks were able to move into those areas. And then we come to now. That they've been displaced again. A whole area has been displaced again. So far we've lost about 600, 700, affordable units of housing on the east side. This is after the 15th ward was gone. Now what I'm hearing from people is the heart ache and the pain and the despair of going past 550 -- is that correct, Lucy, 550, knowing that they used to shop there and do other things there, and seeing it's going to be torn down again and something else rebuilt. Feeling that they were safe in Kennedy Square. Not feeling so safe after what happened last year. Feeling that they had an opportunity to relocate back to the very neighborhood that

they chose to live in, and not have that opportunity.

So it put us to looking at our history, looking at what actually happened in Kennedy Square, working with some folks that helped me out on Genesee Street, and we were trying to establish that Jermaine Logan lived on Pine Street. Which SUNY Upstate has a particular liking to his daughter, Sarah Logan. But if we keep hiding history, if we're not sharing it, if we're not remembering Lucy Johnson and the people before her like the Sara Logans, like the number of slaves that were located in the 15th ward that were protected by the great abolitionists movement in New York State. How can we say that didn't exist. How can we forget the memories that people have.

That led us to looking at a plan called the Dartmouth Plan. Some people like it, some people don't. But it was a plan to preserve history, a way to preserve the community. Not only for those who lived at Kennedy Square, but those that work in the industries on Syracuse's hill. Because it's not fair for a certain group of people to get quality housing, and other folks that want it don't have the access to it. So we just have to look at a historical perspective here. How many times are we going to allow our people to be uprooted, to be moved, to be displaced, to be hurting, to be in despair, to be experiencing post traumatic stress syndrome and we don't pay attention to it. We have to understand that Lucy Johnson represents me. I would not be standing here before you today delivering this if Win Jones, Lucy Johnson, Clarissa Isaacs, wouldn't have made the sacrifices they've made in the Syracuse community so I could be who I am today.

I just want to end by saying we can change only what we decide to change together. We can fight against each other, but that's not going to bring apart change. When we look at Ormond Spencer Park, that is a great place for us to be social. The top four issues that came up in the round table that we created to address some of the issues coming up around community square. Number one was opportunities for adults and youth in education. Number two was access to jobs. Number three, public safety. Sidewalks big enough for more than two or three people to walk on, and lighting. And I'm missing one, Mark, help me out. And affordable housing. And I kind of did that on purpose, because we can't leave that out. We can't leave out the fact that we have -- that we are in a housing dilemma all across the country, including Syria could you say. We have to incorporate the fact that people on the east side have participated in planning processing -- I'm sorry -- people throughout the city of Syracuse -- have participated in planning processes since 1974. And half of what's designed for low income people has not come fruition.

So we want to partner with SUNY Upstate. We want to partner and bring this historical significance to the community in a way that shows that SUNY Upstate wants to be not just a partner, but they live in the same community that we live in. They don't just work here, they take pride in it, they're taking root in it. But in order for that to happen, we must come together. We must revitalize that rich history of camaraderie and strong

neighborhoods, sustainable neighborhoods, and we must do that for Kennedy Square. Thank you. [Applause]

>> Thank you, Twiggy, for bringing us that perspective. And now we'd like Dave Mankiewicz, who's the president of University Hill Corporation to come.

>> Thank you. My name is Dave Mankiewicz. I am the president of the University Hill Corporation. And this is an area I've been engaged with for 30 years of my professional career. It doesn't stretch back to the 15th ward. The 15th ward was gone by the time I was here. But just the same, University Hill over that time has gone through an incredible history and an incredible change. There's been tremendous growth out of the core of the hill. And that tremendous growth has been the single greatest job generator, not only for the city of Syracuse, not only for Onondaga County, but for the entire region.

So as we look forward and realize as Neil Murphy has talked about the prospect of what could be there in terms of new economy and the use of bio technology and new energy that could generate out of these types of sites, that becomes critical for creating the jobs to support the people to live in the neighborhoods to revitalize the city. Those are critical components.

I want to start by thanking the good folks at SUNY Upstate Medical University. First of all for providing this opportunity to speak, but also for them to take the lead on what is no doubt a very risky development project. Everybody knows about the change in the economy, everybody has seen what has happened to us. And I can tell you right now that I am working on any number of development projects in the city of Syracuse that have stalled out for lack of financing, for lack of tenants, for people retrenching.

And it is unique to be involved now in a new situation with a leadership role being taken by an institution to make sure that this will get started, components will be built, there will be real things on the site, not just a sign promising great things. You he did from Dr. Smith, there's money in the bank to do this. And so I think it's a critical opportunity and it's just a great thing that SUNY Upstate is taking the lead in this redevelopment. And I see that as taking on a great responsibility for all of us. It's going to be very difficult for what they are engaged in doing. There is some painful history that we also have to look at here relative to what Kennedy Square was. And I don't mean to discount the fact that people live there and they were people homes.

But in a market sense, Kennedy Square failed, for whatever number of reasons we want to put forward. Kennedy Square failed because -- largely because it was -- over time became a concentration of the wrong types of units in a site that probably at -- as it has evolved, not the best site in terms of residential development.

There's an elevated highway a block away from it, there's a major arterial, it's surrounded by parking lots, it's disconnected from neighborhood and neighborhood services. And one thing we must make sure that we do with this site is that we do not recreate any semblance of those types of failed planning decisions on this site again. We have to do something much better if we want to be successful. And the tough lesson is that there are a number of projects very similar to Kennedy Square that were built at that time period, that tended to try to work to concentrate poverty, that failed. And that's a tough lesson. At the same time that Kennedy Square was losing population, where people were moving out, projects that were being built integrated into the neighborhood, and I'll use Housing Visions because I'm on their board, the Housing Visions work was being done, and they were achieving 98% occupancies. So people who lived here were freely choosing to live in a neighborhood setting, at a neighborhood scale. At a residential scale. That's what they want.

The evidence is clear, and it's demonstrated by those market results. And so that's why I'd urge one of the things as Upstate looks forward to doing this project and we bring in a private developer, make sure we bring in some of the things that could be a draw to the neighborhood and a draw to people who work on University Hill to have things integrated into the site, like a grocery store, that would draw everybody to the site. A daycare center that would serve everybody. Those types of things would be good things to integrate into a site. We want something that is a mix of both residential and commercial development because we see that's what people tend to gravitate toward. We don't want to maintain the super blocks of the 1970s. They closed two main streets, Washington street and Irving Avenue through, this site in order to try to make it work. It failed. People like city streets. Just what Twiggy said. People like sidewalks. They should be reconnected to the neighborhood that surrounds it and we need those elements to be built in.

And so we look for the mix of uses, we look for the right type of urban design, we look for this to be a leadership project in terms of environmental design. Those are the types of things that the community really needs. Those are some of the lessons that we have. So with that, again, I also thank Upstate, I look forward to working with you on this, and will be happy to try to find people in the development community to support you in this effort who will have an interest in the site. So whatever it is you need, let us know. We really want to make sure that this is a success. Thank you. [Applause]

>> Okay, thank you so much for your patience. We have one other person before we start hearing from you, and that's going to be from Steve Brady who's going to quickly go through the RFP process in terms of what elements will be a part of it, give you a little bit a sense of the timeline, and then we're going to ask the speakers to begin to line up. We have those who have registered to speak on the list. We're going to ask you once Mr. Brady finishes to start to line up according to this. If you did not -- if you don't see your name and you want to speak once we hear from David Pugh then we'll take other people who are interested

in speaking. But to save time, if you would, come up, state your name, and then give your testimony. We will be timing you. You have a total of five minutes. But we're going try to get going with the testimony. Steve?

