

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

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

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

**EXCUSED:** Mayor Palmieri, Joan Harris

**CALL TO ORDER:** By Gene Allen at 9:34 AM

**ITEM # 1 Approval of Agency Minutes**

Fred Matrulli made a motion to accept the minutes of the April 17, 2014 board meeting. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #2 Transfer of Funds**

The following transfer of funds needs Agency approval:

From: CU58620 471 Urban Renewal-Miscellaneous	\$3,750.00
To: CU58620 407 Urban Renewal-Advertising	\$3,750.00

Explanation: Transfer within cost centers to provide funding to cover payments to WFXV and WPNY for City Limits advertising to the end of the 2013-2014 budget years.

Ed Bucciero made a motion to approve the transfer of funds as stated above. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #3 1523 Kemble Street**

An offer was received from Beatriz Fernandez in the amount of \$7,500 for the property located at 1523 Kemble Street. The bidder plans to renovate the property for income property. A second offer was received from Rafael Blanco/Obdulia Blanco in the amount of \$9,500, to renovate for income property. A third offer was received from Wildzfor Balan in the amount of \$8,500.00 to renovate for primary/income property. At the meeting Wildzfor Balan withdrew his bid on this property.

Fred Matrulli made a motion to designate Rafael & Obdulia Blanco as a qualified and eligible project sponsor for the redevelopment of 1523 Kemble 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 #4 Lincoln Avenue Properties**

An offer was received from Blanco & Son Realty in the amount of \$7,000.00 for the property located at 1147, 1151, 1153 & 1155 Lincoln Avenue, to renovate for income/commercial use. A second offer was received by Japheth Kafi in the amount of \$10,000.00 to renovate for primary/income property.

Fred Matrulli made a motion to designate Blanco & Son Realty as a qualified and eligible project sponsor for the redevelopment of 1147, 1151, 1153 & 1155 Lincoln 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 bidder must supply adequate documentation (i.e. Profit & Loss statement and other assets) to show that he has enough money to fund the project on an ongoing basis. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #5 Public Authorities Accountability Policies and Procedures**

Jack Spaeth was present at the meeting to provide the Agency Board for approval all of the Policies and

Procedures that need to be adopted on a yearly basis and to handle any additions or deletions to the policies that may be proposed as well as answer any questions that they may have with regard to them.

Fred Matrulli made a motion to accept the Procurement Policy, Investment Policy, Mission and Measurement Report, Assessment of Internal Controls, Mission Statement and By-Laws as presented. Also, that a Resolution be prepared for adoption that states "whereby all members of the Utica Urban Renewal Agency will serve on each of the Audit, Finance and Governance Committees as a whole, and that each committee will meet and be present at all regular meetings of the Agency." The motion was seconded by Phil Montana and passed unanimously.

**ITEM #6 Transfer of Funds**

The following transfer of funds needs Agency approval:

From: CU58620 471 Urban Renewal-Miscellaneous	\$400.00
To: CU58620 423 Urban Renewal- Telephone	\$400.00

Explanation: Transfer within cost centers to provide funding to cover payments to Verizon for cell phone charges to the end of the 2013-2014 budget year.

Fred Matrulli made a motion to approve the transfer of funds as stated above. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #7 Parks Department Request – Truck**

The City of Utica Parks Department submitted a quote, off state contract pricing, for a new Ford F-150 with a plow. They are seeking the Agencies approval to purchase the truck for them. This request comes to the Board for approval because of the extensive work that the Parks Department does on behalf of the Urban Renewal Agency, (i.e. boarding, securing, cleaning, mowing...). The cost of the truck is \$32,644.09.

Mike Mahoney made a motion to approve the purchase of the truck by the Urban Renewal Agency for the Parks Department, contingent upon the Parks Dept. providing the Agency with a cost analysis of the work performed by Parks that is equal to or greater than the value of the truck. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #8 410 Blandina Street**

An offer was received from Jorge R. Tejada in the amount of \$1,000.00 for the property located at 410 Blandina St to renovate for primary residence. A second offer was received from Prime Properties of Utica, LLC in the amount of \$1,200.00 to renovate for primary residence. The Board asked Mr. Tejada if he was willing to increase his bid to \$1,200.00. Mr. Tejada agreed to the increase.

Mike Mahoney made a motion to designate Jorge R. Tejada as a qualified and eligible project sponsor for the redevelopment of 410 Blandina St. 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 Samantha Colosimo-Testa and passed unanimously.

