

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – APRIL 28, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, Dave Farina, Joan Harris, Michael Mahoney

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

EXCUSED: Councilman Bill Phillips

ABSENT: Councilwoman Samantha Colosimo-Testa, Fred Matrulli

CALL TO ORDER: By Brian Thomas at 9:45A.M.

ITEM # 1 Approval of Agency Minutes

Joan Harris made a motion to approve the minutes of the April 14, 2016 board meeting. The motion was seconded by Mike Mahoney and passed unanimously.

Old Business

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 plans to use the property as primary residence relocating from Congers, NY to Utica. His intention is to use the 1st floor as residence for his mother and the 2nd floor for his immediate family, as well as placing his children in the Utica City School District come next term.

Mayor Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Manuel Gonzalez Silva 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 #3 318.81-3-26 Steuben Street

An offer was received from the 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, spoke on behalf of their plans for the property and fielded questions from the Agency. The Board requested that the applicant increase their offer to \$500.00 for the property. Mr. Giruzzi agreed to negotiate that price with his client.

Mayor Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate the Cambodian Buddhist Temple as a qualified and eligible project sponsor for the redevelopment of 318.81-3-26 Steuben Street, contingent on the sale price of \$500.00 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 Joan Harris and passed unanimously

New Business

ITEM #4 17 Scott Street

An offer was received from Wildzfor Balan in the amount of \$24,500.00 for the property located at 17 Scott Street. The applicant intends to use the property as an income property. A second offer was received from Dave Giglio in the amount of \$23,500.00. The applicant also intends to use the property for an income property. In discussion with the applicants, the board took issue with some deteriorating rental properties throughout the city, reiterating the importance of maintain clean and safe properties as well as respective and responsible tenants. It was brought to the attention of the board members that several of Mr. Giglio's properties are lacking current ROPs.

The board made a motion to review these applications in executive session. 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 Wildzfor Balan as a qualified and eligible project sponsor for the redevelopment of 17 Scott 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 Mayor Palmieri and passed unanimously.

ITEM #5 118 Gold Street

An offer was received from Jesus I. Reyes Leon in the amount of \$16,000.00 for the property located at 118 Gold Street. The bidder plans to use the property as primary residence, relocating from Orangeburg, NY to Utica. The applicant intends to use the 2-family residence as a 1-family. Agency staff informed the board that 1st floor of the property has the potential to be livable only after some cleaning. The board stipulated that the applicant will be awarded the property if by September 1, 2016 he has relocated his family into 118 Gold Street and enrolled his children in the Utica City School District.

Mayor Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Jesus I. Reyes Leon as a qualified and eligible project sponsor for the redevelopment of 118 Gold Street, contingent on the relocation of his family into the property and the enrollment of his children into the Utica City School District by September 1st 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 Mike Mahoney and passed unanimously.

ITEM #6 813 Waverly Place

An offer was received from Ynes Joaquin Vargas in the amount of \$6,000.00 for the property located at 813 Waverly Place. The applicant plans to use the property as primary residence.

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 Ynes Joaquin Vargas as a qualified and eligible project sponsor for the redevelopment of 813 Waverly 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 #7 612 Columbia Street

An offer was received from James A. Engler Jr. in the amount of \$1,000.00 for the property located at 612 Columbia Street. The applicant plans to create additional parking for his business.

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 James A. Engler Jr. as a qualified and eligible project sponsor for the redevelopment of 612 Columbia 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 #8 1016 Miller Street

An offer was received from Zijo Gronsonja in the amount of \$9,000.00 for the property located at 1016 Miller Street. The applicant intends to use the property as primary residence. A second offer was received from Alina Kasperovich in the amount of \$11,000.00. The applicant intends to use the property

as primary residence for her mother. A third offer was received from Marie Louis Jean in the amount of \$10,000.00. The applicant intends to use the property for primary residence, however, Ms. Jean's application at the time of the meeting showed insufficient funds for the project. Staff informed the board that the property was in very good condition and only needs cleaning and painting to be livable. Additionally, all standing offers for the property for 1016 Miller Street were far below the price desired by the Agency.

The board made a motion to review these applications in executive session. After review, Joan Harris made a motion to remarket the property for 30 days. The motion was seconded by Dave Farina and passed unanimously.

ITEM #9 811 Second Street

An offer was received from Ismeta Bajrektarevic in the amount of \$750.00 for the property located at 811 Second Street. The application stated that Ms. Bajrektarevic intends to landscape and create additional parking, however, the applicant did not attend the meeting in person nor called in advance to explain their absence.

The board took no action.

ITEM #10 1312 Seymour Avenue

An offer was received from Angel and Aileen Tenezaca in the amount of \$250.00 for the property located at 1312 Seymour Avenue. The bidder plans to fence and landscape. Through vetting, the applicant was found to be delinquent on 2016 taxes as well as having an open codes violation and 1203 on their property located at 1309 Neilson Street.

Mayor Palmieri made a motion to table their application for 1312 Seymour Avenue indefinitely until such time as they can clear up their outstanding tax, code and fire violations. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #11 Transfer of Funds - Travel

Urban Renewal Agency staff requested a transfer within cost centers totaling \$53.85 to cover the reimbursement for mileage accrued by Gene Allen through the use of his personal vehicle at which time the city vehicle was under repair. The accrual of mileage falls between the URA fiscal years 2015-2016 and 2016-2017, therefore the transfer affects both budgets

Mike Mahoney made a motion to approve the transfer within cost centers of \$53.85 for the aforementioned purpose. The motion was seconded by Dave Farina and passed unanimously.

ITEM #12 Executive Sessions

Mike Mahoney made a motion to enter into Executive Session at 10:37A.M. to review the sale of real property at 17 Scott Street and 1016 Miller Street. The motion was seconded by Dave Farina and passed unanimously. A second motion was made by Mike Mahoney to come out of Executive Session at 10:44A.M. The motion was seconded by Dave Farina and passed unanimously.

ITEM #13 Adjournment

Joan Harris made a motion to adjourn the meeting at 10:48A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 12th day of May, 2016
Derek Crossman