>> I think I'm in between. I think I am the dry part of the program among all these wonderful speakers. And I don't want to hold up the rest of these speakers. Because we're here to listen, too. And as Dr. Smith mentioned, this hour [Inaudible] isn't etched in stone. And the reason it isn't is because we want to hold these forums and hear from you, to construct the real final request for a proposal. But when you came in there was a one-sheeter. I hope most of you picked that up. And it's front and back and it gives you an idea of what we are looking for when we put out a request for proposal for a developer to develop this nine acres. And it gives you an idea, and you'll see number 1 B, public input. That's why we're here. To get more public input to build a solid request for proposal.

We're looking for a site use. And these are just examples of the uses of the site. Technology, research and development, commercial, retail, residential, parking, fitness center -- they're just examples. But that's the kind of thing that we're looking for. And as Dr. Smith again mentioned, and Neil Murphy mentioned -- jobs. Positive economic impact to the community. That's what we want to see developed on this site. You'll notice, also, number B, 2 B, we mention what kind of adjacent development in the property surrounding the Kennedy Square.

What ideas do developers have there. LEED requirements -- L-E-E-D -- stands for Leadership in Energy and Environmental Design. And you'll notice under that C we talk about green space. Very important, it's very much required under LEED -- LEED requirements. We are looking for a developer that can get this property developed within five years. We don't want this to be -- as David mentioned -- property that stands idle. We really are intent and committed to develop this property. And we want to make sure we chose a developer that can deliver, has the financial where with all to deliver. And it is tough economic times. But we are convinced this is the time to put out an RFP and we can get a successful bidder. And then we give you ideas number item 7 of selection process. And we want to see developers with a concept in relation to the property. And as Dr. Smith mentioned, a developer that will present those concepts to these kinds of forums. And we also included here down at the bottom, and I apologize for the initials, but M -- it's actually M-W-B-E. MBE, and WBE. It stands for minority business enterprises and women business enterprises.

As a state institution we're constantly aware of and trying to promote business with minority and women-owned enterprises. So we want to keep that -- draw that attention into the RFP as well. But this gives you an idea, we'd be glad to answer questions on this if you so desire. But we also want to get onto the speakers and listen as well. But we'd be glad to answer any questions on this. Thank you. [Applause]

>> Okay, so now we're ready to listen to you and take your testimony. So if Sam Laguzza from Onondaga County is here, please come up to the podium and make your statement. And if Sheradona Wilson Bidelle would be prepared once [Inaudible] thank you. And you will have five minutes.

>> Well, [Inaudible] two minutes, as I was told I could go for 40 or 50 if you wanted me to. But I'm going to basically summarize it -- I'm Sam Laguzza, by the way, very Italian -- see a lot of friends here from the 16th county legislative district, and I understand the struggles a lot of them have been through, through the local -- relocation from Cherry Hill which is now Maple Heights and is coming around beautifully, and then piggy-backing right behind that was the relocation from the folks at Kennedy.

I want to pick on David Mankiewicz just a bit. David, you finished with a statement whatever you need, let us know. And I'm going follow that with a direction and a directive to the developer through the RFP with one word, and that is opportunity. To my constituency, opportunity to answer David's request, whatever you need let us know. Whether it's affordable housing, whether it's a neighborhood environment, whether it's the dissertation that Twiggy just gave. Make sure that you are the squeaky wheel and I will advocate for you, and make sure that they understand that you will be heard, as David said.

And then to the developer, through the RFP I'm glad to see that your requesting a developer having public forums so that they too can understand the need for dignity and respect through the housing efforts that are going to go in there.

One final closing about the squeaky wheel to my constituents. I heard someone mention Housing Vision. Cherry Heights is in my district, Kennedy is in my district, and also a project called Prospect Hill. And I was a squeaky wheel there, and I assure you if you talk loud enough and long enough for what you believe in, whether it's affordable housing -- I'm trying to turn away from you folks to the constituency -- your voice will be heard and you can effect change by advocating for what you feel is right. And again, I'm here to help you advocate for that, and I'll be glad to do that. So again, I thank you for the opportunity, and I'll summarize it with one word to both the hospital, the state, and my constituency, and that is that this is a wonderful opportunity. Let's make the most of it. Thank you. [Applause]

>> Sheradona Wilson Bidelle. >> Okay. Well, Dixie. I want to apologize so that I don't do my back to people -- so, community, thank you. We know each other. First I want to thank Mr. Smith, Dean Smith, or President Smith for providing a bus for the seniors to come up here today. Even I rode the bus, thank you, I saved some gas. Thank you. Second, I want to thank Wanda for attending the [Inaudible] Saturday. We had a great turnout, and to lay out your vision, your commitment, to make sure that there's equality for all, our community as well as this community. So we want to thank you.

And Win, you have been at all our meetings for some time and you've learned to listen and respect us in a positive way. Because sometimes in life when someone says some of the things, it is tension, it is uncomfortable because as we hear about this new economy, we live in the world today. And at the end of the day we want to make sure that it's a wind for all. [Inaudible] Syracuse in terms of the 15th ward and Twiggy touched on it a little bit. But we need to understand historically that when you think of Genesee Street that it was an African American business corridor. It's no longer there. As a matter of fact, when you drive through there's no reason to stop on Genesee Street today. South [Inaudible] and south [Inaudible] is our last quarter, pioneers of our community.

So there needs to be historical consciousness as we develop, that there are businesses that are part of this community that we can stop in -- matter of fact be hopeful that people of diverse [sic] can own a business or lease a business so there's a reflection of the community. I just want to put that out.

Dave, I know you're a businessman. You have a great mind intellectually, I want to give that. But I want to just make sure that we don't walk away that -- [Inaudible] efforts of demonizing those who live in public housing. I want to put in another content. The federal government failed public housing, these agencies. Not the tenants. So when you look at [Inaudible] authority I'm a board member, is that we provide quality rental units for a long time. We invested -- the state, federal dollars back into development. Developers benefited. There would be Cherry Hill, Hill Top, Kennedy Square -- they raped the money. They didn't reinvest. So there's [Inaudible] move in there. That was the erosion of the community. And to tie that to we did have a supermarket in Plaza 81 that became a medical facility. So there was a community how we saw it 15, 20 years ago. And we [Inaudible] greed in my mind overcome us that didn't have a [Inaudible] voice to fight back.

So the question is now we want to move forward. I get that. But we want to make sure that the folks that when this issue came up to the financial network, Twiggy and the pastoral network I believe, the criminal justice -- crisis intervention community, they went down there, they helped the relocation, we made it better for Syracuse Housing Authority, that they had troubles about making sure that these folks in the dead of the winter had a place to move. There was some dignity. Than demonize them that they did something wrong. They failed themselves. So we have to be careful how we make that conversation out there, because people are going to see that, interpret that different what you -- what you described. And I know that was not your intent. But I need to say that.

The challenge for us here, we've had many meetings, we talked about the [Inaudible] study. My vision, I hoped when we do this that it is inclusive. That, you know, that we look at progressive minority contractors, being a real partnership so there's the development of the laborer pool, suppliers, all that, you know, [Inaudible] doesn't have a great record in this area. Maybe this

becomes a project, you know, Destiny started this ball in terms of the hiring, but we need to be bolder to make sure there's true inclusiveness. I envisioned Mrs. Lucy Johnson's granddaughters, you know, one day working at the hospital, maybe a dietician, they can rent and have an apartment in the community. Shouldn't be a gated community for the haves and have-nots. I hope that we [Inaudible] talks about that. How do we balance that. At the end of the day, you know, \$30 million I believe is being committed. That's out of tax payer's dollars. It is hard for us to get a dollar for affordable rental units for our community. I would hope that had this deal was done it was done under the perception that this is going to be a win-win for Kennedy. Then somehow the message got blurred. You know, who said that -- we know who said it -- but no one [Inaudible] we said to you sir, we hope that you will take the leadership in spite of this project, champion our governor, our state elect officials to address the need for more dollars in this community for afford able rental units too. And I think you agreed to make that more obligation is important. So it doesn't seem to be a one-sided narrative for just you.

