

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – SEPTEMBER 10, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Joan Harris, Michael Mahoney, Fred Matrulli, Dave Farina, Councilwoman Sam Colosimo-Testa, Councilman Ed Bucciero, Mayor Rob Palmieri

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

EXCUSED: Brian Thomas

CALL TO ORDER: By Cathy Mack at 9:35am

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 Mike Mahoney and passed unanimously.

Old Business

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 two week table, which began on August 13, 2015. An offer was received from Robert Salerno in the amount of \$5,000.00 to renovate for commercial purposes. The bidder, represented by Mr. Bob Delacace requested that the board table this property for an additional 30 days. The bidder is still working on putting together a proposal and is now receiving assistance from SUNY Polytechnic Institute in putting together a business plan.

The board accepted the request. Fred Matrulli made a motion to table the property designated 306.17-1-16 Erie Street for an additional 30 days contingent that a business plan be presented at the end of the 30 day table. The motion was seconded by Sam Colosimo-Testa and passed unanimously.

ITEM #3 940 Saratoga Street

The property located at 940 Saratoga Street was removed from its two week table, which began on August 13, 2015. 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.

Fred Matrulli made a motion to designate Luxury H. Projects Inc. as a qualified and eligible project sponsor for the redevelopment of 940 Saratoga 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 Councilman Ed Bucciero and passed unanimously.

New Business

ITEM #4 167 Genesee Street

An offer was received from Anthony and Frank Cristiano in the amount of \$25,000.00 for the property located at 167 Genesee Street. The bidder plans to renovate the property for business/commercial purposes.

Fred Matrulli made a motion to designate Anthony and Frank Cristiano as a qualified and eligible project sponsors for the redevelopment of 167 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 Councilman Ed Bucciero and passed unanimously.

ITEM #5 1212 Taylor Avenue including 1208 and 1214 Taylor Avenue

An offer was received from Bryant Navez in the amount of \$27,000.00 for the properties located at 1208, 1212 and 1214 Taylor Avenue. The bidder plans for renovate for primary residence. A second offer was received from Thaw Min in the amount of \$27,000.00 to renovate for income property. A third offer was received from Ibraheem Hamid Aljamal in the amount of \$16,000.00 to renovate for primary residence. A fourth offer was received from Franklyn Peralta in the amount of \$25,000.00 to renovate from primary residence. A fifth offer was received from Alberto Franco in the amount of \$15,000.00 to renovate for primary residence. A six offer was received from Jaime Asitimbay and Mayra Remache in the amount of \$28,000.00 to renovate from primary and income property. A seventh offer was received from Francis Frazier in the amount of \$13,000.00 to renovate for primary residence. An eighth offer was received from Juan Sigua in the amount of \$31,000.00 to renovate for primary and income property.

The board motioned to review the sale of this property in Executive Session. After review, Mike Mahoney made a motion to designate Jaime Asitimbay and Mayra Remache as a qualified and eligible project sponsors for the redevelopment of 1208, 1212 and 1214 Taylor 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.

(Action taken by the Urban Renewal Agency Board to approve sale of the properties located at 1208, 1212 and 1214 Taylor Avenue to Jaime Asitimbay and Mayra Remache was rejected by the Common Council at the 9.16.15 meeting.)

ITEM #6 510 Lansing Street

An offer was received from Ramon Pascual Cabrera in the amount of \$19,600.00 for the property located at 510 Lansing Street. The bidder plans to renovate the property for primary residence. A second offer was received from Salim Husovic and Almir Husovic in the amount of \$20,000.00 to renovate for primary residence. A third offer was received from Samir Ruznic and Nermina Ruznic in the amount of \$20,000.00 to renovate for income property. A fourth offer was received from Wilson Augusto Parra in the amount of \$11,000.00 to renovate for primary residence.

