

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – AUGUST 13, 2015  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Joan Harris, Michael Mahoney, Fred Matrulli, Dave Farina, Councilwoman Sam Colosimo-Testa

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

**EXCUSED:** Councilman Ed Bucciero, Mayor Rob Palmieri

**CALL TO ORDER:** By Brian Thomas at 9:40am

**ITEM # 1 Approval of Agency Minutes**

Fred Matrulli made a motion to accept the minutes of the August 13, 2015 board meeting. The motion was seconded by Dave Farina and passed unanimously.

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**Old Business**

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**ITEM #2 306.17-1-16 Erie Street**

The property located on Erie Street, designated 306.17-1-16 Erie Street was removed from its 60 day table, which began on May 14, 2015. An offer was received from Robert Salerno in the amount of \$5,000.00 to renovate for commercial purposes. The bidder requested that the board table this property for an additional two weeks so that they may present to the board a formal proposal.

The board accepted the request. Fred Matrulli made a motion to table the property designated 306.17-1-16 Erie Street for two weeks. The motion was seconded by Michael Mahoney and passed unanimously.

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**New Business**

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**ITEM #3 1012 & 1014 Miller Street/1003, 1007 & 1027 West Street**

An offer was received from the Rescue Mission in the amount of \$3,750.00 for the properties located at 1012 & 1014 Miller Street/1003, 1007 & 1027 West Street. The bidder submitted plans for renovation of the properties.

Fred Matrulli made a motion to designate the Rescue Mission as a qualified and eligible project sponsor for the redevelopment of 1012 & 1014 Miller Street/1003, 1007 & 1027 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 motion was seconded by Councilwoman Sam Colosimo-Testa and passed unanimously.

**ITEM #4 723 Roberts Street**

An offer was received from Magdelyn Broady in the amount of \$1,500.00 for the property located at 723 Roberts Street. The bidder plans to renovate for primary residence. A second offer was received from Pedro Lopez in the amount of \$1,000.00 to renovate for primary residence.

Fred Matrulli made a motion to designate Magdelyn Broady as a qualified and eligible project sponsor for the redevelopment of 723 Roberts 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 Michael Mahoney and passed unanimously.

**ITEM #5 907 Sunset Avenue**

An offer was received from Makal Enterprises in the amount of \$13,000.00 for the property

located at 907 Sunset Avenue. The bidder plans to renovate for primary/income property.

Michael Mahoney made a motion to designate Makal Enterprises as a qualified and eligible project sponsor for the redevelopment of 907 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. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #6 940 Saratoga Street**

An offer was received from Luxury H. Projects Inc. in the amount of \$4,200.00 for the property located at 940 Saratoga Street. The bidder plans to renovate for income property.

Councilwoman Sam Colosimo-Testa made a motion to table the bidder's application for the property located at 940 Saratoga Street so that the bidder can present a business plan to the board. The motion was seconded by Michael Mahoney and passed unanimously.

**ITEM #7 1629 Seymour Avenue**

An offer was received from Steicy Carrasco and Radelfy Perez in the amount of \$2,500.00 for the property located at 1629 Seymour Avenue. The bidder plans to renovate for primary residence.

Fred Matrulli made a motion to designate Steicy Carrasco and Radelfy Perez as a qualified and eligible project sponsors for the redevelopment of 1629 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 Dave Farina and passed unanimously.

**ITEM #8 318.58-1-28 Summit Place**

An offer was received from Willmer Chiqui in the amount of \$750.00 for the property designated 318.58-1-28 Summit Place. The bidder plans to landscape the property.

Michael Mahoney made a motion to designate Willmer Chiqui as a qualified and eligible project sponsor for the redevelopment of 318.58-1-28 Summit Place contingent that the bidder closes on the property 1111 Park Avenue sold to him by the URA 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 Fred Matrulli and passed unanimously.

**ITEM #9 1130 Schuyler Street**

An offer was received from Vasiliy and Nadia Gudnyy in the amount of \$9,000.00 for the property located at 1130 Schuyler Street. The bidder plans to renovate for income property.

Fred Matrulli made a motion to designate Vasiliy and Nadia Gudnyy as a qualified and eligible project sponsor for the redevelopment of 1130 Schuyler 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 Dave Farina and passed unanimously.

**ITEM #10 1209 Elm Street**

An offer was received from Sapheab Chhoun in the amount of \$250.00 for the property located at 1209 Elm Street. The bidder plans to fence and landscape the property.

Councilwoman Sam Colosimo-Testa made a motion to designate Sapheab Chhoun as a qualified and eligible project sponsor for the redevelopment of 1209 Elm Street contingent that the bidder clears up all delinquencies and consolidates 1209 Elm Street with their property at 1211 Elm Street, as well as 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 Michael Mahoney and passed unanimously.

**ITEM #11 Transfer of Funds**

Urban Renewal staff requested a transfer of funds of \$87.58 within cost centers to cover the replacement parts of the Mac Avid System for the Media Department.

Michael Mahoney made a motion to approve the transfer for the aforementioned purposes. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #12 Discussion of 400 Rutger Street**

Mike Mahoney informed the rest of the board on the current condition of the property located at 400 Rutger Street. He requested that the board consider investing in roofing repairs, costing approximately \$11,600.00 to improve its long-term viability and to increase its value.

Fred Matrulli made a motion to approve repairs to 400 Rutger Street contingent on the approval of the Chairman. The motion was seconded by Joan Harris and passed unanimously.

**ITEM #13 New York State Authorities Budget Office Addresses URA**

Ashley Parslow of the New York State Authorities Budget Office informed the board about their current audit of the Utica Urban Renewal Agency.

**ITEM #14 Executive Session**

The board did not go into Executive Session.

**ITEM #15 Adjournment**

Joan Harris made a motion to adjourn the meeting at 10:45A.M. The motion was seconded by Michael Mahoney and passed unanimously.

Respectfully submitted this 10<sup>th</sup> day of September, 2015  
Derek Crossman