So yes, I do get the new economy, I do get all that. But then as Twiggy said, we cannot forget the history. There's going to be times that we're going to push up, you know. Respect us, just like you -- you need to expand. You make that very clear to us. We get all that. But how do we do it in a way that is a win for all of us and respect our community.

So as I close, you know, we're looking forward to this. And we really want to hold whoever this developer is that I recognize Jay Jordan is here from [Inaudible] he's really respected in our community. That there's people that look like us a part of this are part of this project, are qualified, so that young peoples can have an opportunity in this project too. So as I close, thank you for inviting us up here today at this event. I really thank you for being at the meeting Saturday, and we know that we want to be supportive of you because we want our voice here for the duration of the project. Thank you. [Applause] >> [Inaudible]

Dominique. >> Thank you for the opportunity. My name is Dominick Valaglian and I'm the owner of Dominick's Market on Gertrude and Lodi Street. I have run the neighborhood grocery store for the last 16 years. It's a 3,000 square foot store with 21 employees. I'm in the Holly Green neighborhood. Phenomenal place to work, I know all about neighborhoods. I've been there 16 years. It's my understanding that the Empire State Development Corp was able to transfer this property to SUNY Upstate for the use that is not consistent with the original housing development, because they are not a not for profit organization. I am very concerned that a portion of this property will now be sold off to a private developer for uses that are not consistent with the original housing project.

Some developers are even asking for comments from retailers to put a supermarket at this location. I have built my store without incentives and have served the community faithfully, 7 days a week, 365 days a year. That's Christmas included. I oppose

my competition that is created by subsidy such as this. One city has an access to need for nutrition. We serve great nutrition in a neighborhood grocery store. But not at the expense of those who are probably providing it. That's basically everything, thank you for listening, and most importantly, thank you for the opportunity to speak. [Applause]

>> Hello. I don't have anything to say for myself, but I'm saying this for the children in the community. My name is Julius Lawrence. I've been involved with the city of Syracuse for the past 40 years, dealing with many parts of the city from community development, Syracuse housing, to all these places. As you look at your brochure you see right in the corner, you see the program that I was program coordinator for 10 years in Kennedy Square called project connection -- Peace and Cooperation Project Connection. We were there when a family brought their kids to us. We were there when the family had no place else to have their meeting when Kennedy Square was closed. We were there. One of the things I always say as a senior citizen, that I am, and a lot of time people say Julius, you say you're 63 years old. I am. And I'm proud to be 63 years old. We were there to help the people in Kennedy Square for all those years. Project Connection, Peace and Cooperation was there for 16 years in there to help the families in Kennedy Square.

One thing I always see, and they know every meeting that I usually go to I say this about our children, because I'm passionate about this, because I know one day they're going to be the one that help me when I can't get out of my bed. I always say that our children are not just a future to come, our children are the future now. What we do for them now will determine who and what they will be tomorrow. Each and every one of us sitting here has someone that was a mentor in their life to help them get through tough times. And that's what we were in Kennedy Square.

Lucy Johnson sitting over here, we worked many projects together and I'm [Inaudible] the job that she'd done in Kennedy Square. We have many other people here that was in Kennedy Square, as you see this brochure here. A lot of people who petition which we pass into the [Inaudible] there about what they want to see in Kennedy Square.

I've got many people said to us, and I will also say some say they want to see a youth center, some also talk about they want to see a daycare center, some also talked about maybe even low to moderate income housing. I don't know about that one, but this is what they was indicating to me that some of the things that they want to see, some of them want to see a financial institution in their area, in their building. So the people will be able to plan, you know, plan for their retirement. For you know for yourself, as we grow older some of the people does not have a good financial planning in their bag, which is [Inaudible] now when I get ready to retire.

And all of the people here that are represented here right now, we've got to work together to get this project off. So that our

children who are going to be taking our place, they will be able to help us when we grow old. And that's basically what I wanted to say. And I have a lovely young lady right here who has been living in Kennedy Square, and Lucy Johnson right here, they are the ones who should be really sitting here telling what they want to see, because of the fact that they was in Kennedy Square like Lucy Johnson over 30 years or more in Kennedy Square, so please listen to what they say. And not only that for the jobs, for the young people who are going to be taking our place, for them to have something to come back and be proud of their community. Thank you. [Applause]

>> Hi, my name is Mark [Inaudible] I'm the executive director of a not for profit called the Syracuse Alliance For a New Economy. Before I start my comments, too, Twiggy put out these pictures here. And what they're pictures of are -- is what happened when they started demolishing houses within the 15th ward. And what the city of Syracuse did, they brought in marine tanks. And what you see in the picture there is the tanks come demolishing homes, and people just standing, watching while the homes are being demolished. And then another picture of Mayor Mead at the time at a bulldozer with a big smile on his face saying hey, ain't this great what we're doing.

So I think we have to be sensitive to this. And I'm appreciative of the comments I've heard from Dr. Smith and everyone I've heard from today, because it sounds like you've been sensitive to what we've been saying at a lot of the stakeholders meetings. So I want to thank you for that. But the reason that I come before you today is that as a community we need to start to ask how we can maximize the benefits we get from our economic development. We need to view economic development as a partnership between our developers, our public officials, and the citizens of our community. More needs to be asked of our developers than to just give them minimum when we give economic development incentives. When the public is asked to invest in economic development, the public needs to ask how will the community benefit, what type of jobs be created. Will community residents be given priority for hiring in these jobs. Will these workers have a living wage, and will they have benefits. Will these jobs allow our working families to make end meet, but to build quality lives here in our community.

Today we assemble here are asking that SUNY Upstate incorporate a community benefits agreement into the development of the former Kennedy Square housing project. This area of our community needs investment, but we also need an investment that engages and benefits our community.

According to the U.S. census figures, 40.7% of area residents live in poverty. This statistic points to a lack of economic opportunity for local residents. Because of this lack of economic opportunity almost 75% of these residents rent -- they do not own -- their homes, while nearly 1,000 vacant houses are located in the area, which could be transformed into affordable ownership and rental housing. This is an opportunity to redo a piece of the 15th ward. Where 3,337 families were displaced in the name of

urban renewal. We can redo development right that truly benefits the whole community instead of displacing them in the hope that the neighborhood will end up getting better. We have tried that before in Syracuse, and look at the results that I have just read. We can do better.

All over the country communities have been saying we want more than just the promise of jobs. Many developers promise job creation, but after construction is completed residents have little information on job creation. After the project has begun, residents have lost the opportunity to negotiate the best deal. A deal where they deserve an exchange for their tax dollar investments. Standards for assessing the cost and benefits for development for communities, if such standards exist, need to be applied on a consistent basis. This is where our residents will need to have the tools of a community benefits agreement at their disposal. This movement which we are a part of is centered on the simple proposition that the main purpose of economic development is to bring measurable permanent improvements to the lives of these effected residents.

