

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JULY 16, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Fred Matrulli, Dave Farina, Sam Colosimo-Testa, Mayor Palmieri

OTHERS ATTENDING: Derek Crossman, Brian Thomas, Joe Hobika, Sr., Gene Allen

EXCUSED: Joan Harris, Ed Bucciero, Michael Mahoney

CALL TO ORDER: By Brian Thomas at 9:09am

ITEM # 1 Approval of Agency Minutes

Fred Matrulli made a motion to accept the minutes of the July 9, 2015 board meeting. The motion was seconded by Dave Farina and passed unanimously.

ITEM #2 1641 Kemble Street

An offer was received from Abdo Alhaj in the amount of \$30,000.00 for the property located at 1641 Kemble Street. The bidder plans to renovate for primary residence. A second offer was received from Asmira Mustafic in the amount of \$15,000.00 to renovate for primary residence. A third offer was received from Ana Pesantes in the amount of \$21,000.00 to renovate for primary residence. A fourth offer was received from Akram Alharbi in the amount of \$16,000.00 to renovate for primary/income property. A fifth offer was received from Najeeba Dalawar in the amount of \$28,000.00 to renovate for primary residence. A sixth offer was received from Ali Algahaim in the amount of \$17,000.00 to renovate for primary/income property. A seventh offer was received from Gisela Tejada in the amount of \$11,000.00 to renovate for primary/income property. An eighth offer was received from Ibraheem Aljamal in the amount of \$12,000.00 to renovate for primary residence.

The board motioned to review this property in Executive Session. Fred Matrulli made a motion to designate Abdo Alhaj as a qualified and eligible project sponsor for the redevelopment of 1641 Kemble 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 Dave Farina and passed unanimously.

ITEM #3 1506 Oneida Street

An offer was received from Claudio Muyudumbay in the amount of \$14,000.00 for the property located at 1506 Oneida Street. The bidder plans to renovate for primary residence. A second offer was received from Ronny Rodriguez in the amount of \$15,000.00 to renovate for primary/income property. 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 Rode De La Cruz in the amount of \$17,000.00 to renovate for primary/income property.

The board motioned to review this property in Executive Session. Sam Colosimo-Testa made a motion to designate Gisela Tejada as a qualified and eligible project sponsor for the redevelopment of 1506 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 Dave Farina and passed unanimously.

ITEM #4 1534 Steuben Street

An offer was received from Abdullah Allarbi in the amount of \$19,500.00 for the property located at 1534 Steuben Street. The bidder plans to renovate for income/commercial use. A second offer was received from Myat Yu and Ngwe Shein in the amount of \$14,000.00 to renovate for primary/income property. A third offer was received from Christopher Morgan in the amount of \$13,500.00 to renovate for income property. A fourth offer was received from Sandy Cartagena in the amount of \$13,000.00 to renovate for income property.

The board motioned to review this property in Executive Session. Sam Colosimo-Testa made a

motion to designate Christopher Morgan as a qualified and eligible project sponsor for the redevelopment of 1534 Steuben Street contingent that he receives an ROP on his property located at 1008 Miller Street, and 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 Fred Matrulli and passed unanimously.

ITEM #5 1645 Dudley Avenue

An offer was received from Lira Castro in the amount of \$12,000.00 for the property located at 1645 Dudley Avenue. The bidder plans to renovate for primary residence. A second offer was received from Sidi Awo Mwalimu in the amount of \$12,000.00 to renovate for primary/income property. A second offer was received from Myat Yu and Ngwe Shein in the amount of \$14,000.00 to renovate for primary/income property. A third offer was received from Edgar Lopez Duran in the amount of \$15,000.00 to renovate for primary/income property. A fourth offer was received from Manuel Rivera in the amount of \$17,000.00 to renovate for primary/income property.

Mayor Palmieri made a motion to designate Sidi Awo Mwalimu as a qualified and eligible project sponsor for the redevelopment of 1645 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. The motion was seconded by Dave Farina and passed unanimously.

ITEM #6 1111 Park Avenue

An offer was received from Julio Remache in the amount of \$13,000.00 for the property located at 1111 Park Avenue. The bidder plans to renovate for income property. A second offer was received from Willimer Chuqui in the amount of \$12,000.00 to renovate for income property. A third offer was received from Maria Rojas in the amount of \$2,000.00 to renovate for income property

Sam Colosimo-Testa made a motion to reject the offers received from Julio Remache and Maria Rojas due to tax delinquencies and ROP requirements. The motion was seconded by Dave Farina and passed unanimously. A second motion was made by Sam Colosimo-Testa to table the property located at 1111 Park Avenue until the next meeting of the URA for bidder Willimer Chuqui to bring in proof of employment. The motion was seconded by Dave Farina and passed unanimously.

ITEM #7 1530 Dudley Avenue

An offer was received from Leroy Delaney in the amount of \$4,000.00 for the property located at 1530 Dudley Avenue. The bidder plans to renovate for primary/income property. The board requested that the bidder meet the required ROP on 1410 Miller Street and 1203 on 1601 Steuben Street before a sale of real property is made. The bidder consequently withdrew their bid for the property located at 1530 Dudley Avenue.

ITEM #8 Executive Session

Fred Matrulli made a motion to enter into Executive Session at 10:08am to discuss the sale of real property at 1641 Kemble Street, 1506 Oneida Street and 1534 Steuben Street. The motion was seconded by Dave Farina and passed unanimously. A second motion was made by Fred Matrulli to come out of Executive Session at 10:14am. The motion was seconded by Dave Farina and passed unanimously.

ITEM #9 Adjournment

Fred Matrulli made a motion to adjourn the meeting at 10:19A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 23th day of July, 2015
Derek Crossman