

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – DECEMBER 10, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

ABSENT:

EXCUSED: Mayor Palmieri, Councilman Ed Bucciero, Sam Colosimo-Testa,

CALL TO ORDER: By Brian Thomas at 9:35am

ITEM # 1 Approval of Agency Minutes

Fred Matrulli made a motion to approve the minutes of the November 12, 2015 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 318.8-1-52/.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 an approximately 6.04 acre portion of the Whitesboro Street property.

Mike Mahoney made a motion to table the property located at 318.8-1-52/.1 Whitesboro Street indefinitely. The motion was seconded by Joan Harris and passed unanimously.

ITEM #3 306.17-1-16 Erie Street

The property located on Erie Street, designated 306.17-1-16 Erie Street was removed from its table, which began on August 13, 2015. An offer was received from Robert Salerno at \$5,000.00 for approximately .91 acres of 306.17-1-16 Erie Street. The bidder's application states he plans to landscape, fence and create parking for an adjacent business. The table was requested by the applicant to allow their party time to develop and present a formal business plan to the board, however, no business plan was ever submitted in the ensuing weeks.

Joan Harris made a motion to reject the offer for 306.17-1-16 Erie Street. The motion was seconded by Michael Mahoney and passed unanimously.

New Business

ITEM #4 247-249 & 251-261 South Street

An offer was received from the Rescue Mission of Utica in the amount of \$1,500.00 for the properties located at 247-249 and 251-261 South Street. The bidder plans to landscape, pave and create additional parking.

Mike Mahoney made a motion to table the offer from the Rescue Mission of Utica for properties located at 247-249 and 251-261 South Street so that the bidder may present the board with a site plan for their proposed development. The motion was seconded by Joan Harris and passed unanimously.

ITEM #5 117 Boyce Avenue

An offer was received from Jose Centero and Ana Rodriguez in the amount of \$13,000.00 for the

property located at 117 Boyce Avenue. The bidders plan to renovate for primary residence. A second offer was received from Manuel Gonzalez Silva in the amount of \$14,000.00. The bidder plans to renovate for primary residence. A third offer was received from Bridgebrook Partners, LLC in the amount of \$15,500.00. The bidder plans to renovate for income property.

The board motioned to go into Executive Session to review the sale of 117 Boyce Avenue. After review, Mike Mahoney made a motion to table the offers for the property indefinitely due to a lack of consensus among the four board members. The motion was seconded by Dave Farina and passed unanimously.

ITEM #6 1646 Steuben Street

An offer was received from Angel Ramirez Rodriguez in the amount of \$5,000.00 for the property located at 1646 Steuben Street. The bidder plan to renovate for primary residence.

Fred Matrulli made a motion to table the offer for 1646 Steuben Street for 30 days to more adequately market the property. The motion was seconded Mike Mahoney and passed unanimously.

ITEM #7 713 Tracy Street

An offer was received from Orfelina Heras in the amount of \$25,000.00 for the property located at 713 Tracy Street. The bidder plans to renovate for primary residence.

Fred Matrulli made a motion to designate Orfelina Heras as a qualified and eligible project sponsor for the redevelopment of 713 Tracy 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 #8 101 Mathews Avenue

An offer was received from Bridgebrook Partners, LLC in the amount of \$1,000.00 for the property located at 101 Mathews Avenue. The bidder plan to renovate for income property and has requested a minimum of three years to complete the redevelopment of the property.

Mike Mahoney made a motion to table the offer for 101 Mathews Avenue so that the bidder may produce and provide the board a detailed business plan with benchmarks for the redevelopment of 101 Mathews Avenue. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #9 Termination of Developer Status: 622-624 Saratoga Street

Agency staff informed the board that the approved developer for the property located at 622-624 Saratoga Street, Buba Jadama, has failed to close within the 60 day timeframe allotted after the approval of sale by the Common Council due to outstanding circumstances.

Mike Mahoney made a motion to rescind the approved developer status for Buba Jadama for the property located at 622-624 Saratoga Street. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #10 Executive Sessions

Mike Mahoney made a motion to enter into Executive Session at 10:15A.M. to discuss the sale of real property at 117 Boyce Avenue. The motion was seconded by Joan Harris and passed unanimously.

A second motion was made by Mike Mahoney to come out of Executive Session at 10:30A.M. The motion was seconded by Dave Farina and passed unanimously.

ITEM #11 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:33A.M. The motion was seconded by Joan Harris and passed unanimously.

Respectfully submitted this 14th day of January, 2016
Derek Crossman