This is a movement which my organization, which is known as Sane [Assumed spelling] is a part of, and it holding the public sector accountable to play a more strategic role in land use planning in smart urban growth. With these agreements our public officials can leverage the multimillion dollar investment of tax moneys in the private sector toward the creation of good jobs, affordable housing, and neighborhood services to improve the quality of life for all residents. By incorporating a community benefits agreement to the RFP of this development for the proposed biotech center and the commercial residential development, we can ensure that the 2010 U.S. census will show a marked improvement in the local people's lives, reduce poverty, increase homeownership, decrease vacant housing units, and better economic opportunities so people can take pride in their community. But in order to get there, we need community benefits agreements that hold developers accountable for providing economic and community benefits in exchange for public investment. Don't we all want that for our community? Then what a better place to start than a former public housing project where we can ensure that public investments -- where we can finally exercise the demons of urban renewal. Our community deserves a benefit from our partner SUNY Upstate, where you can play a role in ensuring that this happens. So let's work together and let's make a positive change for our community. Thank you. [Applause]

I'm another one of those people that don't like talking to backs. My name is Chrissy Rizzo, I work for the American Friends Service Committee, and I worked with Twiggy and with Linda Williams as they helped folks from Kennedy Square in their time of need. I'm very happy to see students here tonight, because I want you to take a good look at the folks who are going to be your neighbors, the folks who are going to be sitting in class with you. Because that's one of the things that I really hope the university can offer is the opportunity for the people who live in the neighborhood to become students, to become people who are

trained and ready for the kinds of jobs that our economy is going to be offering us in the future. The population is aging, we know that there's a critical need for folks who can care for our aging population, and right here are people who have children, people who have nieces and nephews who are ready, and willing, and eager to become your students. Please give them that chance.

And for those young people who are like me and faint at the sight of blood I would also like to remember that in this development there is an opportunity for other kinds of job training sites. Folks to become trained in wonderful skilled professions where they will have a long career in plumbing, in construction, lots of wonderful opportunities could be incorporated into this site. Please give them the opportunity to move back to their neighborhood, to contribute to the campus that you're creating in that space. And to become part of a new and vibrant community where they can walk to work, where folks can take public transportation, where they can walk to their own grocery store, where they can walk their child to daycare and then walk on to work. Thank you for the opportunity to give our input, thank you again for being part of our meetings, and thank you for bringing people together tonight to talk. And thank you for requiring your successful developer candidate to require us to keep talking. That's critical. Thank you. [Applause]

Is Gary Toth [Assumed spelling] here from Carpenter Local 747. Laura? I'm going to stand up as well. I'm a little ADHD, I'm a little hyper, so I sort of like standing up. I was originally trained as a teacher, I have a master's degree in education. I am currently now a financial advisor. But you can take the teacher out of the school but you can't take the teacher out of the person. And one of the things I do when I sit down with my folks, I work with people -- some people who come to me don't even have a checkbook established yet. Other people are individuals with substantial more wealth. I really don't care how much money a person has. What I really care about is whether or not I can help you meet your needs, your economic needs and goals. And who I need to bring in to the table to help accomplish those goals.

Now working in the inner city as an inner city school teacher I can say that economic viability is an extremely important part of community development. Because if you take Maslow's hierarchy of needs, for those who are familiar with that, the bottom level, tier level, is security. And what does money buy in this culture is security. It takes care of your survival needs. The ability to have a house, shelter, food, clothing. If you don't have those needs taken care of it's very difficult to move up, to have the mental energy to move up, to take care of your -- your needs to belong in the community. To be a vibrant participant. So when you start seeing communities fall apart you're really beginning to see the effects of deprivation falling apart and people's spirits falling apart because the economic viability is not in place. Social security as it stands right now is only providing 40% of your income. It takes \$250,000 of capital to generate \$1,000 income stream for 30 years. That's an enormous amount of capital. Most folks don't have it. It's heartbreaking to sit down with somebody in their 50s, and they've only got \$25,000

saved for their retirement. And they say, Laura, what can I do. It's too late for me. And I say do you have children, because you can be their advocate. You can get them to get going and to learn. But what I'm seeing over and over again is the information and the education is not getting out to the lower income folks. It's not being provided. A lot of what's being provided is basic, basic stuff. How to establish a checking account. How to write a budget. But that's not going get you to the retirement sums that you need. We need higher level education, and I was a child of poverty. You can't tell me that you can't make it. My grandmother came to this country as an immigrant eating another but lard sandwiches. You can't tell me that because you're poor you can't get out of it. It's just education, and I would just like to see that brought to folks in a manner that is understandable to them, and a manner that they can digest, and a manner that's given to them with dignity. And a lot of times if you can start from the ground roots, there's always somebody in the community who gets this stuff right away, and then have them become the leaders.

There's a wonderful project called Pro Literacy that used to be a [Inaudible] lack literacy, and they had a slogan called Each One Teach One for literacy. One person learns how to read, they become the leader, and then they teach the next person. I really think this is a doable, viable way of teaching folks about financial literacy to get them where they need to be for future retirement needs. Because when we look at the system right now, we have pretty much been deregulated. It is up to you folks to get yourself educated. So as a financial advisor I'd really like to see that kind of stuff put in place. Thank you. [Applause]

Rebecca Jones, Kenneth Craig Anybody knows Ken knows I am obviously not Ken. My name is Ben Lockrine [Assumed spelling], I'm representing Housing Visions Unlimited tonight. Just for people who don't know who we are, we are a not for profit that was formed in 1990 out of University United Methodist Church to revitalize the near east side and the East Genesee corridor, for lack of a better term. The majority of our 33 member board is from the east side neighborhood. We're a state designated preservation corporation and a community housing development organization. In Syracuse we've developed 216 affordable rental housing apartments, and we have 128 that will be coming on line in the next 24 months with 50 at the former Cherry Hill in conjunction with core that are going to be coming on very, very, very soon -- by the beginning of the new year.

So we've done a lot of affordable housing, and we started here on the east side, and the east side is our home. Our model which we think really works is neighborhood-based. It's looking at how neighborhoods evolve, looking at the structures and things. We want to look and see what a neighborhood -- and battle a lot of the systematic problems that have happened with White Flight and the '80s and the disinvestment of our cities, which really led to the decline in a lot of -- and a lot of it you can point back to urban renewal, which helped speed that up in the '60s and really took off in the '80s when those projects started to fail. When we build a house or rehab a house, we want to look at complimentary

design, what's there. We want to build housing structures, you don't know it's affordable housing. It's just a beautifully well-maintained house. Our buildings are typically one to four units. We find that works best. It helps give people defensible space. Defensible space is a door you can call your own. That's my front yard, this is my porch, this is my back yard, that's my parking spot. Those are all very important for feeling and giving people a stake in their neighborhood, and having people have stake in their neighborhood is vitally important, whether you're a renter or an owner. With 19 years of experience, our model works.

We started on the east side and we continue to work on the east side. As of October 31 we had 98% occupancy in Syracuse. When we look at the Kennedy Square site and we look at how it's evolved over time, what it's uses are -- I honestly don't remember the 15th ward, I'm too young. But when we look at what it is today, and I think what's important is today, what surrounds it, where's the neighborhood around it. You've got 690, you've got 81, you've got industrial sites, and you've got some other things. So when we look at Housing Visions model in the Kennedy Square site, we don't feel like those two are compatibility. We don't feel that that really would work. We don't think our model would work at Kennedy Square. But that brings us to opportunities. There absolutely needs to be an expansion of affordable housing in Syracuse. I -- no one will deny that, can't argue it. That's the way it is. We believe strongly that the place to do it is in our neighborhoods. Several people had said it. We're constantly battling vacant homes in the city of Syracuse. And in my opinion and the opinion of Housing Visions, it's better to take those vacant houses, revitalize them, keep -- sustain probability values, and watch property values start to rise.

