

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – MAY 14, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Samantha Colosimo-Testa, Fred Matrulli
Mayor Palmieri at 10:37AM

CALL TO ORDER: By Brian Thomas at 9:37AM

ITEM # 1 Approval of Agency Minutes

Phil Montana made a motion to accept the minutes of the May 14, 2015 board meeting. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #2 313-315 Nichols Street

An offer was received from the Mohawk Valley Somali Bantu Community Association in the amount of \$1,000.00 for the property located at 313-315 Nichols Street. The bidder plans to renovate for use as an after school program for the Somali community.

Mayor Palmieri made a motion to designate the MV Somali Bantu Community Association as a qualified and eligible project sponsor for the redevelopment of 313-315 Nichols 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 contains the following contingencies: (a) They obtain a Building Permit within 30 days of closing, (b) Exterior improvements are completed by November 1, 2015, (c) That zoning approval is given for the use of the property. The motion was seconded by Joan Harris and passed unanimously.

ITEM #3 1412 Dudley Avenue

An offer was received from Juan Guillen in the amount of \$19,000.00 for the property located at 1412 Dudley Avenue. The bidder plans 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 \$11,000.00 to renovate for primary/income property. A fourth offer was received from Juilo Ramiro Chasi in the amount of \$22,000.00 to renovate for primary/income property.

Mike Mahoney made a motion to designate Ricardo Pacheco, Jr. as a qualified and eligible project sponsor for the redevelopment of 1412 Dudley 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 Ed Bucciero and passed unanimously.

ITEM #4 1900 Bleecker Street

Brian Thomas presented the Board with a draft agreement between the City of Utica, Utica Urban Renewal Agency and the UIDA with regards to the property located at 1900 Bleecker Street. The agreement forms a collaboration so that the Property which is located outside of the boundaries of the URA can be marketed to prospective buyers and can be sold, not based solely on high bid but to a potential bidder who has been properly vetted.

Phil Montana made a motion to approve the Agency entering into the Agreement for 1900 Bleecker Street. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #5 167-169 Genesee Street and 171 Genesee Street

An offer was received from Robert A.W. Heins & Nicholas LaBella in the amount of \$55,000.00 for the properties located at 167-169 & 171 Genesee Street. *These bidders want BOTH properties** The bidders plan to put in 'renovate both buildings for income/business/commercial use. They also plan to leave the existing tenants in place. A second offer was received from Christine D. Martin & C. Edward Schmidt in the amount of \$30,000.00 for 171 Genesee Street only. The bidders plan to renovate for income/business/commercial use. They plan to leave the existing tenants in place as well. A third offer was received from Ryan Salatino & Associates/Claim Solutions Inc. in the amount of \$40,000.00 for 171 Genesee Street only. The bidder plans to renovate for Income/Business/Commercial use as well. They plan on leaving the existing tenants in place as well. All bidders submitted business plans and made presentations to the Agency Board as well.

Mayor Palmieri made a motion to table the properties for two weeks to enable the Agency Board members more time to review the proposals that the bidders have submitted. The motion was seconded by Phil Montana and passed unanimously.

ITEM #6 1014 & 318.55-1-49 Noyes Street

An offer was received from Christopher Harris in the amount of \$1,500.00 for the property located at 1014 & 318.55-1-49 Noyes Street. The bidder plans to fence, landscape and create parking for his nearby business. Mr. Harris was not present at the meeting.

Mike Mahoney made a motion to reject the offer based on the fact that the City owns two other lots that are adjacent to these ones and if combined could be a buildable lot for a homeowner or a .. The motion was seconded by Joan Harris 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.

Mike Mahoney made a motion to designate Luis Garcia as a qualified and eligible project sponsor for the redevelopment of 425 Blandina 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 providing proof that all his taxes are current prior to closing. The motion was seconded by Phil Montana and passed unanimously.

ITEM #9 150 Elmwood Place

An offer was received from Eh Htee in the amount of \$11,500.00 for the property at 150 Elmwood Place. The bidder plans to renovate for primary residence. A second offer was received from Marsha Smith (current tenant) in the amount of \$15,000.00 to renovate for primary residence.

After the bidders spoke to the Board Mr. Leroy Delany voiced his displeasure that he was not allowed to view the property before the deadline. He stated that he had an appointment but no one showed up to let him in. Staff verified that he did have a scheduled appointment prior to the application deadline.

Mike Mahoney made a motion to table the property for 2 weeks to allow Mr. Delaney to see the property. His appointment was scheduled for Tuesday, May 19th at 11:00am. Staff are to continue accepting applications on the property during this time frame as well. The motion was seconded by Joan Harris and passed unanimously.

ITEM #10 909 Lock Street

An offer was received from Andrew Wollaber (current tenant) in the amount of \$9,500.00 for the property at 909 Lock Street. The bidder plans to renovate for primary residence. A second offer was received from Radoslaw Krakowiak in the amount of \$9,700.00 to renovate for income property.

