

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JANUARY 14, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Michael Mahoney, Fred Matrulli, Joan Harris, Dave Farina, Councilman Bill Phillips, Mayor Palmieri

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

ABSENT: Councilwoman Sam Colosimo-Testa

EXCUSED: Mayor Palmieri and Brian Thomas excused at 10:00am

CALL TO ORDER: By Brian Thomas at 9:20am

ITEM # 1 Approval of Agency Minutes

Mike Mahoney made a motion to approve the minutes of the December 10, 2015 board meeting. The motion was seconded by Joan Harris and passed unanimously.

Old Business

ITEM #2 318.8-1-52/.1 Whitesboro Street

An offer was received from MSP Realty, LLC in the amount of \$490,000.00 for the property located at 318.8-1-52/.1 Whitesboro Street. The bidder plans to construct a 129 market-rate apartments on an approximately 6.04 acre portion of the Whitesboro Street property. A second offer was received from the Upper Mohawk Valley Memorial Auditorium Authority in the amount of \$500,000.00. The bidder did not provide plans for their desired development of the property.

Both applicants expressed a desire to see their projects completed together. Subsequently, the two bidders requested that the board table their respective applications indefinitely until such a time that they can present a joint proposal to the Urban Renewal Agency.

Mayor Palmieri made a motion to table the property located at 318.8-1-52/.1 Whitesboro Street indefinitely. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #3 247-249 & 251-261 South Street

An offer was received from the Rescue Mission of Utica in the amount of \$1,500.00 for the properties located at 247-249 and 251-261 South Street. The bidder plans to landscape, pave and create additional parking, stating that the parking lot would be electronically accessed and gated. Additionally, the Rescue Mission provided the Urban Renewal Agency with a site plan for the entirety of their project development on West Street and South Street as requested.

Mayor Palmieri made a motion to table the offer from the Rescue Mission of Utica for properties located at 247-249 and 251-261 South Street for two weeks so that the board can further review the proposed parking plan. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #4 117 Boyce Avenue

An offer was received from Jose Centero and Ana Rodriguez in the amount of \$13,000.00 for the property located at 117 Boyce Avenue. The bidders plan to renovate for primary residence. A second offer was received from Manuel Gonzalez Silva in the amount of \$14,000.00. The bidder plans to renovate for primary residence. A third offer was received from Bridgebrook Partners, LLC in the amount of \$16,500.00. The bidder plans to renovate for income property.

The board motioned to go into Executive Session to review the sale of 117 Boyce Avenue. After review, Joan Harris made a motion to reject all offers for the 117 Boyce Avenue to remarket the property for an additional 30 days. The motion was seconded by Councilman Bill Philips and passed unanimously.

ITEM #5 1646 Steuben Street

An offer was received from Angel Ramirez Rodriguez in the amount of \$5,000.00 for the property located at 1646 Steuben Street. The bidder plans to renovate for primary residence. A second offer was received from Akram Alhardi in the amount of \$9,000.00. The bidder plans to renovate for income property. A third offer was received from Duane C. Hayes in the amount of \$9,500.00. The bidder plans to renovate for income property. A fourth offer was received from Johnny Paredes in the amount of \$11,000.00. The bidder plans to renovate for primary residence.

Fred Matrulli made a motion to designate Johnny Paredes as a qualified and eligible project sponsor for the redevelopment of 1646 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 the Board 4-1, with Councilman Bill Phillips voting against.

New Business

ITEM #6 201 Leland Avenue

An offer was received from Crash's Auto Parts & Sales, Inc. in the amount of \$60,000.00 for the property located at 201 Leland Avenue. The bidder submitted a business plan to the Board stating they would develop a fully paved and enclosed 'Pick & Pull' Lot.

Fred Matrulli made a motion to designate Crash's Auto Parts & Sales, Inc. as a qualified and eligible project sponsor for the redevelopment of 201 Leland 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 #7 712 Tracy Street

An offer was received from Kevin Carabajo and Orfelina Hereas in the amount of \$4,000.00 for the property located at 712 Tracy Street. The bidders plan to renovate for primary residence. A second offer was received from Manuel Gonzalez Silva in the amount of \$3,000.00. The bidder plans to renovate for primary residence. A third offer was received from Alex Soto and Sulma Ruiz in the amount of \$4,000.00. The bidder plans to renovate for primary residence.

The board motioned to go into Executive Session to review the sale of 712 Tracy Street. After review, Joan Harris made a motion to reject all offers for 712 Tracy Street to remarket the property for an additional 30 days. The motion was seconded by Dave Farina and passed unanimously.