If Kennedy Square is built up to its fullest potential, whatever that potential is, I think that helps entice and make the surrounding neighborhoods look even better for people to invest in. But in doing that, and working with the way Housing Visions has done, we need to ensure that affordable housing remains in those neighborhoods has to become more attractive. Some mention has been made of high-density mixed-use housing. That has worked in other markets, such as Boston and New York City. We don't believe that Syracuse is at the place or the time to do high-density mixed-use housing in Syracuse. Our opinion is that they would much rather see affordable housing resources placed in the neighborhood, battling our vacant housing processes, and really empowering people and having mixed-income, mixed-use neighborhoods. Because that's really what's important about this is neighborhood. Because when you have a neighborhood, you know who your neighbors are, you care about your neighbors, and you're invested in your community. Thank you. [Applause]

Good evening. My name is Ronnie Bell and I'd like to thank Dr. Smith, Dr. Murphy, and the entire panel for the opportunity to speak tonight. I come to you tonight in my role as the artistic director of the Syracuse Shakespeare Festival. You may know us as the folks who put on the free Shakespeare in the Park program, [Inaudible] amphitheater in August for two weekends in August

for the past six years. Or our paths may have crossed with our kids doing Shakespeare program, or Avon Repertoire Theater program, or our indoor season at SU's Warehouse Theater. Or perhaps you've seen us at the Wescott Street Cultural Fair or the SU Pulse of Syracuse events. I've earned my living for the past 20 years as a special education teacher, currently in a third grade inclusion class at Dr. Week's Elementary School [Assumed spelling] on the north side. I've also recently been a patient at SUNY Upstate University Hospital. And I've received excellent care and am extremely grateful for their medical services. Again, thanks for the opportunity to speak to you tonight on the proposed development of the Kennedy Square site.

If my math is correct, and I teach math, the 14 acre site represents about 600,000 square feet per floor of space of which SUNY Upstate University and SUNY ESF are developing a bio medical research facility on about 200,000 square feet. So that would leave about 400,000 square feet available for other uses. I propose building a black box community theater in a space about 60 feet wide by 100 feet long. That's about 6,000 square feet out of the 400,000 square feet. For those of you who aren't familiar with the concept of black box theaters, they get their names from being painted all black. And they are wonderful, flexible spaces that can be used for theater, music, dance, lectures, meetings, and the like. Usually they contain no fixed seats to maintain flexibility in staging and general usage. They also have a light grid over head that runs the length and width of the actual theater space. Again, so they will maintain flexibility for staging. Why a black box community theater? Well, several reasons. First, the arts in general, and theater in particular, can provide the community a way to express itself. Theater is a wonderful outreach tool and a wonderful way to children, teens, and adults to develop self esteem and find themselves. Second, in addition to community groups, there are community theaters searching for a home and a place to present their points of view to the public.

And third, because of vast experience in community theater at the production and board level, we would be able to manage the facility and develop programs to ensure that it will truly serving the community. The Syracuse Shakespeare Festival is the preeminent producer of Shakespeare for all ages in Syracuse, even if we gave that name to ourselves, it's true. We have performed for 20,000 New Yorkers in -- Central New Yorkers, I should say, in our first six seasons.

I'll close with your mission statement. The mission of the Syracuse Shakespeare festival is to bring the beauty, poetry, and language of Shakespeare's works through high quality productions to everyone in Central New York, with a focus on school-age children. We will put the works of Shakespeare in context through innovative programs. We are dedicated to producing the Shakespeare in the Park program as free public performances.

And lastly, words from the bard. A sonnet. Mine eyes have played the painter and has felt thy beauty's form in table of thine heart. My body is the frame where in tis held, and perspective,

it is best painter's art. For through the painter must you see his skill, to find where your true age picture lies, which within my bosom shop is hanging still, that half his window glazed with thine eyes. Yet see what good turns eyes for eyes have done, thine eyes have drawn thine shape and thine for me are windows to my breast where through the sun the lights to keep, to gaze therein on thee. Yet eyes this cunning want to grace their art. They draw but what they see, know not the heart. Thank you very much. [Applause]

Thank you. Okay, Pauline Preston . Maven King
Oh well, he's a hard act to follow. And I would like to be a Maven, I guess, but my name is Maren. It has an R and not a V. I work in the SUNY ESF Center For Community Designed Research, and have met Win Thurlow on a few occasions at the housing round table meetings over the last several months. And really appreciate your inviting the community and everyone in to talk about and question and comment about the proposed development. We at SUNY ESF at the Center For Community Designed Research have been working with the east side neighborhood since about 1999 with a series of projects in our Department of Landscape Architecture.

Professor Emmanuel Carter [Assumed spelling], Cheryl Bobble [Assumed spelling] and George Curry [Assumed spelling], several other of our faculty work with our students and community members in participatory-designed projects. And over those period of years we have done design studies for the Kennedy Square area, had [Inaudible] open meetings with the community, have also worked on the master plan for Logan Park, were instrumental in helping with the development of the friends group there, and also with the -- with the farmer's market that has been going on.

So we really feel that the community is really deeply invested in the place that they live, and deserve, essentially, to have a say in what's going on in their neighborhood. Over the course of those projects, and I know that I've given a copy of this to -- to Win, and I think to Wanda who participated in the meetings, and to our Vision group now with the Staring [Assumed spelling] committee. A vision that was developed over a series of years, and I'd like to read it. Because I think that every project in this community should help achieve that vision. And it's the Near East side of Syracuse is a series of interdependent neighborhoods where all people will live, work, and growth in an atmosphere that celebrates diversity.

These neighborhoods will be composed of families, businesses, and institutions that value of the possibilities of local youth and will work together to create a vibrant, safe, and well-maintained environment rich with opportunities in education, employment, and recreation for all residents. And then under that vision statement are a series of goals.

And I know that you guys have copies of those goals. I don't know if I have time to read them -- a couple, two minutes? The first goal is to create a safe and secure environment for all who

live, work, and visit the Near East side. And there are a number of ways that maybe the RFP can [Inaudible] those be addressed, potentially in terms of the physical design of the site. That looks at best practices in contemporary urban design so that you're actually creating places that may be open space and that are visible and accessible for people. And so that you have eyes on those spaces.

Another goal would be to improve access to employment and neighborhood services for residents of all ages and abilities, and in that case maybe to back up some of the things that Mark and other people were saying, in terms of utilizing minority and women-owned business enterprises in the project, to create a hiring agreement that ensures that local people are employed, not only just in the construction but also in the businesses.

And then another goal would be to promote positive community identity and image, and in that case maybe to acknowledge the culture and the diversity of the neighborhood that exists now and has been here over a number of years through design and art and programming, and to engage the community in the decisions regarding those. Another goal is to provide a variety of housing options that encouraging responsible and stable neighborhood residency. And we've heard a lot of ideas about that tonight, but essentially providing an option -- options for people to stay and live in this neighborhood, and as their income changes or as their -- their family situation changes, that they can stay here and live in different areas and different types of housing. And then to return underutilized spaces in the neighborhood to productive neighborhood use, and that might include the parks that are here, the parking lots as well as vacant buildings and vacant land.