Ed Bucciero made a motion to designate Andrew Wollaber as a qualified and eligible project sponsor for the redevelopment of 909 Lock 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 #11 1650 St. Agnes Avenue

An offer was received from Olga & Vadim Pilipchuk in the amount of \$13,000.00 for the property at 1650 St. Agnes Avenue. The bidder plans to renovate for primary residence. A second offer was received from Gail Belden-Harrington (former owner) in the amount of \$12,630.00 to renovate for primary residence for her son. A third offer was received from Izet Mujanovic in the amount of \$20,000.00 to renovate for primary residence for his brother. A fourth offer was received from Carmen M. Young in the amount of \$25,000.00 to renovate for primary residence. A fifth was received from Nedzad Melkoc in the amount of \$24,500.00 to renovate for income property. A sixth offer was received from Sanel Beslic in the amount of \$24,000.00 to renovate for primary residence. A seventh offer was received from Rasim Velic in the amount of \$15,000.00 to renovate for primary residence. An eighth offer was received from Sandy Abreu-Fernandez & Yolanda Parra in the amount of \$26,800.00 to renovate for primary residence.

Mike Mahoney made a motion to table the property for two weeks because the board could not come to a consensus as to whom to award the property. At this point of the meeting there were only 4 voting members present and the vote would have to be unanimous to pass. The motion was seconded by Joan Harris and passed unanimously.

ITEM #12 1412 Steuben Street

An offer was received from Raul Santos & Francisco R. Santos in the amount of \$9,000.00 for the property at 1412 Steuben Street. The bidder plans to renovate for income property.

Mike Mahoney made a motion to table the property for two weeks because the bidder left the meeting due to an illness. The motion was seconded by Phil Montana and passed unanimously.

ITEM #13 1513 Genesee Street

An offer was received from Willmer I. Chuqui in the amount of \$16,000.00 for the property at 1513 Genesee Street. The bidder plans to renovate for primary/income property. A second offer was received from Russell Pelli in the amount of \$15,500.00 to renovate for business/commercial/income property. A third offer was received from Daniel R. Cerio in the amount of \$13,000.00 to renovate for income property. A fourth offer was received from ADBD (Alice & Bob Donnelly) in the amount of \$16,500.00 to renovate for primary residence.

During the meeting Mr. Chuqui raised his bid to \$17,000.00. Alice and Bob Donnelly raised their bid for the property to \$17,000.00. The Board then asked Daniel Cerio if he was willing to raise his bid to \$16,000.00. Mr. Cerio Agreed.

Joan Harris made a motion to designate Daniel R. Cerio as a qualified and eligible project sponsor for the redevelopment of 1513 Genesee 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 #14 102 Addington Place

An offer was received from Anthony & Cynthia Franco in the amount of \$15,000.00 for the property at 102 Addington Place. The bidder plans to renovate for income property. A second offer was received from Somnang Chea in the amount of \$10,000.00 to renovate for primary/income property. A third offer was received from Nidia I. Heredia Rivera in the amount of \$6,000.00 to renovate for primary residence.

Joan Harris made a motion to designate Anthony & Cynthia Franco as a qualified and eligible project sponsor for the redevelopment of 102 Addington Place. At this point of the

meeting there were only 4 voting members present so the motion has to be unanimous. The motion was defeated 3 to 1. Ed Bucciero made a motion to designate Somnang Chea as a qualified and eligible project sponsor for the redevelopment of 102 Addington Placet 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 #15 318 Rutger Street

An offer was received from Harvey A. Lape & Kristin L. Bickhart in the amount of \$30,000.00 for the property at 318 Rutger Street. The bidder plans to renovate for primary residence. A second offer was received from Samra Omercevic in the amount of \$22,000.00 to renovate for primary/income property. A third offer was received from Avlim Tricic in the amount of \$16,000.00 to renovate for income property. A fourth offer was received from Nasib Jan Rahim Jan & Basbibli Rahim Jan in the amount of \$15,000.00 to renovate for primary residence. A fifth offer was received from Omer Melkic in the amount of \$17,000.00 to renovate for primary/income property. A sixth offer was received from Muhamed Bricic in the amount of \$14,000.00 to renovate for income property. A seventh offer was received from Manuel Rivera and Jeffrey E. Rivera in the amount of \$23,000.00 to renovate for primary residence. An eighth offer was received from Daniel Pineda in the amount of \$32,000.00 to renovate for income property.

The board asked if Nasib Jan Rahim Jan and Basbibli Rahim Jan would be willing to raise their bid from \$15,000.00 to \$30,000.00. The bidders agreed to raise their bid.

