

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – OCTOBER 8, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, Joan Harris, Michael Mahoney, Dave Farina, Councilman Ed Bucciero

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

ABSENT:

EXCUSED: Sam Colosimo-Testa, Fred Matrulli

CALL TO ORDER: By Brian Thomas at 9:36am

ITEM # 1 Approval of Agency Minutes

Mike Mahoney made a motion to approve the minutes of the September 24, 2015 board meeting. The motion was seconded by Councilman Ed Bucciero and passed unanimously.

New Business

ITEM #2 Portion of 318.8-1-52/.1 Whitesboro Street

An offer was received from MSP Realty, LLC in the amount of \$490,000.00 for the property located at 318.8-1-52/.1 Whitesboro Street. The bidder plans to construct a 129 market-rate apartments on a roughly 6.04 acre portion of the Whitesboro Street property.

Mayor Palmieri made a motion to designate MSP Realty, LLC as a qualified and eligible project sponsor for the redevelopment of 318.8-1-52/.1 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 Councilman Ed Bucciero and passed unanimously.

ITEM #3 Irish Cultural Center

The Urban Renewal Agency Board was given an update on the progress of the Irish Cultural Center by Vaughn Lang and Peter Karl III. Center officials stated that they have cleared up a title issue involved with the property known as the Irish Cultural Center as well as acquired sufficient funding to start construction of Phase One of the building. Center officials also provided to the board preliminary building plans and stated they are on track to meet the deadlines agreed upon in the Memorandum of Understanding.

ITEM #4 1006 Jay Street

An offer was received from Ramon Cabrera in the amount of \$2,500.00 for the property located at 1006 Jay Street. The bidder plans to renovate for primary residence. A second offer was received from Nanci Jamile Diaz Ceron in the amount of \$1,000.00 to renovate for primary residence.

Councilman Ed Bucciero made a motion to review the sale of this property in Executive Session. The motion was seconded by Mike Mahoney and passed unanimously. After review, Joan Harris made a motion to designate Ramon Cabrera as a qualified and eligible project sponsor for the redevelopment of 1006 Jay 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 #5 1010 Wager Street

An offer was received from Teodoro Rojas in the amount of \$6,500.00 for the property located at 1010 Wager Street. The bidder plans to renovate for primary residence.

Councilman Ed Bucciero made a motion to designate Teodoro Rojas as a qualified and eligible project sponsor for the redevelopment of 1010 Wager 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 #6 608, 610 Second Street | 429-431, 435, 437, 439 Mary Street

An offer was received from Mohawk Plaza, LLC in the amount of \$1,500.00 for the properties located at 608, 610 Second Street | 429-431, 435, 437, 439 Mary Street. The bidder plans to landscape and create additional parking.

Mayor Palmieri made a motion to table the properties located at 608, 610 Second Street | 429-431, 435, 437, 439 Mary Street indefinitely, while the Urban Renewal Agency determines what the best use is of the property. The motion was seconded by Councilman Ed Bucciero and passed unanimously.

ITEM #7 319.70-2-70 Rutger Street

An offer was received from Castle Associates, Inc. in the amount of \$250.00 for the property located at 319.70-2-70 Rutger Street. The bidder plans to create additional parking.

Mike Mahoney made a motion to designate Castle Associates, Inc. as a qualified and eligible project sponsor for the redevelopment of 319.70-2-70 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 Councilman Ed Bucciero and passed unanimously.

ITEM #8 Executive Session

Mike Mahoney made a motion to enter into Executive Session at 10:32A.M. to discuss the sale of real property at 1006 Jay Street. The motion was seconded by Joan Harris and passed unanimously. A second motion was made by Mayor Palmieri to come out of Executive Session at 10:39A.M. The motion was seconded by Councilman Ed Bucciero and passed unanimously.

ITEM #9 Adjournment

Joan Harris made a motion to adjourn the meeting at 10:45A.M. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 16th day of October, 2015
Derek Crossman

Note: These minutes from the October 8, 2015 meeting of the Urban Renewal Agency were requested to be attached to the October 22, 2015 URA meeting agenda by Fred Matrulli. These minutes were approved during the October 16, 2015 URA meeting.

**CITY OF UTICA URBAN RENEWAL AGENCY
SPECIAL MEETING MINUTES – OCTOBER 16, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, Joan Harris, Michael Mahoney, Dave Farina, Fred Matrulli

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

ABSENT:

EXCUSED: Sam Colosimo-Testa, Councilman Ed Bucciero

CALL TO ORDER: By Brian Thomas at 10:10A.M.

ITEM # 1 Approval of Agency Minutes

Fred Matrulli made a motion to approve the minutes of the October 8, 2015 board meeting. The motion was seconded by Joan Harris and passed unanimously.

Old Business

ITEM #2 400 Rutger Street Roof Repair

Approval for roof repairs on 400 Rutger Street was obtained from the Urban Renewal Agency Chairman Mayor Palmieri. The Board reviewed a proposal received through the City of Utica's RFP program from Cobblestone Construction Company (which complied with the appropriate policy for such bids) for roof repairs on 400 Rutger Street totaling approximately \$11,660.00. The proposal includes the following:

- Power wash roof with roof cleaner
- Prime roof as needed
- Karnak and membrane cracks in membrane
- Coat roof with roof coating
- Clean up and removal of all work-related debris

The proposal from Cobblestone Construction also includes a General Liability and Auto Liability policy, which provides coverage up to \$1,000,000.00 each.

Mike Mahoney made a motion to approve the proposal received from Cobblestone Construction Company to repair the roof of 400 Rutger Street for \$11,660.00 and authorizes the Executive Director to execute the contract between the parties. The motion was seconded by Dave Farina and passed unanimously.

ITEM #3 Executive Session

The Board did not go into Executive Session.

ITEM #4 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:21A.M. The motion was seconded by Fred Matrulli and passed unanimously.

Respectfully submitted this 22th day of October, 2015
Derek Crossman