So to understand, for instance, the relationship between Kennedy Square, that redevelopment, and Spencer Park and how can that connection with made and strengthened, and to use that park to build community relationships. And finally to strengthen physical and cooperative connects with the Near East side across neighborhood boundaries. So to create that pedestrian-oriented environment that allows people to move safely between the Near East side neighborhood and adjacent areas. Thank you very much. [Applause]

[Inaudible] Kent? Jerry Abrahams? Brianna? Brianna's not here, but [Inaudible] speak in Brianna's [Inaudible] --

Hi. I am a tenant of the relocation of Kennedy Square. As a -- as a community, I feel that the next time that they decide to relocate they really need to have -- have a United Way, we need to have a community way. Okay, we need to have a dollar and a dream, put it in a bank that's going to go through what we went through. It's been a year that we was told that we had to relocate. January 26 will be one year that I've moved out. I would never want anyone to go through the things that I went through.

Okay? First and foremost, people forget about the little people, but the little people is the people that help the big people grow, okay? As a community, for us to build and our children to grow,

our environment needs to be enriched. Not people who turn their back and say, oh, it's not me. Because you know what, a lot of people sitting here are still living in the same place that they've been living for more than five years, okay?

We all have been separated, we went through the red line guides where people done had their utility bills go down and their phone bill go down, they get cable added, channels added. Then we've been in the situation where we had to move in, okay, with a whole bunch of shoot-outs. Because where I live and I done had two -- two incidents of someone being shot where I live at. The last one, the young man was in critical condition.

Okay, I pay 850 where I live at. I was paying 342. Okay, the landlord treats me like squat. Okay, my opinion does not matter, but the thing about it is as a community when they -- when they do do this program, I'm hoping they are gearing it towards our youth, toward the people who are not educated or not driven, okay? Because if you see somebody and they do have some light in them, give them a little push. Because you never know where that person can go or grow, because people who are on public assistance, yeah, they may not have that goal-oriented, they may not have that drive. But [Inaudible] me to do something. Okay, I done been there.

Syracuse University, they have a lot of programs for our youth, but what do University Hospital have? What are they going to give our kids. What growth are they going to give them, what workshops, training, or education do they want to instill in our children. Outside of looking at Kennedy Square as dollar signs, because of the amount of money that they put, \$20,000 that's in the bank, is about what they moved us out with. We didn't mean nothing to them. So the next people who decide to move, like probably Hill Top is next -- come on. We need to stand as one. We did it for Obama, why can't we do it for us. [Applause]

[Inaudible] Ruffle -- [Inaudible] -- Survejio [Assumed spelling] -- David Pew. Okay, those are all the names that we have. If there are other people who would like to make a statement, please come forward at this time.

[Background noise] [Inaudible audience comment]

I registered, I guess the gentleman who I registered on line, but it's okay. Thank you very much. How are you doing. My name is Alfonzo Davis, for those of you who don't know me. You'll have the opportunity to know me soon, very well. Because I am a candidate who will be running for mayor of the city of Syracuse.

But the best person I heard speak appears a young lady back there. I -- I -- what everyone else brought to the table was awesome. But that was the truth of what I heard today, of what she just said. Mrs. Johnson, whom I have known for many years, who was displaced in Kennedy Square. These are the people we need to be listening to.

Yeah, I have some ideas, there are some things I'd like to put on the table that I think would be good for Kennedy Square. But these are the people who are displaced. The young lady said she was paying \$300, now she's paying \$800. And the landlord treats her like she's less than. And as a young lady right there, I forgot what you said your name was, sweet heart. The economics person. Sharice said that she came from poverty.

I came from Brick City. So I know what the hood can bring. Just look at me. But what we really need to be doing is thinking about the people that we displace and where they are and what they want. Because you're going to get a lot of good ideas from people. But if you're not including these people, then -- we're just overlooking.

[Inaudible] said something that I thought was extremely critical, that the federal government failed Kennedy Square. Absolutely right, but it's not just the federal government [Inaudible], the city of Syracuse failed the people of Kennedy Square. Our -- our administration failed the people of Kennedy Square because no one stepped up to the plate to say, hey, what are we going to do with these people in this neighborhood. Where are we going to put them, and how are we going to put them. And then when we move them, are we putting them in a place that is better, safer, economically feasible for them. It didn't matter. And that's the true tragedy of that whole experience. So we ponder on what to do, how to do, you really need to think about those individuals who are displaced.

And another thing I'd like to point out, in terms of contractors or construction companies, I'm a Syracuse home boy, born and raised in the city of Syracuse. I love the people in the city of Syracuse. There are contractors here in the city of Syracuse. In the city of Syracuse -- not just minority owners, there's white-owned, Italian-owned, black-owned, contractors in the city of Syracuse. I want to utilize those individuals. It's nice to have big companies and corporations, contractors come in from Boston, from Atlanta, from Georgia, from wherever. But they are contractors here in the city of Syracuse who are not working, who can't get permits, who can't get jobs because we bring in folks from other places. Those are the guys who I talk to every day, and they say, Fonz, man, we -- we have to be at the table. Because we're overlooked on a daily basis.

So when you talk about doing things in the city of Syracuse, stay with the people in the city of Syracuse, and particularly, let's deal with the people that we've displaced. At least -- [Inaudible] you said Mrs. Johnson, 80? How many? Over 100. And who cares. When she sat back down, I don't know if you noticed, but she was ready to cry. I care. Do you really care? The question remains to be seen. Thank you. [Applause]

[Background noise] [Inaudible audience comment]

Hi. I wasn't going to speak, but that young lady that spoke earlier, she's the reason I'm speaking. Because everything she said is the truth. Every word she spoke is the truth. I work

with young people. By the way my name is Geneva Hayden [Assumed spelling] and I ran a program for 14 years called Communities United to Rebuild Neighborhoods. All volunteer. I retired from that because I saw that our program was making such a big difference in the lives of families and our children because they were staying in school, they were going away to college, they were finishing high school, they were beginning to get involved with their school activities.

So I retired from that to find a program called Light a Candle For Literacy. Because I knew and I understood quite well that literacy is a tool that's going to move our children from poverty to another mountain. So I'm working with Light a Candle For Literacy, this is our third year. We have collaborated with Beecham Library, some people in Onondaga county, and many people all over this city that's helping us put this Light a Candle For Literacy, grass-roots, on the map. This will be our third year and you need to join us. We meet every fourth Friday at 7:30 in the morning at Beecham Library because I am determined to make sure that our children are educated properly, the way that I know that they can be educated. Because they have dreams too. And their dreams need to be fulfilled. They want to climb that mountain, they want to be at the top. They want to be able to walk down the street with a suitcase or briefcase in suits and high-heeled shoes and nice suits. That's what our kids want. If you talk to them, they'll tell you that. And I do it every single day. Even the young men that I see walking the street.

Some young kids that go to school at 8 o'clock and by 8:15 they're walking down the street -- this is what's happening in the city of Syracuse, with our education system. And no one seems to pay attention. They have the van, the truancy van, they're supposed to be picking up kids. What are they doing? We're losing our population of boys and girls now. And I sit and I watch it every single day. Every day I see it. Every day I'm talking to young people trying to motivate them. But I can't do it alone. I cannot do it alone. We're all in this together.

And if you want to join me and my crowd at Beecham Library at the fourth Friday of every month, I think our next meeting is the 21, I'm not sure, it's on a Friday -- come and join us so that we can begin to put this grass-roots organization, Light a Candle For Literacy, to educate our children. They need to know their culture, they need to know their history. If you don't know your history you don't know where you're going. And I thank you. [Applause]

[Inaudible] my name is Clarissa Isaac and I'm a former senior ex-occupant of Kennedy Square. We have met, we give things to these [Inaudible] Syracuse tenant network for working with us over the last 20 years. Although I haven't lived there 20 consecutive years, but I've been in and out twice. I thank each and every one of you for coming to hear what we had to say. As tenants we were told at meetings that maybe we would be next, after the Cherry Hill tenants were displaced. So we were bracing up and asking questions to management, and they didn't seem to know anything. Only thing they know was that the owner of the

said properties went belly-up, bankrupt. Therefore, it fell into the hands of the state. But as soon as anybody found out anything from the state, we would be the first to know.

