

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

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

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

VIA TELEPHONE: Joe Hobika, Sr.

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 February 26, 2015 board meeting. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #2 709 Stevens Street

An offer was received from Joseph J. Pike, Sr. in the amount of \$250.00 for the property located at 709 Stevens Street. The bidder plans to fence, landscape and create parking for his adjacent property.

This property was tabled at the February 26, 2015 meeting to give Mr. Pike time to clear up all his back taxes and any codes/ROP's that existed. The taxes have not been cleared but Mr. Pike gave his assurance to the board that they would be taken care of shortly and proof would be given to URA staff. He was to set up ROP inspections as well. The board agreed to act on the property based on Mr. Pike's assurances.

Mike Mahoney made a motion to designate Joseph J. Pike, Sr. as a qualified and eligible project sponsor for the redevelopment of 709 Stevens 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 all his taxes are brought current and inspections are complied. The motion was seconded by Phil Montana and passed unanimously.

ITEM #3 405 Mandeville Street

An offer was received from Florinda Mendez in the amount of \$2,500.00 for the property located at 405 Mandeville Street. The bidder plans to renovate for income/business/commercial use.

The Board had a discussion with the bidders to let them know that this property does not have any parking that comes with it and may present a problem down the road for their intended use. Based on this conversation the bidder withdrew her offer on the property but intends to keep looking for something that will better suit her needs.

ITEM #4 2015 – 2016 URA Budget

Brian Thomas presented the Agency board members with the proposed 2015-2016 URA budget. A brief discussion was had by the members and a few amendments/corrections were presented.

Ed Bucciero made a motion to approve the 2015-2016 URA budget as amended. The motion was seconded by Samantha Colosimo-Testa and passed unanimously.

ITEM #5 863 Jay Street

An offer was received from The Becker Family Trust in the amount of \$1,250.00 for the property located at 863 Jay Street. The bidder plans to renovate for storage.

Phil Montana made a motion to reject the offer because the bidder does not own any property in the vicinity and this is situated between two residential properties. The motion was seconded by Joan Harris and passed unanimously.

ITEM #6 1589 Seymour Avenue

An offer was received from Tina Nguyen in the amount of \$250.00 for the property located at 1589 Seymour Avenue. The bidder plans to fence and create parking for her adjacent property.

Mike Mahoney made a motion to designate Tina Nguyen as a qualified and eligible project sponsor for the redevelopment of 1589 Seymour 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 Joan Harris and passed unanimously.

ITEM #7 1620 Oneida Street

An offer was received from Diana E. Fernandez & Teudy M. Fernandez in the amount of \$16,000.00 for the property located at 1620 Oneida Street. The bidder plans to renovate for primary/income property. A second offer was received from Quantiqua Jackson in the amount of \$13,000 to renovate for income property. A third offer was received from Ana Louisa Pesantes Cabrera in the amount of \$12,000.00 to renovate for primary/income property.

Phil Montana made a motion to table the property for an additional 30 day marketing period due to the amount of interest in the property. During this time frame the staff will continue to show the property to interested bidders and accept additional applications. The motion was seconded by Mike Mahoney and passed unanimously.

Before the meeting adjourned Ana Louisa Pesantes Cabrera withdrew her offer on the property.

ITEM #8 613 Columbia Street

An offer was received from Julio Solano in the amount of \$1,000.00 for the property located at 613 Columbia Street. The bidder plans to renovate for storage/income property. It was noted by URA staff that this property was adjacent to the lot potentially being developed for an Irish Cultural Center. Additionally, staff indicated that the Agency had received an offer for this property from the developer of the Irish Cultural Center, although financial information was not included with the offer.

After much discussion among Board members, Mayor Robert Palmieri made a motion to reject this offer and that no further offers on this property be considered until such time as the future of the Irish Cultural Center is determined. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #9 Executive Session

Mike Mahoney made a motion to enter into Executive Session at 10:24a.m. to review applications submitted to the Agency. The motion was seconded by Joan Harris and passed unanimously. Phil Montana made a motion to come out of Executive Session at 10:39a.m. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #14 Adjournment

Mayor Palmieri made a motion to adjourn the meeting at 11:00a.m. The motion was seconded by Mike Mahoney and passed unanimously.

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