

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – MAY 12, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Fred Matrulli, Councilwoman Samantha Colosimo-Testa,

ABSENT:

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

ITEM # 1 Approval of Agency Minutes

Joan Harris made a motion to approve the minutes of the April 28, 2016 board meeting. The motion was seconded by Mike Mahoney and passed unanimously.

Old Business

There was no old business.

New Business

ITEM #2 126 Bleecker Street/167 Genesee Street

An offer was received from Christopher Tillotson d/b/a WH Heartly, LLC in the amount of \$20,000.00 for the properties located at 120-126 Bleecker Street and 167-169 Genesee Street. The applicant plans on establishing a health foods market on the 1st floor of 167 Genesee Street, will utilizing the 2nd floor for a yoga studio and the 3rd through 5th floors for residential space. In discussion with the board, the applicant stated that the \$80,000 denomination stated for the Repair Estimate was only reflective of the potential health food market on the 1st floor of 167 Genesee Street. As for 120-126 Bleecker Street, the applicant stated his intention to establish a wine distributor on the 1st floor while using the remaining floors for residential space. Additionally, the applicant submitted a preliminary business plan to the board outlining his proposal and his financial projections for 5 years.

The board discussed their concern with the repair estimate stated by the applicant, stating they would prefer a more in-depth breakdown of all necessary repairs to both building. The board stated that they would allow the applicant, as well as any contractors or consultants, access as needed to both properties to in order for him to formulate a more comprehensive redevelopment proposal. The applicant agreed to the board's terms and stated that such a proposal could be completed in time for the next URA meeting.

Mayor Palmieri made a motion to table the application for property located at 120-126 Bleecker Street and 167-169 Genesee Street for until the next URA meeting or at such a time that the applicant can provide the board with a new redevelopment proposal. The motion was seconded by Councilman Bill Philips and passed unanimously.

ITEM #3 2000 Whitesboro Street

An offer was received from Alma King in the amount of \$30,000.00 for the property located at 2000 Whitesboro Street. The applicant plan to renovate for primary residence for her son and family of nine. A second offer was received from Jose Martinez in the amount of \$35,000.00. The applicant plans

to renovate for primary residence and stated that they would either rent out or sell their current residence, which they stated was too small for their family. A third offer was received from Jennifer Juliana Hilario in the amount of \$20,000.00. The applicant plans to renovate for primary residence and relocate from Rome, NY, where she currently rents and apartment, to Utica, NY. A fourth offer was received from Yannira Peguero & Ismael Tejada in the amount of \$37,500.00. The applicant plans to renovate for primary residence for their family, including three kids. A fifth offer was received from Christopher Burden in the amount of \$25,000.00. The applicant was the former owner of this property and lost it for three years of owed taxes. He owned the property for nine years and lives there with his wife and four children. He intends to continue to use the property as primary residence if awarded it back. Mr. Burden was represented by Attorney David Goldbass. A sixth offer was received from Juan C. Ramos in the amount of \$37,000.00. The applicant, a resident of Nantucket, Massachusetts, stated he would renovate the property for primary residence for his wife to live.

The board made a motion to review these applications in executive session. After review, Michael 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 Christopher Burden as a qualified and eligible project sponsor for the redevelopment of 2000 Whitesboro 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 was passed 4-1 with Joan Harris opposed.

ITEM #4 1013 Dudley Avenue

An offer was received from Julio Calle in the amount of \$27,000.00 for the property located at 1013 Dudley Avenue. The applicant plans to renovate for income property as well as utilizing one unit for his parents. A second offer was received from Aung Win and Hnin Htwe in the amount of \$35,000.00. The applicant plans to renovate for income property and stated he would increase his bid to \$38,000.00 for the property. A third offer was received from Isobel Bliss and Michael Carston in the amount of \$27,000.00. The applicants plan to renovate for primary residence for themselves as well as income property for the remaining units. They stated they'd repurpose their current residence as an income property. A fourth offer was received from Alina Kasperovich in the amount of \$35,500.00. The applicant plans to renovate for primary residence for her parents. A fifth offer was received from Gladys Carangui in the amount of \$27,000.00. The applicant plans to renovate for primary residence and relocate from Corona, NY to Utica, NY. She stated that she has family residing in the Utica area and would like to enroll her kids into an area school district.

