

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – JULY 9, 2015  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Joan Harris, Fred Matrulli, Dave Farina, Ed Bucciero, Mike Mahoney, Dave Farina, Mayor Palmieri

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

**EXCUSED:** Samantha Colosimo-Testa  
Mayor Palmieri at 9:35am

**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 June 25, 2015 board meeting. The motion was seconded by Joan Harris and passed unanimously.

**ITEM #2 1412 Steuben Street**

An offer was received from Raul Santos & Francisco R. Santos in the amount of \$9,000.00 for the property located at 1412 Steuben Street. The bidder plans to renovate for income property. A second offer was received from Francisco Javier Polanco in the amount of \$13,000.00 to renovate for primary/income property.

Fred Matrulli made a motion to designate Francisco Javier Polanco as a qualified and eligible project sponsor for the redevelopment of 1412 Steuben 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 #3 9 Jason Street**

An offer was received from Sergey Kasperovich in the amount of \$5,000.00 for the property located at 9 Jason Street. The bidder plans to renovate for income property.

Mr. Kasperovich's bid was below the minimum asking price do the Board members asked if he would come up to the minimum of \$8,000.00, but he was unwilling due to the amount of work that the property needs. The Board agreed to split the difference and asked him to increase to \$6,500.00 and he agreed.

Fred Matrulli made a motion to designate Sergey Kasperovich as a qualified and eligible project sponsor for the redevelopment of 9 Jason 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 #4 1665 West Street**

An offer was received from James & Sharon Cehonski in the amount of \$250.00 for the property located at 1665 West Street. The bidder plans to create parking and maintain the rest as green space.

Fred Matrulli made a motion to designate James & Sharon Cehonski as a qualified and eligible project sponsor for the redevelopment of 1665 West 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 buyer must also consolidate the properties after closing. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #5 919 Cherry Street**

An offer was received from Jose Quiceno in the amount of \$4,000.00 for the property located at 919 Cherry Street. The bidder plans to renovate for primary residence.

Mike Mahoney made a motion to designate Jose Quiceno as a qualified and eligible project

sponsor for the redevelopment of 919 Cherry 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 #6 1609 West Street**

An offer was received from William Rodriguez in the amount of \$250.00 for the property located at 1609 West Street. The bidder plans to fence. Landscape and create parking for his adjacent property.

Mike Mahoney made a motion to designate William Rodriguez as a qualified and eligible project sponsor for the redevelopment of 1609 West 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 buyer must consolidate the lot with his property after closing. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #7 1564 Neilson Street**

An offer was received from Julio Chasi in the amount of \$18,000.00 for the property located at 1564 Neilson Street. The bidder plans to renovate for primary/income property. A second offer was received from Cristino Joaquin in the amount of \$11,000.00 to renovate for primary residence.

Fred Matrulli made a motion to designate Julio Chasi as a qualified and eligible project sponsor for the redevelopment of 1564 Neilson 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 #8 118 Addington Place**

An offer was received from Say Wah in the amount of \$14,000.00 for the property located at 118 Addington Place. The bidder plans to renovate for primary residence. A second offer was received from Dalia Carangui in the amount of \$13,000.00 to renovate for primary residence. A third offer was received from Sunday & Serena Htoo in the amount of \$12,000.00 to renovate for primary residence.

Fred Matrulli made a motion to designate Dalia Carangui as a qualified and eligible project sponsor for the redevelopment of 118 Addington Place 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 #9 1214 Miller Street**

An offer was received from Diana A. Munzon in the amount of \$23,000.00 for the property located at 1214 Miller Street. The bidder plans to renovate for primary/income property. A second offer was received from Ramon delOrbe in the amount of \$25,500.00 to renovate for primary/income property. A third offer was received from Makal Enterprises, LLC in the amount of \$25,000.00 to renovate for primary/income property.

Fred Matrulli made a motion to designate Diana A. Munzon as a qualified and eligible project sponsor for the redevelopment of 1214 Miller 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 #10 Adjournment**

Fred Matrulli made a motion to adjourn the meeting at 9:48A.M. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 16<sup>th</sup> day of July, 2015  
Cathy Mack