The board motioned to review the sale of this property in Executive Session. After review, Mike Mahoney made a motion to designate Samir Ruznic and Nermina Ruznic as a qualified and eligible project sponsors for the redevelopment of 510 Lansing 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 #7 1414 & 1418 Francis Street

An offer was received from Melvin Garcia in the amount of \$8,000.00 for the properties located at 1414 and 1418 Francis Street. The bidder plans to renovate the property for primary residence. A second offer was received from Buenaventura Cadiz and Angela C. Saldarriaga in the amount of \$8,500.00 to renovate for primary residence.

Joan Harris made a motion to table the properties located at 1414 and 1418 Francis Street for 30 days for additional marketing. The motion was seconded by Dave Farina and passed unanimously.

ITEM #8 1530 Dudley Avenue

An offer was received from Cristino Joaquin Vargas in the amount of \$8,000.00 for the property located at 1530 Dudley Avenue. The bidder plans to renovate the property for primary residence. A second offer was received from Ana Luisa Pesantes Cabrera in the amount of \$8,500.00 to renovate for primary residence.

Fred Matrulli made a motion to designate Ana Luisa Pesantes Cabrera as a qualified and eligible project sponsor for the redevelopment of the property located at 1530 Dudley Avenue. The motion was seconded by Mike Mahoney. Joan Harris and Councilman Ed Bucciero opposed the motion and the motion failed 3-2. Councilman Ed Bucciero made a motion to designated Cristino Joaquin Vargas as a qualified and eligible sponsor for the redevelopment of 1530 Dudley Avenue. The motion did not receive a second and failed. Mike Mahoney made a motion to table the property located at 1530 Dudley

Avenue for 30 days for additional marketing. The motion was seconded by Joan Harris and passed unanimously.

ITEM #9 1215 Whitesboro Street

An offer was received from Juan Pena in the amount of \$2,000.00 for the property located at 1215 Whitesboro Street. The bidder plans to renovate the property for primary residence.

Mike Mahoney made a motion to designate Juan Pena as a qualified and eligible project sponsor for the redevelopment of 1215 Whitesboro 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 Fred Matrulli and passed unanimously.

ITEM #10 1006 Jay Street

An offer was received from Nanci Jamile Diaz Ceron in the amount of \$1,000.00 for the property located at 1006 Jay Street. The bidder plans to renovate for primary residence.

Mike Mahoney made a motion to reject the application of Nanci Jamile Diaz Ceron due to insufficient funding available for the redevelopment of the property located at 1006 Jay Street. The motion was seconded by Dave Farina and passed unanimously.

ITEM #11 27 Devereux Street

An offer was received from Vanessa Burdier in the amount of \$4,000.00 for the property located at 27 Devereux Street. The bidder plans to renovate for business/commercial purposes. A second offer was received from Muharem Ibricic in the amount of \$4,500.00 to renovate for income/business/commercial purposes.

Mike Mahoney made a motion to designate Muharem Ibricic as a qualified and eligible project sponsor for the redevelopment of 27 Devereux 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 Councilman Ed Bucciero and passed unanimously.

ITEM #12 736 Roberts Street

An offer was received from Ricardo Ramirez and Alexis Langlois in the amount of \$4,000.00 for the property located at 736 Roberts Street. The bidder plans to renovate for primary/income property.

Mike Mahoney made a motion to designate Ricardo Ramirez and Alexis Langlois as a qualified and eligible project sponsors for the redevelopment of 736 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 Dave Farina and passed unanimously.

ITEM #13 1004 Columbia Street

An offer was received from Michelle Randall in the amount of \$750.00 for the property located at 1004 Columbia Street. The bidder plans to renovate for create parking.

Councilman Ed Bucciero made a motion to designate Michelle Randall as a qualified and eligible project sponsor for the redevelopment of 1004 Columbia Street contingent that the Zoning Board of Appeals approves the use of the stand-alone lot as a parking lot 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 #14 900-904 Albany Street

An offer was received from Mahira and Edin Patkovic in the amount of \$250.00 for the property located at 900-904 Albany Street. The bidder plans to fence, landscape and create parking.

