

**CITY OF UTICA URBAN RENEWAL AGENCY
OFFICIAL MEETING MINUTES – OCTOBER 2, 2014
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Mayor Palmieri, Samantha Colosimo-Testa

CALL TO ORDER: By Brian Thomas at 9:35AM

ITEM # 1 Approval of Agency Minutes

Phil Montana made a motion to accept the minutes of the September 18, 2014 board meeting. The motion was seconded by Fred Matrulli passed unanimously.

ITEM #2 Executive Session

Mike Mahoney made a motion to enter into Executive Session at 9:37a.m.to review applications submitted to the Agency. The motion was seconded by Joan Harris and passed unanimously. Mike Mahoney made a motion to come out of Executive Session at 9:49a.m. The motion was seconded by Phil Montana and passed unanimously.

ITEM #3 1562 Neilson Street

An offer was received from Celestino Batista in the amount of \$1,000.00 for the property located at 1562 Neilson Street. The bidder plans to renovate for primary residence.

Fred Matrulli made a motion to take the property off the table. The motion was seconded by Mike Mahoney and passed unanimously.

Joan Harris made a motion to reject the offer on the property. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #4 1412 & 1414 Howard Avenue

An offer was received from Bunran Meas.in the amount of \$4,500.00 for the property located at 1412 & 1414 Howard Avenue. The bidder plans to renovate for primary residence and landscape the lot. A second offer was received from Samuel Santiago in the amount of \$5,000.00 to renovate for primary residence.

Phil Montana made a motion to take the property off the table. The motion was seconded by Mike Mahoney and passed unanimously.

Fred Matrulli made a motion to designate Samuel Santiago as a qualified and eligible project sponsor for the redevelopment of 1412 & 1414 Howard Avenue with the condition that all applicable codes are complied with 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 #5 2160 Broad Street

An offer was received from Bellavita Enterprises, LLC in the amount of \$1,000.00 for the property located at 2160 Broad Street. The bidder plans to renovate for business use. A second offer was received from Igor Dyfort in the amount of \$1,200.00 to renovate for business use.

Fred Matrulli made a motion to remove the property from the table. The motion was seconded by Ed Bucciero and passed unanimously.

Fred Matrulli made a motion to designate Bellavita Enterprises, LLC as a qualified and eligible project sponsor for the redevelopment of 2160 Broad Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #6 1128 Orchard Street

An offer was received from William & Emily Murdock in the amount of \$1,000.00 for the property located at 1128 Orchard Street. The bidder plans to renovate for income property. A second offer was received from Zuleily Ramirez in the amount of \$2,500.00 to renovate for primary residence.

Mike Mahoney made a motion to remove the property from the table. The motion was seconded by Phil Montana and passed unanimously.

Joan Harris made a motion to designate Zuleily Ramirez as a qualified and eligible project sponsor for the redevelopment of 1128 Orchard Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Phil Montana and passed unanimously.

ITEM #7 1411 & 1413 Miller Street

An offer was received from Jose Santos in the amount of \$250.00 for the property located at 1411 & 1413 Miller Street. The bidder plans to fence for his adjacent property.

The Board informed Mr. Santos that his bid of \$250.00 would only cover the purchase price for one lot and that he would have to increase his bid to \$500.00 if he wished to purchase both lots. Mr. Santos agreed to increase his bid.

Fred Matrulli made a motion to designate Jose Santos as a qualified and eligible project sponsor for the redevelopment of 1411 & 1413 Miller Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #8 114 Gold Street

An offer was received from Estanislad Garcia in the amount of \$2,500.00 for the property located at 114 Gold Street. The bidder plans to renovate for primary residence.

Fred Matrulli made a motion to designate Estanislad Garcia as a qualified and eligible project sponsor for the redevelopment of 114 Gold Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Phil Montana and passed unanimously.

ITEM #9 712 Tracy Street

An offer was received from Quentiqua Jackson in the amount of \$1,900.00 for the property located at 712 Tracy Street. The bidder plans to renovate for income property. A second offer was received from Julio Solano in the amount of \$1,500.00 to renovate for income property.

The Board asked Mr. Solano if he was willing to increase his bid to \$1,900.00. Mr. Solano did not agree to increase his bid.

Mike Mahoney made a motion to continue marketing the property for 30 days during which time the bidders can increase their bids and financials and staff can accept new applications. The motion was seconded by Joan Harris and passed unanimously.

ITEM #10 Executive Session

Mike Mahoney made a motion to enter into Executive Session at 9:37a.m. to review applications submitted to the Agency. The motion was seconded by Joan Harris and passed unanimously. Mike Mahoney made a motion to come out of Executive Session at 9:49a.m.

The motion was seconded by Phil Montana and passed unanimously.

Ed Bucciero made a motion to enter into Executive Session at 10:13a.m.to review applications submitted to the Agency. The motion was seconded by Mike Mahoney and passed unanimously. Mike Mahoney made a motion to come out of Executive Session at 10:23a.m. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #11 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:28a.m. The motion was seconded by Joan Harris and passed unanimously.

Respectfully submitted this 16th day of October, 2014
Cathy Mack