The next thing we knew was that Governor Spitzer and the mayor was riding by -- he was showing them Kennedy Square. But nobody knew anything until all of a sudden one day around 5 o'clock, about time for maintenance to get off, they stuck envelopes with letters in them underneath our doors. And everyone was upset about it. And then management mailed out the same letters several days later. And of course that caused havoc in the place. There were people with children, people who -- seniors who had to go out to programs and doctors every day, several times a week. A few maybe went to senior sites, but this wreaked havoc on everybody -- where are we going to move and it's winter time, and all that. What are we going to do about our children. We're trying to get Christmas ready for our children, here this pops up. Nobody had planned to be displaced in the snow. But it happened. And I would like to say that the next time something is going to take place, please let people know well in advance, when the weather is permissible for them to move, the money is straightened out, what we have to assist us with moving, and that way everybody might be able to be happy.

Secondly, there was a meeting -- well, several meetings. The housing authority of Syracuse, Tenant Network, American Friends, Peace Incorporated, Project Connection Staff, were very helpful in helping some of us, you know. And facilitating the meetings that we had. And someone -- I don't know who it was -- but I was there. And it was stated that Upstate was not going to take all of the property because they wanted some, you know, low income, medium income people to be there. They didn't want to displace anyone. That's what we were told. Who said it, I can't tell you the person's name. The place was full of people. But I know what I heard.

And the next thing we knew the housing authority was there also to help, and we had to get out by a certain date. And some people were there well beyond that date. Because they couldn't find what they needed. And as it ended up, someone whom we thought was going to buy a house because they had a financial person there to assist people who might want to invest in the housing market, they was -- ended up in Syracuse Housing Authority, woman in a wheel chair, the last family to move out. And that was months after we left. Maybe it was April or something of this year.

The place is still standing fallow, unoccupied, when all of this did not have to happen. And I prayed to God Almighty that it never happens again. Thank you. [Applause]

We have Debra Warner [Assumed spelling] who is scheduled to speak. Mr. Dejohnson [Assumed spelling].

My name is James Jordan. I am a local business owner and have been for 17 years in the Syracuse community. And since I've been in Syracuse I've had the opportunity to see a lot of major

manufacturing companies leave, lot of jobs go away. Not a lot of opportunity. As a business owner I've put a lot of miles on my car to get a lot of jobs wherever else, and projects everywhere but Syracuse.

And from another perspective on a business and economic side as a business owner, to see an opportunity come to Syracuse where individuals might be able to be employed, local contractors may be able to be used is a refreshing thought. I'm not taking away from anything that anyone else is saying about being displaced, because I -- I did not go through that experience. And I can understand and feel the grief that they're going through.

What I'm also saying is that after looking at the proposed RFP that I would hope very much that the local community, the local businesses, the small business or the mid-range who aren't large enough to actually do the development themselves, but are qualified, capable organizations who can be a part of the product and the project to move forward in Syracuse.

We talk a lot about economic stimulus packages, \$300 checks coming to individuals. But that doesn't keep businesses going today. The small business is what is keeping individuals employed when you look across the United States. But we're the ones that pay the higher taxes and don't get those tax breaks. We are the ones who are underutilized a lot of times on projects. So as we go along, what I would hope is there is an actual task force that we put together to talk about how to get them involved.

Maybe breaking out smaller bid packages that are still competitive but them having an opportunity that their [Inaudible] can handle, that they can actually do and their sweet spot, that they actually can complete in a timely manner to keep the project going. What I'd also like to see is individuals in the community actually have opportunity to work. Because two things we do understand. When development comes without participation, that's an empty dream for those who couldn't participate. And it's never a stimulus for their economy because they never got any benefit from it.

So I do applaud you all for this opportunity. But on both sides, the side of the bio medical and the side of the development, I just want you to take very seriously in mind, not just on words and on paper, but to particularly think about the small businesses that are local. For them to have an opportunity to stimulate the Syracuse economy. Because as we know there are a lot of projects that get started and they don't get completed.

There are a lot of good companies who get going and go out of business. But at the end of the day with projects like this, with opportunities like this, it might give us another chance. So I thank you guys for having us and giving us an opportunity to speak. Thank you. [Applause]

Good evening. Thank you for this forum. Obviously it's something that the community on many levels is needed, and I know that we are welcoming these remarks and it's really

heartening to hear all the different aspects of what our community is involved in with this project.

I'm Deb Warner [Assumed spelling] with the Greater Syracuse Chamber of Commerce. And one of the reasons we're particularly interested and supportive of this project is it is part of our downtown revitalization. We as the city, the county, and others are focused on this sort of once in a century opportunity to remake our urban core.

There's a lot going on in the very heart of downtown, with residency expanding, and clearly this project can play an important role in what that -- what that foundation is becoming. We want to congratulate SUNY Upstate, SUNY ESF and all of those entities that are involved in this project, because it's going to create a vibrant new growing center for a neighborhood, research, private investment, and a new commercial center in this part of our downtown. It's really going to be an important bridge connecting the research community again with our core downtown. A great synergy with the biotech research center, the Center of Excellence, and the neighboring connective corridor.

We support your vision of a significant, mixed-use development with new residential housing mix and more -- and I guess one of the things we want to stress is the more diverse the options are in the center we think the better it will be for our community. Both in a community, family, personal, neighborhood level, and also from the commercial and private sector aspects. The more we can do with the development of this project to make it one that attracts the most racially, culturally, and ethnically diverse residential and private sector population, the better it will be for all of our community and for downtown.

We believe and hope this project will attract additional private sector investment and growth to the area. We believe it's going to draw scientists, medical professionals, and researchers, hopefully from all over the world, to help create our future in a way we can probably only imagine what they will actually come up with in the area.

So one way we want to see this project is it potentially holds the promise of the best of many worlds. More downtown development, connecting our universities to downtown, cutting-edge research with private sector spin-offs, an exciting new neighborhood, and a great catalyst for jobs and growth in our community. The chamber has a range of programs both directly in our organization and with our affiliates, and we pledge to be as helpful as possible wherever we might -- might dovetail in helping start up small businesses.

Our technology garden can help with some of the technology start ups. We can assist with small business financing through the Greater Syracuse Business Development Corporation, and a range of things, of services, programs, networking that we can do. We really want to be a resource to help boost and really help these businesses get started and grow. So we're hoping that there's going to be an exciting relationship for us to be able to

help some of the those start up folks. So thank you. [Applause]

She's never going to make it to the mic if you all expect her to get up and get there.

Hello. I'm Lucy Johnson. I've -- [Applause] Thank you. Thank you. Excuse me for not standing, but I had to have knee replacements. But I lived in Kennedy Square for 32-and-a-half years. I was one of the first tenants to move in, and next to the last to move out. We were not given notice to relocate. We were dislocated. We were -- we were not replaced, we were just told to get out. Basically, from the time that we were notified, October 24, Mrs. Isaac was trying to remember, we had total chaos.

I could go on and on, but I'm going to cut through a lot of the chase. I met with the mayor, Clarissa Isaac and I, and we were told that we would get ample notice. That when Kennedy Square -- if and -- if and when it was closing we would get a proper notice. We were given 90 days to vacate Kennedy Square. And that was cut short. If we got out by January 13 we would be given a bonus and a lot of people, tenants, were trying to find places to move. But I wouldn't say that they were decent places.