ITEM #8 1614 Howard Avenue

An offer was received from Jonathan Quituizaca in the amount of \$11,000.00 for the property located at 1614 Howard Avenue. The bidder plans to renovate for primary residence. A second offer was received from Bryan Macancela in the amount of \$15,000.00. The bidder plans to renovate for primary residence. A third offer was received from Wildzfor Balan in the amount of \$13,500.00. The bidder plans to renovate for income property. A fourth offer was received from Juan Sigua in the amount of \$15,000.00. The bidder plans to renovate for primary residence and income property. A fifth offer was received from Luis A. Duton in the amount of \$20,000.00. The bidder plans to renovate for primary residence.

The board motioned to go into Executive Session to review the sale of 1614 Howard Avenue. After review, Fred Matrulli made a motion to designate Juan Sigua as a qualified and eligible project sponsor for the redevelopment of 1614 Howard 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 Joan Harris and passed unanimously.

ITEM #9 1007 Knox Street

An offer was received from Wildzfor Balan in the amount of \$15,000.00. The bidder plans to renovate for income property. A second offer was received from Sergey Kasperovich in the amount of \$10,000.00. The bidder plans to renovate for income property. A third offer was received from Andrew Brindisi and Brian Costello in the amount of \$15,000.00. The bidders plan to renovate for primary residence and income property. Andrew Brindisi stated for the record that he is an employee of the Urban Renewal Agency. A fourth offer was received from Roy Duhart in the amount of \$17,000.00. The bidder plans to renovate the property for primary residence and income property.

Fred Matrulli made a motion to designate Roy Duhart as a qualified and eligible project sponsor for the redevelopment of 1007 Knox 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 Bill Phillips and passed unanimously.

ITEM #10 1015 Brinckerhoff Avenue

An offer was received from Esmaille Duarte in the amount of \$5,000.00 for the property located at 1015 Brinckerhoff Avenue. The bidder plans to renovate for primary residence. A second offer was received from Juliana Joaquin Vargas in the amount of \$6,000.00. The bidder plans to renovate for income property.

Fred Matrulli made a motion to designate Esmaille Duarte as a qualified and eligible project sponsor for the redevelopment of 1015 Brinckerhoff 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 #11 400 Rutger Street

An offer was received from Nhung Vanslyke in the amount of \$16,000.00 for the property located at 400 Rutger Street. The bidder plans to renovate for primary residence.

Fred Matrulli made a motion to designate Nhung Vanslyke 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 Dave Farina and passed unanimously.

ITEM #12 3 Dent Street & 306.17-1-52.2 Dent Street

An offer was received from The Becker Family Trust in the amount of \$500.00 for the properties located at 3 Dent Street and 306.17-1-52.2 Dent Street. The bidder plans to develop additional parking and construct a storage shed.

Fred Matrulli made a motion to designate The Becker Family Trust as a qualified and eligible project sponsor for the redevelopment of 3 Dent Street and 306.17-1-52.2 Dent 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 not seconded.

Councilman Bill Phillips made a motion to reject the application for 3 Dent Street and 306.17-1-52.2 Dent Street due to the bidder's unclear intentions for the property. The motion was Dave Farina and passed unanimously.

ITEM #13 Termination of Developer Status: 1004 Columbia Street

Agency staff informed the board that the approved developer for the property located at 1004 Columbia Street, Michelle Randall, has failed to close within the 60 day timeframe allotted after the approval of sale by the Common Council. Agency staff requested the termination of the approved developer status.

Fred Matrulli made a motion to terminate the approved developer status for Michelle Randall for the property located at 1004 Columbia Street. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #14 Supplemental Appropriation

Agency staff requested approval for a supplemental appropriation in the amount of \$10,000.00 in the Urban Renewal Bank Account. The reason for the supplemental appropriation is to pay 1500 Whitesboro Street Corp (dba. Cobblestone Construction) for the repairs to the roof of 117 Boyce Avenue.

Mike Mahoney made a motion to approve the supplemental appropriation of \$10,000.00 into the Urban Renewal Bank Account to pay 1500 Whitesboro Street Corp. (dba. Cobblestone Construction) for repairs to the roof of 117 Boyce Avenue. The motion was seconded by Dave Farina and passed unanimously.

ITEM #15 Executive Sessions

Fred Matrulli made a motion to enter into Executive Session at 11:07A.M. to discuss the sale of real property at 117 Boyce Avenue, 712 Tracy Street and 1614 Howard Avenue. The motion was seconded by Joan Harris and passed unanimously.

A second motion was made by Fred Matrulli to come out of Executive Session at 11:20A.M. The motion was seconded by Dave Farina and passed unanimously.

ITEM #16 Adjournment

Joan Harris made a motion to adjourn the meeting at 11:24A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 28th day of January, 2016
Derek Crossman