

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – APRIL 23, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Samantha Colosimo-Testa

CALL TO ORDER: By Brian Thomas at 9:42AM

ITEM # 1 Approval of Agency Minutes

Fred Matrulli made a motion to accept the minutes of the April 23, 2015 board meeting. The motion was seconded by Joan Harris and passed unanimously.

ITEM #2 1620 Oneida Street

An offer was received from Yenifer Soto in the amount of \$17,000.00 for the property located at 1620 Oneida Street. The bidder plans to renovate for primary residence.

Fred Matrulli made a motion to designate Yenifer Soto as a qualified and eligible project sponsor for the redevelopment of 1620 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 #3 1316 & 1318 Dudley Avenue and 323 Square Street

An offer was received from Hector Paredes in the amount of \$500.00 for the property located at 1316 & 1318 Dudley Avenue. The bidder plans to create parking for his adjacent property.

Upon review of the map of the above mentioned properties it was determined that there was another property on the corner (323 Square St) that if not purchased with the others would leave a substandard lot that would only benefit this bidder. The bidder agreed to purchase all three for \$750.00. The board also made the following contingencies: (a) that he is to only park on 1316 Dudley and (b) fence and landscape 1318 Dudley Avenue and 323 Square Street.

Ed Bucciero made a motion to designate Hector Paredes as a qualified and eligible project sponsor for the redevelopment of 1316 & 1318 Dudley Avenue and 323 Square 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 as well as agreeing to the above stated contingencies. The motion was seconded by Phil Montana and passed unanimously.

ITEM #4 1412 Dudley Avenue

An offer was received from Juan Guillen in the amount of \$19,000.00 for the property at 1412 Dudley Avenue to renovate for primary residence. A second offer was received from Ricardo Pacheco, Jr. (former owner) in the amount of \$11,700.00 to renovate for primary residence. A third offer was received from Gisela Tejada in the amount of \$11,700.00 to renovate for primary/income property. A fourth offer was received from Julio Ramiro and Chasi Panza in the amount of \$22,000.00 to renovate for primary/income property.

Mike Mahoney made a motion to table the property for two weeks to give the staff time to look into whom is exactly living in the property because there were conflicting stories with regard to this matter. The motion was seconded by Phil Montana and passed unanimously.

ITEM #5 319.78-2-41 Belle Avenue

An offer was received from David Giglio in the amount of \$250.00 for the property located at 319.78-2-41 Belle Avenue. The bidder plans to put in parking and create a garden and green space for his adjacent property.

The board members agreed to the sale of the property with the following contingencies: (a) that he must consolidate the lot with the adjacent property, (b) he can only create parking on the front portion of the lot, (c) he must put up a fence to designate the parking area, (d) maintain the back portion for a garden and green space.

Ed Bucciero made a motion to designate David Giglio as a qualified and eligible project sponsor for the redevelopment of 319.78-2-41 Belle 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 as well as agreeing to the above stated contingencies. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #6 1131 Mathews Avenue

An offer was received from Sergey Kasperovich in the amount of \$2,500.00 for the property located at 1131 Mathews Avenue. The bidder plans to renovate for income property. A second offer was received from Luz A. Aguirre in the amount of \$7,000.00 to renovate for primary residence. A third offer was received from Teodoro Rojas in the amount of \$5,000.00 to renovate for primary residence.

Joan Harris made a motion to table the property for 30 days to allow the Agency staff to market the property further. The motion was seconded by Phil Montana and passed unanimously.

ITEM #8 425 Blandina Street

An offer was received from Luis Garcia in the amount of \$250.00 for the property located at 425 Blandina Street. The bidder plans to fence and create parking for his adjacent property.

Joan Harris made a motion to reject the offer due to Mr. Garcia not being present at the meeting. The motion was seconded by Phil Montana and passed unanimously.

ITEM #9 318.22-1-10 Erie Street

An offer was received from Mark K. Main in the amount of \$250.00 for the property at 318.22-1-10 Erie Street. The bidder plans to maintain the lot as green space for his adjacent property.

Fred Matrulli made a motion to designate Mark K. Main as a qualified and eligible project sponsor for the redevelopment of 318.22-1-10 Erie 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 1331 Sunset Avenue

An offer was received from the Rescue Mission in the amount of \$2,500.00 for the property at 1331 Sunset Avenue. The bidder plans to significantly rehabilitate the building for re-sale to income-qualified homeowner. A second offer was received from Julio C. Solano in the amount of \$7,500.00 to renovate for income property.

Mayor Palmieri made a motion to designate the Rescue Mission as a qualified and eligible project sponsor for the redevelopment of 1331 Sunset 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 as well as agreeing to the above stated contingencies. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #11 418 Mary Street

An offer was received from Mary Guarascio in the amount of \$250.00 for the property at 418 Mary Street. The bidder plans to create parking for her adjacent property.

Mayor Palmieri made a motion to designate Mary Guarascio as a qualified and eligible

project sponsor for the redevelopment of 418 Mary 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 as well as agreeing to the above stated contingencies. The motion was seconded by Phil Montana and passed unanimously.

ITEM #12 Meeting Dates

Staff made a recommendation to the Chairman of the Agency that the URA Board meetings should be held on the 2nd and 4th Thursday of each month only. The Chairman agreed to this recommendation starting in May.

ITEM #13 Irish Cultural Center

Peter Karl came before the board to introduce the new investor for the Irish Cultural Center, Vaughn Lang. After some discussion between the Board members and Mr. Lang, the board told Mr. Lang that they wanted him to provide an anticipated schedule from design through completion in writing, prior to June 1st. Mr. Lang also stated that he should have financing commitments by the middle of August and construction money “in pockets” by October 1st. Mr. Lang stated that construction had to be started by October 1st in order to have the building “buttoned up” before winter.

ITEM #15 Executive Session

Joan Harris made a motion to enter into Executive Session at 11:13a.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 11:33a.m. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #16 Adjournment

Phil Montana made a motion to adjourn the meeting at 11:44a.m. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 14th day of May, 2015
Cathy Mack