

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JANUARY 15, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Mayor Palmieri, Fred Matrulli, Samantha Colosimo-Testa

VIA TELEPHONE: Joseph Hobika, Sr. (Excused at 11:27a.m.)

CALL TO ORDER: By Brian Thomas at 9:44AM

ITEM # 1 Approval of Agency Minutes

Phil Montana made a motion to accept the minutes of the December 4, 2014 board meeting. The motion was seconded by Joan Harris passed unanimously.

ITEM #2 707 Humbert Street - Extension

Richard Ballard was to come before the Agency Board to ask for an extension of time in order to complete the renovations to the property. He purchased the home in 2012 and according to an inspection the property is nowhere near completion. Mr. Ballard was not present at the meeting.

Mike Mahoney made a motion to table the extension for 2 weeks because the bidder was not present at the meeting. The motion was seconded by Joan Harris and passed unanimously.

ITEM #3 1509 Genesee Street - Extension

Boyd Bissell was to come before the Agency Board to ask for an extension of time in order to complete the renovations to the property. A presentation was made on behalf of Mr. Bissell by Robert Heins and Mr. Bissell's attorney, Mr. Lewis. Although the presentation was quite informative, Ed Bucciero stated that he would like to talk to Boyd in person about the project.

Ed Bucciero made a motion to table the extension for 2 weeks with the condition that Mr. Bissell be present at the next Agency meeting to speak to the board directly. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #4 7 Dewitt Street

An offer was received from Edwin Montero in the amount of \$7,000.00 for the property located at 7 Dewitt Street. The bidder plans to renovate for income property. A second offer was received from Walter N. Stubbs in the amount of \$7,100.00 to renovate for primary/income property. A third offer was received from Donna Coppola Aumiller in the amount of \$14,000.00 to renovate for income property.

Joan Harris recused herself from voting on the property as she is related to Walter N. Stubbs.

Mike Mahoney made a motion to table the offers for 2 weeks until more board members were present so that a proper vote could be taken on the property, with Joan recusing herself. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #5 1562 Neilson Street

An offer was received from Maria Jerez in the amount of \$1,000.00 for the property located at 1562 Neilson Street. The bidder plans to renovate for primary/income property.

Phil Montana made a motion to designate Maria Jerez as a qualified and eligible project sponsor for the redevelopment of 1562 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 Ed Bucciero and passed unanimously.

ITEM #6 908 Lenox Avenue

An offer was received from Luis E. Peralta in the amount of \$1,000.00 for the property located at 908 Lenox Avenue. The bidder plans to renovate for primary/income property.

Mike Mahoney made a motion to designate Luis E. Peralta as a qualified and eligible project sponsor for the redevelopment of 908 Lenox 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 Ed Bucciero and passed unanimously.

ITEM #7 11 Scott Street

An offer was received from Judith A. Olney in the amount of \$250.00 for the property located at 11 Scott Street. The bidder plans to create additional parking for her adjacent property.

Mike Mahoney made a motion to designate Judith A. Olney as a qualified and eligible project sponsor for the redevelopment of 11 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. Also, that the ROP due on 13 Scott Street is completed prior to closing. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #8 215 Rutger Street

An offer was received from Guillermo & Milady Martinez in the amount of \$5,000.00 for the property located at 215 Rutger Street. The bidder plans to renovate for income/property. A second offer was received from Amir Arnautovic in the amount of \$20,000.00 to renovate for primary/income property. A third offer was received from Brian McGowan/First Northern Financial in the amount of \$27,015.00 to renovate for income/business/commercial use. A fourth offer was received from David Giglio in the amount of \$21,000.00 to renovate for business use. Mr. Giglio was not present at the meeting. A fifth offer was received from The Rescue Mission in the amount of \$30,000.00 to renovate into 8-10 efficiency apartments for homeless vets. A sixth offer was received from Daniel Cozza, Jr. in the amount of \$15,000.00 to renovate for primary residence. Let the record reflect that Mr. Cozza is an employee of the City of Utica Codes Department. The board asked Mr. Cozza if he was willing to raise his bid to \$17,000.00 and Mr. Cozza agreed.

Mike Mahoney made a motion to designate Daniel Cozza, Jr. as a qualified and eligible project sponsor for the redevelopment of 215 Rutger 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 #9 1500 Oneida Street

An offer was received from Peter Guttman in the amount of \$11,000.00 for the property located at 1500 Oneida Street. The buyer plans to renovate for income property. A second offer was received from Mercedes Rivas in the amount of \$7,000.00 to renovate for income property. A third offer was received from David Giglio in the amount of \$12,000.00 to renovate for income property. Mr. Giglio was not present at the meeting. A fourth offer was received from Luis & Martha Macao in the amount of \$13,000.00 to renovate for primary residence.

Ed Bucciero made a motion to designate Luis & Martha Macao as a qualified and eligible project sponsor for the redevelopment of 1500 Oneida 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 #10 1617 Oneida Street

An offer was received from Carlos Morquecho & Ana Peralta in the amount of \$16,000.00 for the property located at 1617 Oneida Street. The bidder plans to renovate for

primary residence. A second offer was received from Edwin Montero in the amount of \$22,000.00 to renovate for income property. A third offer was received from Piter Guttman in the amount of \$9,000.00 to renovate for income property. A fourth offer was received from Tuan Le in the amount of \$17,000.00 to renovate for income property. A fifth offer was received from Douglas Wright in the amount of \$19,000.00 to renovate for income property. A sixth offer was received from Segundo Tenezaca in the amount of \$21,000.00 to renovate for primary residence. A seventh offer was received from Thu Nguyen in the amount of \$22,000.00 to renovate for income property.

Phil Montana made a motion to designate Thu Nguyen as a qualified and eligible project sponsor for the redevelopment of 1617 Oneida 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 #11 1609 Lincoln Avenue

An offer was received from Mercedes Rivas in the amount of \$8,500.00 for the property located at 1609 Lincoln Avenue. The bidder plans to renovate for income property. A second offer was received from A Streides, Inc. (Dwayne Cross) in the amount of \$7,500.00 to renovate for income property. A third offer was received from Milady & Guillermo Martinez in the amount of \$1,500.00 to renovate for income property. A fourth offer was received from Laith Sagar in the amount of \$14,500.00 to renovate for primary residence. A fifth offer was received from Duane C. Hayes in the amount of \$8,000.00 to renovate for primary residence for his daughter. The board asked Mr. Hayes to raise his bid to \$14,500.00 and he agreed.

Phil Montana made a motion to Duane C. Hayes as a qualified and eligible project sponsor for the redevelopment of 1609 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 motion was seconded by Mike Mahoney and passed unanimously.

ITEM #12 401 Rutger Street

An offer was received from Sherjan Rahimjan in the amount of \$30,000.00 for the property located at 401 Rutger Street. The bidder plans to renovate for primary/income property. A second offer was received from Douglas Wright in the amount of \$26,000.00 to renovate for income property. A third offer was received from Merima Smajic in the amount of \$12,000.00 to renovate for primary residence. Let the record reflect that Merima Smajic is an employee of the City of Utica Corporation Counsel's Office.

Phil Montana made a motion to designate Merima Smajic as a qualified and eligible project sponsor for the redevelopment of 401 Rutger 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 #13 Executive Session

Joan Harris made a motion to enter into Executive Session at 12:04p.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 12:24p.m. The motion was seconded by Phil Montana and passed unanimously.

ITEM #14 Adjournment

Joan Harris made a motion to adjourn the meeting at 12:30p.m. The motion was seconded by Phil Montana and passed unanimously.

Respectfully submitted this 29th day of January, 2015
Cathy Mack