

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – FEBRUARY 12, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mike Mahoney, Joan Harris, Phil Montana, Samantha Colosimo-Testa, Ed Bucciero, Fred Matrulli

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

VIA TELEPHONE: Joe Hobika, Sr.

EXCUSED: Mayor Palmieri

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

ITEM # 1 Approval of Agency Minutes

Phil Montana made a motion to accept the minutes of the January 29, 2015 board meeting. The motion was seconded by Joan Harris and passed unanimously.

ITEM #2 1506 Seymour Avenue

Thai Chai came before the board asking for an extension in order to complete his redevelopment proposal. He purchased the property on February 13, 2012. According to an inspection the first floor is completed and there are tenants living there. The second floor is completely gutted and needs a lot of work and money in order to complete it.

The Board would like Mr. Chai to provide proof that he has the financial capacity to complete this project in the 6 month time frame that is now given for extensions. They also want staff to make sure that all permits have been pulled and that the electrical and plumbing on the first floor have been inspected and signed off by licensed contractors.

Fred Matrulli made a motion to table the extension until the next meeting where Mr. Chai will provide financials and the staff will report on the permits. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #3 712 Tracy Street

Quentiqua Jackson purchased this property on January 2, 2015. Ms. Jackson (per Betty Clemmons) would like to give the property back to the Agency. Ms. Clemons has notified the City and the Agency that there has been “water problems” in the basement of the home. There were several feet of water found by her and she had to pump the water out. This has happened a second time within the past week. Neighbors have been experiencing this problem as well. Mike Mahoney has looked into the problem and found that there is an issue happening in the street that the City has to look into fixing.

Given that the timetable for the City to repair can take some time the Agency should not have the purchaser waiting to commence rehabbing the property or incur additional expenses for repairs to the basement due to this problem, which could not have been foreseen when she or the Agency staff went through the property.

The Agency can take the property back, refund the purchase price and when the problem is fixed the Agency staff can remarket the property. Ms. Clemons also presented to the Board receipts for the cost of replacement windows that were already installed in the property. Staff confirmed that three windows were installed. A Resolution was presented to the Board covering the reverter of the property but as the information about the windows was not known until the meeting a separate motion will have to be made to cover that issue if the Board sees fit.

Fred Matrulli made a motion to adopt the Resolution as presented. The motion was seconded by Samantha Colosimo-Testa and passed unanimously.

Mike Mahoney made a motion to refund \$2,193.49 for the cost of the replacement windows that were put into the house. The motion was seconded by Joan Harris and passed unanimously.

ITEM #4 313-315 Nichols Street

An offer was received from Angel M. Rios and Christina Santiago in the amount of \$2,000.00 for the property at 313-315 Nichols Street. The bidder plans to renovate for business/commercial use.

Mike Mahoney made a motion to table the property until the next meeting where Mr. Rios will be required to present his plans for the rehabilitation of the building and finances to show he can facilitate the rehab. The motion was seconded by Joan Harris and passed unanimously.

ITEM #5 925 Catherine Street

An offer was received from Brenda Guzman in the amount of \$3,500.00 for the property located at 925 Catherine Street. The bidder plans to renovate for primary residence. A second offer was received from Julio Solano in the amount of \$4,000.00 to renovate for income property.

Fred Matrulli made a motion to designate Brenda Guzman as a qualified and eligible project sponsor for the redevelopment of 925 Catherine 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 #6 Supplemental Appropriation

The Agency is seeking approval for a Supplemental Appropriation in the amount of \$35,389.26 from the Trust Bank Account into the Urban Renewal Bank Account.

The reason for the supplemental appropriation is to pay the County all of the back proceeds that they are owed per the inter-municipal agreement.

The total we owe the County (arrears):	\$70,333.63
Total in CU2 63104 (Due to Oneida County):	\$34,944.37
Amount needed for Supplemental Appropriation:	\$35,389.26

Fred Matrulli made a motion to approve the supplemental appropriation. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #7 Transfer of Funds

The following transfer of funds needs Agency approval:

From: CU58620 471 Urban Renewal-Miscellaneous	\$200.00
To: CU58620 403 Urban Renewal-Postage	\$200.00

Explanation: Transfer within cost centers to provide additional funding to cover current Fed Ex Bills and future bills that may be incurred.

Fred Matrulli made a motion to approve the Transfer of Funds. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #8 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:33a.m. The motion was seconded by Phil Montana and passed unanimously.

Respectfully submitted this 26th day of February, 2015
Cathy Mack