**ITEM #9 1103 Downer Avenue**

An offer was received from Aleksander & Yelena Konavalchuk in the amount of \$15,000 for the property located at 1103 Downer Ave to renovate for primary residence. A second offer was received from John W. Decker in the amount of \$13,000.00 to renovate for primary residence. A third offer was received from Douglas Wright in the amount of \$29,000.00 to renovate for income property.

Mike Mahoney made a motion to go into executive session. The motion was seconded by Ed Bucciero and passed unanimously.

**ITEM #10 1300 Mary Street**

An offer was received from Ismeta Bajrektarevic in the amount of \$11,500.00 for the property located at 1300 Mary Street to renovate for income property. A second offer was received from Kasim Kudic in the amount of \$11,000.00 to renovate for primary residence. A third offer was received from Dominick J. rose in the amount of \$11,250.00 to demolish and build a new garage. A fourth offer was received from Sagib & Salih

Rizvanovic in the amount of \$13,500.00 to renovate for income property.

Fred Matrulli made a motion to go into executive session. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #11 1106 Leeds Street**

An offer was received from David Giglio in the amount of \$20,500.00 for the property located at 1106 Leeds Street to renovate for income property. A second offer was received from Ruben Tepan in the amount of \$15,000.00 to renovate for primary residence. A third offer was received from John R. Doti in the amount of \$5,000.00 to renovate for income property. A fourth offer was received from Nedzad Smajic in the amount of \$15,200.00 to renovate for income property. A fifth offer was received from Dzenan Sabanovic in the amount of \$21,000.00 to renovate for income property.

Fred Matrulli made a motion to go into executive session. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #12 114 Thomas Street**

An offer was received from Thao Pham in the amount of \$26,000.00 for the property located at 114 Thomas Street to renovate for primary/income property. A second offer was received from Charles Franklin in the amount of \$20,000.00 to renovate for primary/income property. A third offer was received from Philip Baris in the amount of \$20,500.00 to renovate for income property. A fourth offer was received from Ruben Tepan in the amount of \$18,000.00 to renovate for income property. A fifth offer was received from Reyna Ponorreal in the amount of \$26,000.00 to renovate for primary residence. A sixth offer was received from Vadim Verencih in the amount of \$25,000.00 to renovate for primary/income property.

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

**ITEM #13 1043 Mathews Avenue**

An offer was received from Jose A. Nunez in the amount of \$14,000.00 for the property located at 1043 Mathews Avenue to renovate for income property.

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

**ITEM #14 1628 Seymour Avenue**

An offer was received from Jose A. Nunez in the amount of \$19,500.00 for the property located at 1628 Seymour Avenue to renovate for primary residence.

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

**ITEM #15 1658 Neilson Street**

An offer was received from Dwayne Cross in the amount of \$10,000.00 for the property located at 1658 Neilson Street to renovate for income property. A second offer was received from Loretta Moss & Manuel Rivera in the amount of \$15,000.00 to renovate for primary residence. A third offer was received from Senad Zulkic in the amount of \$15,500.00 to renovate for income property. A fourth offer was received from Wildzfor Balan in the amount of \$17,000.00 to renovate for primary residence. A fifth offer was received from Douglas Wright in the amount of \$24,000.00 to renovate for income property.

Fred Matrulli made a motion to go into executive session. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #16 46 Scott Street**

An offer was received from Chris Sunderlin & Nicole Sheehan in the amount of \$2,500.00 to renovate for income property. A second offer was received from Somnang Chea in the amount of \$8,000.00 to renovate for primary residence. A third offer was received from Jimmy Joseph in the amount of \$6,000.00 to renovate for primary residence. A fourth offer was received from Douglas Wright in the amount of \$16,000.00 to renovate

for income property.

Fred Matrulli made a motion to go into executive session. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #17 867 Bleecker Street**

An offer was received from Olga Kot in the amount of \$250.00 for the property located at 867 Bleecker Street to landscape and create parking for her adjacent property.

Samantha Colosimo-Testa made a motion to designate Olga Kot as a qualified and eligible project sponsor for the redevelopment of 867 Bleecker 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 Mike Mahoney and passed unanimously.

**ITEM #18 1570 Seymour Avenue**

An offer was received from Jenny P. Rivere in the amount of \$3,000.00 for the property located at 1570 Seymour Avenue to renovate for primary residence. A second offer was received from Thu Nguyen in the amount of \$5,000.00 to renovate for income property. The board asked Jenny Rivere if she would increase her bid to \$5,000.00. The bidder agreed to raise her bid.

