

**CITY OF UTICA URBAN RENEWAL AGENCY
SPECIAL MEETING MINUTES – DECEMBER 4, 2014 (9:00AM)
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mike Mahoney, Joan Harris, Phil Montana, Fred Matrulli, Ed Bucciero, Mayor Palmieri, Samantha Colosimo-Tests (9:35AM)

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

EXCUSED: Ed Bucciero, Mayor Palmieri (10:30AM)

CALL TO ORDER: By Brian Thomas at 9:08AM

ITEM # 1 Approval of Agency Minutes

Fred Matrulli made a motion to accept the minutes of the November 13, 2014 board meeting. The motion was seconded by Joan Harris passed unanimously.

ITEM #2 310 Broad Street (and additional parcels)

An offer was received from Arthur Lyubezhanin (Cascade Point, LLC) in the amount of \$110,000.00 for the property at 310 Broad Street (and additional parcels). The bidder plans to use the property for commercial/retail and manufacturing space. A second offer was received from I.B.T.B.M., Inc. & Northern Lights Docks and Ramps in the amount of \$130,000.00. The bidders plan to use the property for commercial/retail/hospitality and manufacturing. A third offer was received from Baggs Square Partners, LLC in the amount of \$100,000.00. The bidder plans to use the building for Mixed Use/Light Manufacturing/Warehousing and Start-Up New York Space.

Fred Matrulli made a motion to designate Baggs Square Partners, LLC as a qualified and eligible project sponsor for the redevelopment of 310 Broad Street (and additional parcels) 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 not completed.

Fred Matrulli then made a motion to withdraw his previous motion. This motion was seconded by Phil Montana and passed unanimously.

Ed Bucciero disclosed for the record and to the URA board that one of the partners in the Baggs Square Partners, LLC is married to a member of his family. He then asked the board if he should recuse himself from voting on the property because of this relationship. He was asked by the Agency Attorney if this relationship affected or would sway the way he would cast his vote. He did not feel that this would affect his decision making process.

Mike Mahoney made a motion to approve Ed Bucciero's ability to vote on this property based on the information presented. The motion was seconded by Fred Matrulli and passed 5 -1 (Ed Bucciero did not vote).

Fred Matrulli made a another motion to designate Baggs Square Partners, LLC as a qualified and eligible project sponsor for the redevelopment of 310 Broad Street (and additional parcels) 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 #3 1017 Miller Street

An offer was received from Kanstemtsin Kasperovich in the amount of \$6,000.00 for the property at 1017 Miller Street. The bidder plans to renovate for primary residence. A second offer was received from Samina Arnautovic in the amount of \$5,000.00 to renovate for primary residence. A third offer was received from Melvin Garcia in the amount of \$3,000.00 to renovate for primary residence. A fourth offer was received from Victor Delarosa in the amount

of \$3,500.00 to renovate for primary residence. A fifth offer was received from Segundo Peralta in the amount of \$6,500.00 to renovate for primary/Income property.

Fred Matrulli made a motion to have the property go to auction at the meeting. The motion was seconded by Phil Montana and passed unanimously. Kanstemtsin Kasperovich was the high bidder at the auction, with the property being awarded to him for \$9,000.00.

Phil Montana made a motion to designate Kanstemtsin Kasperovich as a qualified and eligible project sponsor for the redevelopment of 1017 Miller Street for \$9,000.00 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 Fred Matrulli and passed unanimously.

ITEM #4 1000 Green Street

An offer was received from David Singe in the amount of \$250.00 for the property located at 1000 Green Street. The bidder plans to put a modular home on the property.

Mr. Singe disclosed, for the record that he is employed by the City of Utica as a Police Officer.

Samantha Colosimo-Testa made a motion to designate David Singe as a qualified and eligible project sponsor for the redevelopment of 1000 Green 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. Also, contingent that Mr. Singe consolidate 1000 and 1006 Green Street and then sub-divide them before he puts the modular home on the property. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #5 1646 Steuben Street

An offer was received from Sandra J. Wilkerson in the amount of \$18,600.00 for the property located at 1646 Steuben Street. The bidder plans to renovate for primary residence.

Samantha Colosimo-Testa made a motion to designate Sandra J. Wilkerson as a qualified and eligible project sponsor for the redevelopment of 1646 Steuben 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 #6 133 Wall Street

An offer was received from Lydianne Berrios in the amount of \$1,000.00 for the property located at 133 Wall Street. The bidder plans to renovate for primary/income property. A second offer was received from Raul Santos & Francisco R. Santos in the amount of \$1,000.00 to renovate for income property.

Phil Montana made a motion to designate Raul Santos & Francisco R. Santos as a qualified and eligible project sponsor for the redevelopment of 133 Wall 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. Also, contingent that the bidders address the roof and foundation problems as stated in their amended application. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #7 1562 Neilson Street

An offer was received from Raul Santos & Francisco R. Santos in the amount of \$1,000.00 for the property located at 1562 Neilson Street. The buyer plans to renovate for income property.

Mike Mahoney made a motion to reject the bidder's offer due to the board agreeing to sell him 133 Wall Street. The motion was seconded by Joan Harris and passed unanimously.

ITEM #8 313 Nichols Street

An offer was received from Dmitri Granovski in the amount of \$1,000.00 for the property located at 313 Nichols Street. The buyer plans to renovate for income/business use.

Phil Montana made a motion to table the offer to give the bidder more time to get his

financials together as well as a written business plan for the property. The motion was seconded by Joan Harris and passed unanimously.

ITEM #9 908 Stark Street

An offer was received from Sergey Kasperovich in the amount of \$1,000.00 for the property located at 908 Stark Street. The buyer plans to renovate for primary residence for his sister.

Mike Mahoney made a motion to designate Sergey Kasperovich as a qualified and eligible project sponsor for the redevelopment of 908 Stark 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 Fred Matrulli and passed unanimously.

ITEM #10 1502 Whitesboro Street

An offer was received from Rosa A. Marcelino in the amount of \$1,000.00 for the property located at 1502 Whitesboro Street. The buyer plans to renovate for primary/business use.

Mike Mahoney made a motion to designate Rosa A. Marcelino as a qualified and eligible project sponsor for the redevelopment of 1502 Whitesboro 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 Fred Matrulli and passed unanimously.

ITEM #11 Transfer of Funds

The following transfer of funds needs Agency approval:

From: CU58620 471 Urban Renewal-Miscellaneous	\$1,342.00
To: CU58620 214 Urban Renewal-Computers	\$1,342.00

Explanation: Transfer within cost centers to provide additional funding to cover On Site technical work and On Site technical training of the PC Based AVID Nonlinear Editing System for the Media Department.

Mike Mahoney made a motion to approve the transfer. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #12 Executive Session

Ed Bucciero made a motion to enter into Executive Session at 10:10a.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 10:25a.m. The motion was seconded by Mayor Palmieri and passed unanimously.

ITEM #13 Adjournment

Fred Matrulli made a motion to adjourn the meeting at 11:12a.m. The motion was seconded by Phil Montana and passed unanimously.

Respectfully submitted this 13th day of November, 2014
Cathy Mack