

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – FEBRUARY 25, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Dave Farina, Joan Harris, Councilman Bill Phillips, Fred Matrulli, Michael Mahoney at 10:02A.M.

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

ABSENT: Councilwoman Sam Colosimo-Testa

EXCUSED: Mayor Palmieri

CALL TO ORDER: By Brian Thomas at 9:36A.M.

ITEM # 1 Approval of Agency Minutes

Councilman Bill Phillips made a motion to approve the minutes of the February 1, 2016 special board meeting. The motion was seconded by Joan Harris and passed unanimously.

Old Business

ITEM #2 117 Boyce Avenue

An offer was received from Edwin Pena in the amount of \$16,500.00 for the property located at 117 Boyce Avenue. The bidder plans to relocate from New York City and use the property for primary residence for himself and his sister's family. He stated that he intends to convert the property from a 3-family to a 2-family residence. A second offer was received from Alcibar Garcia in the amount of \$15,000.00. The bidder plans to use the property as an income property, converting the residence from 3-family to 2-family and renting out both units. A third offer was received from Bridgebrook Partners, LLC in the amount of \$15,500.00. The bidder plans to use the property as an income property and indicated that they will maintain the 3-family residence as such. A fourth offer was received from Jose Centro and Ana Rodriguez in the amount of \$17,200.00. The bidders plan to relocate from Elmhurst, New York and use the property for primary residence and income property. The bidders indicated that they would convert the property from 3-family to 2-family, using one unit as primary residence and renting the other. A fifth offer was received from Manuel Gonzalez Silva in the amount of \$16,000.00. The bidder plans to use the property for primary residence for his family and his Aunt, relocating from Congers, NY to Utica, NY. A sixth offer was received from Wilson Augusto Parra in the amount of \$17,000.00. The bidder plans to use the property for primary residence for his family.

Fred Matrulli made a motion to review all applications in executive session. The motion was seconded by Dave Farina and passed unanimously. After review, Dave Farina, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Wilson Augusto Parra as a qualified and eligible project sponsor for the redevelopment of 117 Boyce 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 #3 712 Tracy Street

An offer was received from Zulma Ruiz-Serrano and Alex Soto-Mariscal in the amount of \$4,000.00 for the property located at 712 Tracy Street. The bidders plan to use the property for primary residence. They stated their intentions to keep the residence a 1-family home. In order to cover their redevelopment proposal they have an agreement with Juan Carlos Garcia to borrow the necessary funds. A second offer was received from Argentina Diaz de Vicioso and Jose L. Vicioso in the amount of \$3,000.00. The bidders plan to use the property for primary residence and income property. They intend to convert the 1-family residence into 2-family, using one unit for primary residence and renting the other. A third offer was received from Nube Rivera in the amount of \$4,500.00. The bidder plans to use the property for primary residence for herself and her children. She intends to maintain the residence as a single family home.

Fred Matrulli made a motion to review all applications in executive session. The motion was seconded by Joan Harris and passed unanimously. After review, Dave Farina, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Zulma Ruiz-Serrano and Alex Soto-Mariscal as a qualified and eligible project sponsor for the redevelopment of 712 Tracy 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 #4 138 Elmwood Place

An offer was received from Kevin G. Carabajo in the amount of \$17,000.00 for the property located at 138 Elmwood Place. The bidder plans to use the property for primary residence.

Fred Matrulli made a motion to review all applications in executive session. The motion was seconded by Joan Harris and passed unanimously. After review, Dave Farina, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to market the property for an additional 30 days. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #5 Utica Business Park – Exterior Modifications

The property located at 122 Business Park Drive, ADHD Autism Psychological Services and Advocacy (AAPSA), located within the Utica Business Park requested Urban Renewal Agency approval for building signage. The applicant gave a description of the sign composition as well as illustrations of what the sign will look like. In addition, this matter was reviewed and approved by the Planning Board. The applicant needs Urban Renewal Agency review and approval before they can secure a sign permit from the Codes Department.

Dave Farina made a motion to approve the building signage for the property located at 122 Business Park Drive. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #6 Transfer of Funds

Urban Renewal Agency staff requested a transfer within cost centers totaling \$15,794.97 to cover outstanding invoices/future purchase to Reynold's Hardware, pay for the roof repairs done to 400 Rutger Street and to cover additions/deletions to URA Property Insurance for the 2015/2016 policy term.

Fred Matrulli made a motion to approve the transfers within cost centers of \$15,794.97 for the aforementioned items. The motion was seconded by Joan Harris and passed unanimously.

ITEM #7 Executive Sessions

Fred Matrulli made a motion to enter into Executive Session at 10:03A.M. to review the sale of real property at 117 Boyce Avenue, 712 Tracy Street and 138 Elmwood Place. The motion was seconded

by Mike Mahoney and passed unanimously. A second motion was made by Fred Matrulli to come out of Executive Session at 10:13A.M. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #8 Adjournment

Fred Matrulli made a motion to adjourn the meeting at 10:21A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 10th day of March, 2016
Derek Crossman