I started the Tenant Association with the -- help from the Greater Syracuse Tenant Network and Mrs. Sharon Sherman. We also had a food pantry, we had the project connection from peace, we had a daycare where -- was operated through Kennedy Square. We had a family. And this family was just broken up. We were just thrown out of Kennedy Square. And I don't think that anyone feels as hurt and more broken down than I was.

Kennedy Square was my legacy. I raised three sons there, and one went to the gym in Kennedy Square. He's a former super-middleweight champion of the world, and I don't know if you know or not, but September 7 is Frankie Lowes [Assumed spelling] day in Syracuse. This is -- I'm trying not to get emotional. This is something that we lived through. We still remember it. Kennedy Square was our home. It's still our home, will always be our home, and I would love to come back to there. What I would love to see is if there is anything rebuilt on the property, we would have affordable homes so that some of us will be able to return, and I could continue to raise my grandkids and my great-grandkids there. Thank you. [Applause]

Is there anyone else?

I'm going to appeal to you now, and not give you a historical background. I brought several people with me this evening from Kennedy Square, and as you can see, some of them are elderly, some of them are on walkers, some of them have health conditions, as you can see when they walk through the door. To put a person that is used to being across the street, as Lucy would say, SUNY Upstate, and as others would say on the north side without appropriate transportation, I don't think it's something that you all did, but it's something that happened when we started to remove human lives without thinking about the human part of it.

When we got called from American Friends Service Committee -- we don't do housing. We don't do housing. But Clarissa Isaacs said she had participated in one of our programs which made her and Lucy and some others a member for life. So we had to respond. We might not have wanted to, we might not have even felt that we had the resources to respond. But this woman reminds me of my grandmother. That woman reminds me of my mother. I cried on that woman's shoulder -- raise your hand Chrissy. And Linda's shoulder. Because we could not move them. They wanted to relocate to this neighborhood. They didn't want to move to Spring Street or on Pine Street. They wanted to stay here. And I didn't have any assistance but my boss and a couple of other agencies that Julius mentioned, with finding them affordable, decent housing, and they still call my office. Because they're ready to move back. And nobody is listening.

Where is the compassion that a medical university shows to its own patients. Upstate is not just my neighbor. I lived in the bricks, in pioneer homes, you were part of my landscape. Your workers walk through and live with me every day. Your patients were my friends. If the human part -- if the expense is not going to be made to keep the human heart in a condition where it can be productive in this society, what are we really doing to folks.

The folks that came with me that might not want to speak have said to me they were promised that they could relocate to Maple Heights. They were promised that there would be replacement housing, some part, to bring them back to this neighborhood that they love so much. They had a unique sense of self being in this neighborhood. So I'm appealing to you, because others have mentioned it. This is going to happen again. It's going to happen in Harrison House and Towns and Towers. And if we don't listen to those that suffered, that are beginning to heal, that want to come back, if we don't listen we're not hearing the fact that they were told to move and no one identified any quality housing for them to move in. No one, no one. We don't do housing, but we linked up with the rescue mission and got a housing list. That was the first housing list they got.

So if we're not going to insist in our city from a medical perspective, a University Hill perspective, Dave, that some of these dilapidated houses get turned around so we're not begging you to build houses, then we're going to have to do it. We're absolutely, positively going to have to say, you know what -- if we can't do it we're going to have to impress upon this city and other leaders to put these people back in the neighborhoods that they consider home because that's my grandmother and that's my mother over there. And you know what, even if they're not they're representative of those who are. [Applause]

Is there anyone else who would like to make a statement at this time. If not, I will turn it over to Dr. Smith to close out.

Well, again, thank you very much. I -- I certainly learned a lot tonight. And I think all of us felt the emotion and it's something we see every day in our emergency room right now. I think we

don't feel all the same things, perhaps. And again I said that earlier. But right now with the economy the way it is, walking through my emergency room the last few days, I'll tell you our story right now because we're struggling with all of this development. Our emergency room right now is Main Street. I walked in the other day, there was an individual from Upstate New York, dairy farmer, Philadelphia, had to drop all of his insurance coverage because he couldn't afford the fuel, prices were down, economy wasn't doing well. He had to give up all the insurance for his employees. And of course at the same time, because his family were employees, he had to give up his family's coverage. So he was in our emergency room.

The other day I was actually with a former resident of Kennedy Square. Very same story, but a more protracted history of not having health insurance. And then of course I had another young man who was in the same day, I was down to see a child -- a family that was there. And we had a young man who just returned from New York City and of all placed had worked for Lehman Brothers. No insurance, sitting in our emergency room.

So I think while we don't quite understand your pain and I'm never going to pretend I do, we're all seeing a lot of challenges in this city right now and we need you with us. We're going to try to do our very best. I am not ever going to promise to you that I can solve all these problems. I will tell you though, I feel for all of them.

Having a wife that works in the world of literacy and seeing the illiteracy work that we see, problems in children and adults. And it is a way forward. We see a microcosm of the entire economy coming through Upstate right now. We are challenged right now, I will tell you, with almost a \$50 million reduction a year in state support. We're actually not even a state university very much any more, because the percentage of state funding is so low. But we're not going to give up on Syracuse and we're not going to give up on Central New York. [Applause]

Many companies, and someone said this, have left this neighborhood and these communities over the last 50 years. We're not going to do that. We're going to continue to find a way to solve as many problems as we can. I will never commit to you that I can solve all of them. But we are going to try to see if there are ways that we can develop some jobs, get diversity in those jobs, have good jobs, and be able to rejuvenate a community that has meant so much and show respect to that community.

And we're willing to be that advocate, because we are a big player. We are the largest employer, and I hope we stay that way for a while. I'm not quite sure these days, but we're willing to be that advocate because we don't -- there has to be money coming in for good and affordable housing. It has to be in a style and a format that we haven't seen in probably 30 years. And we're willing to play that role with our doctors, our nurses, and our administrators, but we're going to need your help there as well.

So again, we're going to continue the process and the dialogue, we're going to take your input and see how we can modify and also put some pressure on the system. Many of us have been in that advocacy role, and many of us in healthcare play that role every day like John Hepnter and others for our patients. And our patients are those that often don't have insurance. So this is consistent with our mission. But we're going to need a little patience. I may need a little pressure on Albany to get some things going because there is a little bit of delay going on right now.

But we'll keep you informed of what's happening as we go along. And we promised to have other forums like this as we go forward to get your input and let you know where we are in progress. Again, right now, the issues are going to be that we're going to try to move rather quickly on the four-and-a-half acres, but we've got to get some contracts and issues through Albany. Maybe need a little push.

And of course a little bit of maybe advocacy in the newspaper and a few other things. Yes, I think we've got that. And the same may be true as we try to get moving on the other nine-and-a-half acres. Because we're going to have to get approvals for contracts and things, even though we don't get much state money any more.

But anyway, we're willing to stick with you. We understand that role. We also understand that we are the safety net for this region. We are the burn, trauma, high-risk, perinatal, HIV, substance abuse center for this region. And you know what, I know most all of these people really well up here, and I know some of my other folks. We were talks to some of our docs and nurses the other day and said how can we afford to continue to provide uncompensated care on all the burn and trauma when we're not getting any state support any more. Most of our folks said we're going to have to figure out a way to do . And most of them wouldn't work at Upstate Medical University or University Hospital if we didn't do it.

So we're going to stick together. Again, I won't promise you things I can't deliver, but we're going to stay in this community. We're going to find some ways to find some solutions, and if nothing else we're going to help push with our voices. So I want to thank all of you for being here tonight, this has been very good for us. Thank you very much. [Applause]