

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – OCTOBER 27, 2016  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mayor Palmieri, Michael Mahoney, Dave Farina, Councilman Bill Phillips, Robin Harris

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

**EXCUSED:** Councilwoman Samantha Colosimo-Testa, Fred Matrulli

**ABSENT:**

**CALL TO ORDER:** By Brian Thomas at 9:38A.M.

**ITEM #1 Approval of Agency Minutes**

Councilman Bill Phillips made a motion to approve the minutes of the October 13, 2016 board meeting. The motion was seconded by Michael Mahoney and passed unanimously.

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**Old Business**

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**ITEM #2 1212 Taylor Avenue**

Offers were received from 18 individual applicants for the property located at 1212 Taylor Avenue with lots located at 1208 Taylor Avenue and 1214 Taylor Avenue. Their applications and intentions for the property are reflected in the minutes of the October 13, 2016 Urban Renewal Agency meeting.

This property was tabled indefinitely on October 13, 2016 for the purpose of allowing the Urban Renewal Agency board to further review all current applications as well as allow the Agency to continue marketing the property and accept new applications. However, as of the October 21, 2016 deadline for the October 27, 2016 meeting date, no new applications were received.

The board requested an update from URA staff in regards to any changes to current applications. Staff informed the board that Mr. Thaw Min had withdrawn from the bidding process, Mr. Juan Carlos Bonilla rose his offer from \$33,000 to \$50,000 and Ms. Rosa Cecilia Narveez rose her offer from \$32,000 to \$40,000. The board then asked all attending applicants if they would like to adjust their offers at this time. Mr. William Gerard Jr. raised his offer from \$25,000 to \$28,000, Hazim Ngoe and Zaw LaCa raised their offer from \$40,000 to \$45,000 and Jaime Astimbay and Mayra Remache raised their offer from \$28,000 to \$30,000. No other applicants wished to adjust their offer.

Councilman Bill Phillips made a motion to immediately review these applications in executive session. The motion was seconded by Michael Mahoney and passed unanimously. After review Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Jaime Asitimbay and Mayra Remache as qualified and eligible project sponsors for the redevelopment of 1212 Taylor Avenue and the lots at 1208 Taylor Avenue 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 Michael Mahoney and passed unanimously.

**ITEM #3      1522 Dudley Avenue**

An offer was received from Mohammad Mamun in the amount of \$12,000.00 for the property located at 1522 Dudley Avenue. The applicant intends to renovate the property for rental/income property. The applicant recently purchased the property at 1011 Dudley Avenue in a private sale.

Mayor Palmieri made a motion to table the property located at 1522 Dudley Avenue for 30 days for the purpose of re-marketing the property due to its limited time on the market. The motion was seconded by Robin Harris and passed unanimously.

**ITEM #4      138 Elmwood Place**

An offer was received from Maria Teresa Rojas in the amount of \$3,000.00 for the property located at 138 Elmwood Place. The applicant intends to renovate the property for primary residence and income/rental property and use it as international student housing. Ingrid Quiceno, representing Mrs. Rojas works with prospective international students, helping them obtain Student VISAs and entrance into Mohawk Valley Community College. She also provides transportation and other support to the students.

This property at 138 Elmwood Place comes with a \$10,000 cash incentive for permanent repairs to the home. The cash incentive is to be awarded to the approved developer on a reimburse basis for completed work.

Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Maria Teresa Rojas as a qualified and eligible project sponsor for the redevelopment of 138 Elmwood 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 Dave Farina and passed unanimously.

**ITEM #5      Executive Session**

Councilman Bill Philips made a motion to enter into Executive Session at 9:43 A.M. to review the sale of real property at 1212 Taylor Avenue including the lots at 1208 Taylor Avenue and 1214 Taylor Avenue. The motion was seconded by Robin Harris and passed unanimously. A second motion was made by Michael Mahoney to come out of Executive Session at 10:20A.M. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #6      Adjournment**

Robin Harris made a motion to adjourn the meeting at 10:42 A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 8<sup>th</sup> day of December, 2016  
Derek Crossman