

**CITY OF UTICA URBAN RENEWAL AGENCY
OFFICIAL MEETING MINUTES – JANUARY 9, 2014
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mike Mahoney, Phil Montana, Fred Matrulli,
Mayor Palmieri, Joan Harris, Ed Bucciero

EXCUSED: Samantha Colosimo-Testa

OTHERS ATTENDING: Brian Thomas, Cathy Mack, Gene Allen, Andy
Brindisi

VIA TELEPHONE: Joseph Hobika, Sr.

CALL TO ORDER: By Brian Thomas at 9:53 AM

ITEM # 1 Approval of Agency Minutes

Fred Matrulli made a motion to accept the minutes of the December 12, 2013 board meeting. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #2 1229 & 1231 Steuben Street

At the previous meeting, a motion was carried to send this property to auction. The bidding started at \$18,050.00 and ended at \$7,000.00

Mike Mahoney made a motion to designate Manuel & Emmita Avila as a qualified and eligible project sponsor for the redevelopment of 1229 & 1231 Steuben Street with the condition that all applicable codes are complied and any necessary permits are obtained for work to be completed on the property and the outstanding ROP inspections are brought into compliance. The motion was seconded by Phil Montana and passed unanimously.

ITEM #3 Irish Cultural Center

Peter Karl updated the board on the progress that the Cultural Center has made over the past year with regards to bringing the project to fruition. They have met with lending institutions and secured some funding. They have also hired a number of Professionals that confirmed the structural integrity of the work done to date, provided preliminary architectural renderings for presentation to possible lenders, and to provide input on the revenue generating portion of the project and to meet with lenders. They also hired a firm out of Ottawa who finalized the exterior and interior design package which was presented to the board at the meeting.

Mayor Palmieri made a motion to table any further action on the property so that the new board members and members who were not present at the start of the project can get all the information on this process from the beginning so that an informed decision can be reached. The motion was seconded by Joan Harris and passed unanimously.

ITEM #4 135 Pleasant Street

An offer was received from Phelps O'Toole Management, LLC in the amount of \$22,000.00 to renovate for primary residence. A second offer was received from Lan H. Chiem in the amount of \$10,000.00 to renovate for primary residence. A third offer was received from Felicia Ledda in the amount of \$1,000.00 to renovate for income property. A fourth offer was received from Edina Dizdarevic in the amount of \$22,500.00 to renovate for primary residence. A fifth offer was received from Bridge Brook Partners in the amount of \$5,500.00 to renovate for primary residence.

All bidders were asked if they were willing to meet the high bid of \$22,500.00. Lan Chiem was not willing to go that high, Felicia Ledda was not willing to increase her bid at all and Bridge Brook Partners would not meet that bid either. Therefore the only bidders who would be considered would be Phelps O'Toole and Edina Dizdarevic.

Joan Harris made a motion to designate Edina Dizdarevic as a qualified and eligible project sponsor for the redevelopment of 135 Pleasant Street. The motion received no second and the motion failed. Phil Montana made a motion to designate Edina Dizdarevic as a qualified and eligible project sponsor for the redevelopment of 135 Pleasant Street with the condition that all applicable codes are complied and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #25 Executive Session

Mike Mahoney made a motion to enter into Executive Session at 10:30 a.m. to review applications submitted to the Agency. The motion was seconded by Phil Montana and passed unanimously. Fred Matrulli made a motion to come out of Executive Session at 10:45a.m. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #26 Adjournment

Mayor Palmieri made a motion to adjourn the meeting at 10:47a.m. The motion was seconded by Phil Montana and passed unanimously.

Respectfully submitted this 23rd day of January, 2014
Cathy Mack