

**CITY OF UTICA URBAN RENEWAL AGENCY  
OFFICIAL MEETING MINUTES – FEBRUARY 20, 2014  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mike Mahoney, Phil Montana, Joan Harris, Ed Bucciero, Fred Matrulli, Samantha Colosimo-Testa, Mayor Palmieri

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

**CALL TO ORDER:** By Brian Thomas at 10:00 AM

**ITEM # 1 Approval of Agency Minutes**

Mike Mahoney made a motion to accept the minutes of the February 6, 2014 board meeting. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #2 1137 Neilson Street**

An offer was received from Cristian Avila in the amount of \$250.00 for the property located at 1137 Neilson Street. The bidder plans to create parking for his adjacent property.

Fred Matrulli made a motion to designate Cristian Avila as a qualified and eligible project sponsor for the redevelopment of 1137 Neilson 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 #3 1122 Court Street**

An offer was received from Stacey Elmer in the amount of \$1,000.00 for the property located at 1122 Court Street. The bidder plans to renovate for primary residence.

Mike Mahoney made a motion to designate Stacey Elmer as a qualified and eligible project sponsor for the redevelopment of 1122 Court Street with the condition that all applicable codes are complied and any necessary permits are obtained for work to be completed on the property. Also, with the condition that the front of the property be completed before the Boilermaker Road Race, and that the property is subject to a 6 month progress review. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #4 1308 & 1310 Seymour Avenue**

An offer was received from Juan C. Ramos in the amount of \$7,000.00 for the property located at 1308 & 1310 Seymour Avenue. The bidder plans to renovate for primary residence. A second offer was received from Rimaz Ali in the amount of \$5,000.00. The bidder plans to renovate for primary residence. A third offer was received from Ruben Tepan in the amount of \$5,000.00. The bidder plans to renovate for primary residence.

Samantha Colosimo-Testa made a motion to go into executive session. The motion was seconded by Mike Mahoney and passed unanimously.

Mike Mahoney made a motion to table the property and continue to market it for 30 days and for the staff to continue accepting offers. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #5 713 Saratoga Street**

An offer was received from Carolyn Williams in the amount of \$250.00 for the property located at 713 Saratoga Street. The bidder plans to fence for her adjacent property.

Mike Mahoney made a motion to designate Carolyn Williams as a qualified and eligible project sponsor for the redevelopment of 713 Saratoga Street with the condition that all applicable codes are complied and any necessary permits are obtained for work to be completed on the property. Also, that all the ROP inspections are scheduled and her delinquent taxes are made current. The motion was seconded by Samantha Colosimo-Testa.

**ITEM #6 1017 Cleveland Avenue**

An offer was received Barbara & Vincent Bulawa in the amount of \$250.00 for the property located at 1017 Cleveland Avenue. The bidder plans to create parking. The board asked the Bulawas to increase their bid to \$750.00 because it was not adjacent to any property that they owned. The Bulawa's agreed to increase their bid.

Samantha Colosimo-Testa made a motion to designate Barbara & Vincent Bulawa as a qualified and eligible project sponsor for the redevelopment of 1017 Cleveland Avenue with the condition that all applicable codes are complied and any necessary permits are obtained for work to be completed on the property. As well as all ROP's being scheduled, delinquent taxes brought current and zoning approval for parking being granted. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #7 Executive Session**

Samantha Colosimo-Testa made a motion to enter into Executive Session at 10:36 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 10:58 a.m. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #8 1308 & 1310 Seymour Avenue**

Mike Mahoney made a motion to table the property and continue to market it for 30 days and for the staff to continue accepting offers. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #9 Adjournment**

Joan Harris made a motion to adjourn the meeting at 11:00a.m. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 6th day of March, 2014  
Cathy Mack