

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

**MEMBERS ATTENDING:** Dave Farina, Joan Harris, Councilman Bill Phillips, Michael Mahoney

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

**EXCUSED:** Mayor Palmieri, Fred Matrulli

**ABSENT:** Councilwoman Samantha Colosimo-Testa

**CALL TO ORDER:** By Brian Thomas at 9:37A.M.

**ITEM # 1 Approval of Agency Minutes**

Mike Mahoney made a motion to approve the minutes of the March 24, 2016 board meeting. The motion was seconded by Councilman Bill Phillips and passed unanimously.

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**Old Business**

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**ITEM #2 138 Elmwood Place**

An offer was received from Manuel Gonzalez Silva in the amount of \$15,000.00 for the property located at 138 Elmwood Place. The applicant did not attend the meeting, but indicated in his application that he plans to relocate from Congers, NY to Utica and use the property for his primary residence.

The board did not motion.

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**New Business**

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**ITEM #3 1145 Park Avenue**

An offer was received from Thomas Allard in the amount of \$250.00 for the property located at 1145 Park Avenue. The bidder plans to fence and landscape. Mr. Allard also included a rendering of his proposed site development. A second offer was received from Jamie Willis in the amount of \$250.00. The bidder plans to fence and landscape, to create a play space for her adjacent daycare. It was brought to the attention of the board members that Mr. Allard has neglected to receive or maintain ROPs on any of his rental properties.

The board made a motion to review these applications in executive session. After review, Joan Harris, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Jamie Willis as a qualified and eligible project sponsor for the redevelopment of 1145 Park 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 Councilman Bill Phillips and passed unanimously.

**ITEM #4 1005 Park Avenue**

An offer was received from Charles Grieco in the amount of \$250.00 for the property located at 1005 Park Avenue. The bidder plans to fence and landscape. Also present before the board was Juan Carlos Figueroa, who requested to speak to the board regarding the property. The board heard from Mr. Figueroa, who stated his interest in the property as potential parking for his tenants located in an adjacent property.

The board made a motion to review these applications in executive session. After review, Mike Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Charles Grieco as a qualified and eligible project sponsor for the redevelopment of 1005 Park 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 #5      330.26-1-46 Neilson Street**

An offer was received from Sichooun Lim in the amount of \$300.00 for the property located at 330.26-1-46 Neilson Street. The bidder plans to fence and landscape. Through vetting, Mr. Lim was found to be delinquent on 2015 taxes.

Mike Mahoney, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Sichooun Lim as a qualified and eligible project sponsor for the redevelopment of 330.26-1-46 Neilson Street contingent on the payment of all outstanding taxes prior to closing 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 Bill Phillips. Before a vote was held, Mr. Lim expressed some concerns with being able to come current on his taxes prior to closing. After discussing this with the applicant, Mike Mahoney made a second motion to rescind his previous motion to sell. The motion was seconded by Councilman Bill Phillips and passed unanimously. Mike Mahoney then made a third motion to table the property located 330.26-1-46 Neilson Street for 60 days, allowing the applicant time to come current on his taxes and then come before the board again. The motion was seconded by Councilman Bill Phillips and passed unanimously.

**ITEM #6      318.81-3-26 Steuben Street**

An offer was received from Cambodian Buddhist Temple in the amount of \$250.00 for the property located at 318.81-3-26 Steuben Street. The bidder plans to landscape, pave and create additional parking. Joe Giruzzi, representative for the Cambodian Buddhist Temple, contacted URA staff prior to the meeting, stated that they would be unable to attend the URA Board meeting on April 14, 2016. They requested that board table the application for two weeks.

Joan Harris made a motion to table the offer by the Cambodian Buddhist Temple for the property located at 318.81-3-26 Steuben Street for two weeks. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #7      Executive Sessions**

Dave Farina made a motion to enter into Executive Session at 9:58A.M. to review the sale of real property at 1145 Park Avenue and 1005 Park Avenue. The motion was seconded by Joan Harris and passed unanimously. A second motion was made by Mike Mahoney to come out of Executive Session at 10:08A.M. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #8      Adjournment**

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

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