

**CITY OF UTICA URBAN RENEWAL AGENCY
OFFICIAL MEETING MINUTES – JULY 10, 2014
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Mayor Palmieri, Fred Matrulli

ABSENT: Samantha Colosimo-Testa

CALL TO ORDER: By Brian Thomas at 9:50 AM

ITEM # 1 Approval of Agency Minutes

Phil Montana made a motion to accept the minutes of the June 26, 2014 board meeting. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #2 1153 St. Vincent Street

An offer was received from Joan A. DeGristina in the amount of \$250.00 for the property located at 1153 St. Vincent Street. The bidder plans to maintain the lot as green space for her adjacent property.

Joan Harris made a motion to designate Joan A. DeGristina as a qualified and eligible project sponsor for the redevelopment of 1153 St. Vincent 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 #3 513 Mohawk Street

An offer was received from Anthony & Palma Meola in the amount of \$250.00 for the property located at 513 Mohawk Street. The bidder plans to create parking for their adjacent property at 705 Elizabeth Street.

Mike Mahoney made a motion to designate Anthony & Palma Meola as a qualified and eligible project sponsor for the redevelopment of 513 Mohawk 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, that all delinquent taxes are made current before closing. The motion was seconded by Joan Harris and passed unanimously.

ITEM #4 205, 207 & 209 Kossuth Avenue (also 900 Broad St)

An offer was received from Raul Polanco in the amount of \$3,000.00 for the property located at 205, 207 & 209 Kossuth Avenue. The bidder plans to renovate for primary residence. A second offer was received from Paul DePietro in the amount of \$1,500.00 to renovate for income property. A third offer was received from Salih Rizvanovic & Sajib Rizvanovic in the amount of \$7,000.00 to renovate for income property. Their offer also includes the lot located at 900 Broad Street. The minutes reflect that Mr. DePietro was not present at the meeting and when he was called by Andy Brindisi he said that he was fine with someone else getting the property as he was unable to get to the meeting.

Joan Harris made a motion to designate Salih Rizvanovic & Sajib Rizvanovic as a qualified and eligible project sponsor for the redevelopment of 205, 207, 209 Kossuth and 900 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. Also, that the bidder receives zoning approval to use the lot for parking. The motion was seconded by Phil Montana and passed unanimously.

ITEM #5 1200 Whitesboro Street

An offer was received from Juana Plasencia in the amount of \$4,000.00 for the property located at 1200 Whitesboro Street to renovate for primary residence.

Phil Montana made a motion to designate Juana Plasencia as a qualified and eligible project sponsor for the redevelopment of 1200 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 Mike Mahoney and passed unanimously.

ITEM #6 1502 Whitesboro Street

An offer was received from David Giglio in the amount of \$3,500.00 for the property located at 1502 Whitesboro Street. The bidder plans to renovate for income property. After speaking to the Board members with regards to the condition of the building the bidder decreased his bid to \$1,000.00.

Joan Harris made a motion to table the offer for 2 weeks so that the bidder can re-evaluate the property and make a more informed decision about possibly purchasing the property. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #7 1600 Brinckerhoff Avenue

An offer was received from Bayas Painting Corp. in the amount of \$5,000.00 for the property located at 1600 Brinckerhoff Avenue. The bidder plans to renovate for primary/commercial. A second offer was received from Sharon James-Adams in the amount of \$5,500.00 to renovate for income/commercial.

Mike Mahoney made a motion to table and re-market the property for 30 days. The staff can continue to accept new offers and he requested that the 2 bidders come up with a more solid business plan for the property when they return before the board. The motion was seconded by Phil Montana and passed unanimously.

ITEM #8 912 Harper Street

An offer was received from David Giglio in the amount of \$3,500.00 for the property located at 912 Harper Street. The bidder plans to renovate for income property. A second offer was received from Vasily & Nadia Gudnyy in the amount of \$4,500.00 to renovate for primary residence.

Phil Montana made a motion to designate Vasily & Nadia Gudnyy as a qualified and eligible project sponsor for the redevelopment of 912 Harper 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 Joan Harris and passed unanimously.

ITEM #9 1010 & 1012 Walnut Street

An offer was received from Gustavo Garica in the amount of \$4,300.00 for the property located at 1010 & 1012 Walnut Street. The bidder plans to renovate for primary residence. A second offer was received from Donna Coppola Aumiller in the amount of \$9,500.00 to renovate for income property.

Joan Harris made a motion to designate Donna Coppola Aumiller as a qualified and eligible project sponsor for the redevelopment of 1010 & 1012 Walnut 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 passed unanimously.

ITEM #10 1611 Erie Street

An offer was received from Bridgebrook Partners in the amount of \$3,000.00 for the property located at 1611 Erie Street. The bidder plans to renovate for income property.

Mike Mahoney made a motion to table and re-market the property for 30 days. Staff is allowed to continue accepting applications during this time. The motion was seconded by Phil Montana and passed unanimously.

ITEM #11 815-817 McVean Street

An offer was received from Bridgebrook Partners in the amount of \$3,000.00 for the property located at 815-817 McVean Street. The bidder plans to renovate for income property.

Mike Mahoney made a motion to designate Bridgebrook Partners as a qualified and eligible project sponsor for the redevelopment of 815-817 McVean 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 #12 302 Leah Street and 1302 Neilson Street

An offer was received from Milton E. Lang in the amount of \$1,500.00 for the property located at 302 Leah Street and 1302 Neilson Street. The bidder plans to create community gardens.

Mike Mahoney made a motion to designate Milton E. Lang as a qualified and eligible project sponsor for the redevelopment of 302 Leah Street and 1302 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 Joan Harris and passed unanimously.

ITEM #13 Executive Session

Phil Montana made a motion to enter into Executive Session at 10:44a.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 11:07a.m. The motion was seconded by Joan Harris and passed unanimously.

ITEM #14 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 11:07a.m. The motion was seconded by Joan Harris and passed unanimously.

Respectfully submitted this 24th day of July, 2014

Cathy Mack