The board made a motion to review these applications in executive session. After review, the board negotiated with applicants Isobel Bliss and Michael Carston to raise their offer for the property to \$29,000.00.

Michael 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 Isobel Bliss and Michael Carsten as a qualified and eligible project sponsors for the redevelopment of 1013 Dudley Avenue contingent on the sale price of \$29,000.00 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 Dave Farina and was passed 4-1 with Mayor Palmieri opposed.

ITEM #5 413 Hubbell Street

An offer was received from Fahir Garic in the amount of \$6,500.00 for the property located at 413 Hubbell Street. The applicant plans to renovate for income property. A second offer was received from Martiza Cardona in the amount of \$6,000.00. The applicant plans to renovate for income property, renting to family that would relocate from Georgia to Utica, NY as well as establishing a Nail Shop on the 1st floor.

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 Fahir Garic as a qualified

and eligible project sponsor for the redevelopment of 413 Hubbell Street at a sale price below minimum contingent on exterior improvements being completed by October of 2016 in 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 1515-1519 Seymour Avenue

An offer was received from Dahirys Garcia in the amount of \$500.00 for the property located at 1515-1519 Seymour Avenue. The applicant plans to fence, landscape and create additional parking. Mr. Garcia recently purchased a contiguous property to the vacant lots at 1513 Seymour Avenue in a private sale. A property check on Mr. Garcia revealed he currently has a property in Codes court.

Mike Mahoney made a motion to table the application for 1515-1519 Seymour Avenue from Dahirys Garcia indefinitely until such time that all codes violations are resolved. The motion was seconded by Dave Farina and passed unanimously.

ITEM #7 1534 Howard Avenue & 1536 Howard Avenue

An offer was received from Robert Pujols in the amount of \$7,000.00 for the properties located at 1534 Howard Avenue and 1536 Howard Avenue. The bidder plans to renovate for primary residence, relocating from the Bronx to Utica, NY with his family. He also stated that his employer has transferred him to Syracuse, NY. A second offer was received from Sully Gonzalez in the amount of \$5,000.00. The applicant plans to renovate for property for primary residence, also relocating from the Bronx, to Utica, NY. Mr. Gonzalez stated he was in the process of selling his salon in the Bronx.

The board aired their concerns regarding both applicants' intentions of relocating to the city of Utica.

The board negotiated with Mr. Pujols stating that their willingness to sell the property to him would be contingent on the applicant providing the Agency a letter from his employer confirming his relocation as well as proof of his children's enrollment into the Utica City School District. Mr. Pujols agreed to these terms.

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 Robert Pujols as a qualified and eligible project sponsor for the redevelopment of 1534 Howard Avenue and 1536 Howard Avenue with the aforementioned conditions 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 #8 1536 Elm Street

An offer was received from Jose Caranguì in the amount of \$10,000.00 for the property located at 813 Waverly Place. The applicant plans to use the property as primary residence, repurposing his current residence as an income property. A property check on Mr. Caranguì revealed open codes violations, however, Mr. Caranguì is in the process of rectifying those issues and is currently waiting for a response from New York State regarding a remedy for his situation.

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 Jose Caranguì as a qualified and eligible project sponsor for the redevelopment of 1536 Elm 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 #9 Executive Sessions

Dave Farina made a motion to enter into Executive Session at 10:48A.M. to review the sale of real property at 2000 Whitesboro Street and 1013 Dudley Avenue. The motion was seconded by Mike Mahoney and passed unanimously. A second motion was made by Joan Harris to come out of Executive Session at 11:17A.M. The motion was seconded by Dave Farina and passed unanimously.

ITEM #10 Adjournment

Joan Harris made a motion to adjourn the meeting at 11:25A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 26th day of May, 2016
Derek Crossman