Ed Bucciero made a motion to designate Jenny P. Rivere as a qualified and eligible project sponsor for the redevelopment of 1570 Seymour 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 Fred Matrulli and passed unanimously.

**ITEM #19 1123 Mathews Avenue**

An offer was received from Troy & Tina Bakker in the amount of \$5,000.00 for the property located at 1123 Mathews Avenue to renovate for income property. A second offer was received from The Rocker Group, LLC in the amount of \$7,225.00 to renovate for income property. A third offer was received from Luz A. Cardona in the amount of \$7,600.00 to renovate for primary residence.

Ed Bucciero made a motion to designate Luz A. Cardona as a qualified and eligible project sponsor for the redevelopment of 1123 Mathews 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 #20 413 Nichols Street**

An offer was received from Juan Carlos Figueroa in the amount of \$250.00 for the property located at 413v Nichols Street to fence for his adjacent property.

Mike Mahoney made a motion to table the property because the bidder was not present at the meeting and the board had questions for him. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #21 925 Catherine Street**

An offer was received from Esteban Santana in the amount of \$4,000.00 for the property located at 925 Catherine Street to renovate for primary/income property.

Ed Bucciero made a motion to table the property and market it for an additional 30 days, with staff able to accept new applications and the bidder allowed to bring in more financials. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #22 1320 Francis Street**

An offer was received from Quentiqua Jackson in the amount of \$3,500.00 for the property located at 1320 Francis Street to renovate for income property. A second offer was received from Ivonne Desangles in the amount of \$3,000.00 to renovate for primary residence.

Mike Mahoney made a motion to go into executive session. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #23 Executive Session**

Phil Montana made a motion to enter into Executive Session at 11:26a.m. to review applications submitted to the Agency. The motion was seconded by Mike Mahoney and passed unanimously. Ed Bucciero made a motion to come out of Executive Session at 11:53 a.m. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #24 1103 Downer Avenue**

Samantha Colosimo-Testa made a motion to designate John W. Decker as a qualified and eligible project sponsor for the redevelopment of 1103 Downer 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 #25 1300 Mary Street**

Samantha Colosimo-Testa made a motion to designate Dominick J. Rose as a qualified and eligible project sponsor for the redevelopment of 1300 Mary 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 Mike Mahoney and passed unanimously.

**ITEM #26 1106 Leeds Street**

Phil Montana made a motion to designate Dzenan Sabanovic as a qualified and eligible project sponsor for the redevelopment of 1106 Leeds 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 Mike Mahoney and passed unanimously.

**ITEM #27 114 Thomas Street**

Samantha Colosimo-Testa made a motion to designate Vadim Verenich as a qualified and eligible project sponsor for the redevelopment of 114 Thomas 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 Mike Mahoney and passed unanimously.

**ITEM #28 1043 Mathews Avenue**

Samantha Colosimo-Testa made a motion to table the property for 30 days to continue marketing the property with staff being able to accept new applications and the bidder able to bring in additional financing as well. The motion was seconded by Mike Mahoney and passed unanimously.

**ITEM #29 1628 Seymour Avenue**

Samantha Colosimo-Testa made a motion to designate Jose A. Nunez as a qualified and eligible project sponsor for the redevelopment of 1628 Seymour 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 #30 1658 Neilson Street**

Samantha Colosimo-Testa made a motion to designate Senad Sulkic as a qualified and eligible project sponsor for the redevelopment of 1658 Neilson 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 #31 46 Scott Street**

Phil Montana made a motion to designate Douglas Wright as a qualified and eligible project sponsor for the redevelopment of 46 Scott 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 Mike

Mahoney and passed unanimously.

**ITEM #32 1320 Francis Street**

Samantha Colosimo-Testa made a motion to designate Quentiqua Jackson as a qualified and eligible project sponsor for the redevelopment of 1320 Francis 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 #33 Application Deadline**

Agency staff requested that the deadline to accept all applications be changed to 12:00 (noon) on the Friday before the meeting. We are currently accepting applications for properties that are submitted by the release of the Agenda until 12:00 (noon) on Wednesday (the day before the meeting). This will allow for the agenda to be complete upon its release.

Mike Mahoney made a motion to change the application deadline to 12:00 (noon) on the Friday before the meeting. The motion was seconded by Ed Bucciero and passed unanimously.

**ITEM #34 Adjournment**

Phil Montnana made a motion to adjourn the meeting at 12:05p.m. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 15<sup>th</sup> day of May, 2014

Cathy Mack