Joan Harris made a motion to designate Nasib Jan Rahim Jan and Basbibli Rahim Jan as a qualified and eligible project sponsor for the redevelopment of 318 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 Mike Mahoney and passed unanimously.

ITEM #16 Portion of 306.17-1-16 Erie Street

An offer was received from Robert J. Salerno in the amount of \$5,000.00 for the property at 306.17-1-16 Erie Street. The bidder plans to clear and level the portion of the lot and fence it for parking for his adjacent property.

Phil Montana made a motion to table the property for 2 weeks to give the board more time to look into the possibility of sub-dividing the property. There were questions as to the City's position on sub-dividing this lot being as it is a prime piece of property for new development and the bidder expressed that he would like to talk to the Mayor about his bid as well. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #17 1202 Oriskany Street

An offer was received from Marie Marshall (former owner) in the amount of \$9,900.00 for the property at 1202 Oriskany Street. The bidder plans to renovate for primary residence. A second offer was received from Mark Rende in the amount of \$10,100.00 to renovate for business/commercial use.

Ed Bucciero made a motion to designate Marie Marshall as a qualified and eligible project sponsor for the redevelopment of 1202 Oriskany 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 #18 405 Mandeville Street

An offer was received from J. Michael Mahoney in the amount of \$2,000.00 for the property at 405 Mandeville Street. The bidder plans to renovate for primary residence and possible future commercial use. The record reflects that Mr. Mahoney is an employee of the City of Utica in the capacity of Deputy City Engineer. Mr. Mahoney recused himself from voting on this as well.

Mayor Palmieri made a motion to designate J. Michael Mahoney as a qualified and eligible project sponsor for the redevelopment of 405 Mandeville 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 #19 27 Deveraux Street

An offer was received from Asset Ventures, LLC in the amount of \$1,000.00 for the property at 27 Deveraux Street. The bidder plans to demolish the building, pave, landscape, fence and install lighting to create parking for the adjacent property.

Ed Bucciero made a motion to designate Asset Ventures, LLC as a qualified and eligible project sponsor for the redevelopment of 27 Deveraux 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 #20 24 Grant Street

An offer was received from Izet Bajraktarevic in the amount of \$5,000.00 for the property at 24 Grant Street. The bidder plans to renovate for primary residence.

Mike Mahoney made a motion to table the property for 2 weeks because a letter was received from UNHS stating that they have interest in the property but had to wait for their board to approve the submission of their application. The motion was seconded by Phil Montana and passed unanimously.

ITEM #21 708 Noyes Street

An offer was received from Julio C. Solano in the amount of \$1,000.00 for the property at 708 Noyes Street. The bidder plans on renovating for income property.

The Board asked Mr. Solano if he was willing to raise his bid to \$1,500.00 (to meet the minimum set for the property) and he agreed.

Ed Bucciero made a motion to designate Julio C. Solano as a qualified and eligible project sponsor for the redevelopment of 708 Noyes 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 #22 400 Rutger Street

An offer was received from Julio C. Solano in the amount of \$5,000.00 for the property at 400 Rutger Street. The bidder plans to renovate for income property.

A board member asked Mr. Solano if he was willing to raise his bid to \$10,000.00 (to meet the minimum set for the property) and he agreed.

Phil Montana made a motion to designate Julio C. Solano as a qualified and eligible project sponsor for the redevelopment of 400 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 Mike Mahoney but was defeated by a vote of 2 -2. At this point in the meeting there were only 4 board members present so all votes had to be unanimous.

Mike Mahoney made a motion to table the property for 2 weeks asking that Mr. Solano provide the board with a detailed plan and timeline of what he intends to do to the property including estimated costs. During these two weeks staff are allowed to continue accepting applications for the property. The motion was seconded by Joan Harris and passed unanimously.

ITEM #23 Transfer of Funds

The following Transfer of Funds needs Agency approval:

| | |
|---------------------------------|------------|
| From: CU58620 471 Miscellaneous | \$1,440.66 |
| To: CU58620 407 Advertising | \$727.01 |
| To: CU58620 461 Repairs | \$713.65 |

Transfer within cost centers to cover Legal Notices in the Observer Dispatch and repairs to a property on Rutger Street (URA owned) that had a tenant residing in it. These are to cover expenses from last years budget.

Mike Mahoney made a motion to approve the transfers. The motion was seconded by Joan Harris and passed unanimously.

ITEM #15 Executive Session

Mike Mahoney made a motion to enter into Executive Session at 12:34p.m. to review applications submitted to the Agency. The motion was seconded by Ed Bucciero and passed unanimously. Mike Mahoney made a motion to come out of Executive Session at 1:05p.m. The motion was seconded by Ed Bucciero and passed unanimously.

ITEM #16 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 1:15p.m. The motion was seconded by Phil Montana and passed unanimously.

Respectfully submitted this 28th day of May, 2015
Cathy Mack