Councilwoman Sam Colosimo-Testa made a motion to designate Mahira and Edin Patkovic as a qualified and eligible project sponsors for the redevelopment of 900-904 Albany Street contingent on the purchase of the property located at 788 Lansing through private sale, that the applicant consolidates the properties 778 Lansing and 900-904 Albany 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 #15 357 James Street

An offer was received from Smerlyn Carrasco in the amount of \$250.00 for the property located at 357 James Street. The bidder plans to create parking.

Councilman Ed Bucciero made a motion to designate Smerlyn Carrasco as a qualified and eligible project sponsor for the redevelopment of 357 James 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 1031 West Street and 229/237, 239, 241/243 South Street

An offer was received from Amer Alsaïdi in the amount of \$1,000.00 for the property located at 1031 West Street and 229/237, 239, 241/243 South Street. The bidder plans to landscape and create parking.

Fred Matrulli made a motion to designate Amer Alsaïdi as a qualified and eligible project sponsor for the redevelopment of 1031 West Street and 229/237, 239, 241/243 South 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 Councilman Ed Bucciero and passed unanimously.

(Action taken by the Urban Renewal Agency Board to approve sale of the properties located at 1031 West Street and 229/237, 239, 241/243 South Street to Amer Alsaïdi was rejected by the Common Council at the 9.16.15 meeting.)

ITEM #17 1231 Seymour Avenue

An offer was received from Milton Remache in the amount of \$250.00 for the property located at 1231 Seymour Avenue. The bidder plans to fence, landscape and create parking.

Fred Matrulli made a motion to designate Milton Remache as a qualified and eligible project sponsors for the redevelopment of 1231 Seymour Avenue contingent that the applicant receive all necessary ROPs and consolidate the properties 1229 and 1231 Seymour Avenue together 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 Councilman Ed Bucciero and passed unanimously.

ITEM #18 Revoking of Developers Status – 709 Stevens Street

The board reviewed the status of the property located at 709 Stevens Street. The deadline in which to meet the board's contingencies (codes complied and all taxes brought current on all delinquent properties) regarding the sale of the property to the approved developer Joseph Pike as well as the time allotted to close on the property have passed. It has been 6 months since Council approval and a tax search revealed that taxes are still delinquent. A letter was mailed to the bidder telling him that the URA was planning to revoke his developer status at the August 27, 2015 meeting if we did not hear from him. The meeting on the 27th was cancelled so the action was not taken until the Sept. 10, 2015 meeting.

Mike Mahoney made a motion to revoke the developer status of Joseph Pike for the property located at 709 Stevens Street. The motion was seconded by Joan Harris and passed unanimously.

ITEM #19 Transfer of Property – 1124 Orchard Street

The board reviewed the status of the property located at 1124 Orchard Street. Approved developers William Murdock request the transfer of their developer's status to Rosilia and Charles Burns.

Fred Matrulli made a motion to accept the requested transfer of the approved developer's status to Rosilia and Charles Burns from William Murdock for the property located at 1124 Orchard Street. The motion was seconded Mike Mahoney and passed unanimously.

ITEM #20 Comets Fan Fest Agreement

The board reviewed the Comets Fan Fest agreement between the Urban Renewal Agency and

Galaxy Communications.

Councilman Ed Bucciero made a motion to approve the Comets Fan Fest agreement contingent of the Chairman's approval. The motion was seconded Michael Mahoney and passed unanimously.

ITEM #21 Executive Session

Councilman Ed Bucciero made a motion to enter into Executive Session at 10:23A.M. to discuss the sale of real property at 1212 Taylor Avenue and 510 Lansing Street. The motion was seconded by Mike Mahoney and passed unanimously. A second motion was made by Councilman Ed Bucciero to come out of Executive Session at 10:30A.M. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #22 Adjournment

Joan Harris made a motion to adjourn the meeting at 11:27A.M. The motion was seconded by Councilman Ed Bucciero and passed unanimously.

Respectfully submitted this 24th day of September, 2015
Derek Crossman