

**CITY OF UTICA URBAN RENEWAL AGENCY  
OFFICIAL MEETING MINUTES – SEPTEMBER 18, 2014  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mike Mahoney, Joan Harris, Phil Montana, Fred Matrulli, Mayor Palmieri

**OTHERS ATTENDING:** Joe Hobika, Sr, Cathy Mack, Andy Brindisi

**EXCUSED:** Ed Bucciero

**ABSENT:** Samantha Colosimo-Testa

**CALL TO ORDER:** By Mike Mahoney at 9:34 AM

**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 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.

Fred Matrulli made a motion to table the offer for an additional 2 weeks. (Property was tabled at last meeting for same reason.) During which time new applications can be accepted and the bidder can bring in proof of additional financing. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #3 1125 & 1129 Kossuth Avenue**

An offer was received from Christopher Robinton.in the amount of \$1,500.00 for the property located at 1125 & 1129 Kossuth Avenue. The bidder plans to renovate for primary residence and landscape the lot. A second offer was received from Hase Rosic in the amount of \$2,500.00 to renovate for income property.

Fred Matrulli made a motion to designate Christopher Robinton as a qualified and eligible project sponsor for the redevelopment of 1125 & 1129 Kossuth 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 Phil Montana and passed unanimously.

**ITEM #4 1217 Noyes Street**

An offer was received from Yenifer Soto & Domingo Marinez Nicolas in the amount of \$20,000.00 for the property located at 1217 Noyes Street. The bidder plans to renovate for primary residence. A second offer was received from Alexandru & Snezhana Vahtin in the amount of \$10,000.00 to renovate for income property. A third offer was received from Adel A. H. Mugalli in the amount of \$26,000.00 to renovate for primary residence.

Phil Montana made a motion to designate Adel A.H. Mugalli as a qualified and eligible project sponsor for the redevelopment of 1217 Noyes 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 #5 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.

Mr. Murdock expressed some concerns over parking on the street for the properties that he owns and that he needed this for additional parking. Ms. Ramirez stated that she would be willing to try and work out a parking arrangement should she be awarded the property. Both agreed to meet with Andy to see what could be arranged.

Phil Montana made a motion to table the offers so that the bidders could meet with Andy to try and reach a parking arrangement that would be beneficial to both bidders. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #6        720 Court Street**

An offer was received from Melissa DiFondi in the amount of \$250.00 for the property located at 720 Court Street. The bidder plans to fence, landscape and create parking for her adjacent property.

Fred Matrulli made a motion to designate Melissa DiFondi as a qualified and eligible project sponsor for the redevelopment of 720 Court 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        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.

Mayor Palmieri made a motion to table the property so that Andy Brindisi and Mike Mahoney could walk through the property and give an accurate estimate as to how much the repairs on this property will cost. The motion was seconded by Phil Montana and passed unanimously.

**ITEM #8        702 Nichols Street**

An offer was received from Regina M. Portorreal & Juan B. Concepcion in the amount of \$2,500.00 for the property located at 702 Nichols Street. The bidder plans to renovate for primary residence.

Mayor Palmieri made a motion to designate Regina M. Portorreal & Juan B. Concepcion as a qualified and eligible project sponsor for the redevelopment of 702 Nichols 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 #9        1611 Erie Street**

An offer was received from Ercilia Tejada in the amount of \$4,000.00 for the property located at 1611 Erie Street. The bidder plans to renovate for primary residence.

Fred Matrulli made a motion to designate Ercilia Tejada as a qualified and eligible project sponsor for the property. The motion received no second, therefore the motion failed.

The board asked the bidder if she was willing to increase her bid to \$6,000.00 for the property. The bidder agreed to the price increase.

Fred Matrulli made a motion to designate Regina M. Portorreal & Juan B. Concepcion as a qualified and eligible project sponsor for the redevelopment of 1611 Erie Street (for \$6,000.00) 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 Phil Montana and passed unanimously.

**ITEM #10      738 & 740 Catherine Street**

An offer was received from Abraham Fada in the amount of \$1,250.00.00 for the

property located at 738 & 740 Catherine Street. The bidder plans to renovate for income property.

The Board asked the bidder to increase his bid to \$3,000.00. The Bidder agreed to the increase in price for the property.

Mayor Palmieri made a motion to designate Abraham Fada as a qualified and eligible project sponsor for the redevelopment of 738 & 740 Catherine Street (for \$3,000.00) 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 Mike Mahoney and passed unanimously.

**ITEM #12 Executive Session**

Joan Harris made a motion to enter into Executive Session at 10:28a.m. to review applications submitted to the Agency. The motion was seconded by Phil Montana and passed unanimously. Phil Montana made a motion to come out of Executive Session at 10:40a.m. The motion was seconded by Joan Harris and passed unanimously.

**ITEM #13 Adjournment**

Joan Harris made a motion to adjourn the meeting at 10:47a.m. The motion was seconded by Phil Montana and passed unanimously.

Respectfully submitted this 2<sup>nd</sup> day of October, 2014  
Cathy Mack