

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – MAY 26, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Mayor Palmieri, Fred Matrulli, Councilwoman Samantha Colosimo-Testa, Brian Thomas

ABSENT:

CALL TO ORDER: By Michael Mahoney at 9:41A.M.

ITEM # 1 Approval of Agency Minutes

Councilman Bill Phillips made a motion to approve the minutes of the May 12, 2016 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 167 Genesee Street

An offer was received from Christine Martin in the amount of \$15,000.00 for the property located at 167-169 Genesee Street. The applicant's business plan stated that she wants to rehabilitate the 1st floor to make it viable to prospective business, create access to the 4th and 5th floor of 167 Genesee from 171 Genesee and address the rehabilitation of the 2nd and 3rd floors as need or opportunity is identified. Her target tenants are restaurants, fitness, retail (such as grocery), hand-crafted artisan goods and a bridal shop.

The business plan estimated \$210,000 for the total development, with a breakdown of \$150,000 for the rehabilitation of the 1st floor, \$10,000 for access to the 4th and 5th floors and an additional \$75,000 for the rehabilitation of the 4th and 5th floors.

Similarly to the previous offer received for 167-169 Genesee Street, the board would prefer a more in-depth breakdown of all necessary repairs to the building. The Agency will continue to allow all applicants and interested parties, as well as any contractors or consultants, access as needed to the property in order for the applicants to formulate comprehensive redevelopment proposals.

Michael Mahoney made a motion to table the application for property located at 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 Dave Farina and passed unanimously.

New Business

ITEM #3 507 Lansing Street

An offer was received from Jennifer Hilario in the amount of \$20,000.00 for the property located at 507 Lansing Street as well as a contiguous lot, Tax ID 318.60-2-88 Lansing Street. The applicant plans to renovate the property for primary residence for herself and her two children and use the lot for parking. A second offer was received from Cesar Perez Gomez in the amount of \$22,000.00, which included a contiguous lot at 811 Second Street. The applicant plans to renovate the property for primary residence for his family and stated that they intent to relocate from Garnerville, NY to Utica, NY. A third offer was received from Saud Korman in the amount of \$25,000.00 solely for the property at 507 Lansing Street.

The applicant plans to renovate the property for primary residence, relocating from New Hartford, NY to Utica, NY.

Dave Farina made a motion to review these applications in executive session. The motion was seconded by Joan Harris and passed unanimously. 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 Jennifer Hilario as a qualified and eligible project sponsor for the redevelopment of 507 Lansing 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 unanimously.

ITEM #4 1532 Sunset Avenue

An offer was received from Maribel Tejada in the amount of \$15,000.00 for the property located at 1532 Sunset Avenue. The applicant plans to renovate for primary residence and income property. She stated that she works from home and intends to relocate from Richmond Hill, NY to Utica, NY. A second offer was received from Dwight Johnson in the amount of \$16,000.00. The applicant plans to renovate for income property and stated that he would incorporate this property into his current rental business.

Michael Mahoney made a motion to review these applications in executive session. The motion was seconded by Joan Harris and passed unanimously. After review, Michael Mahoney made a motion to table the applications for 1532 Sunset Avenue for 30 days for the purpose of remarketing – stating that the Agency has only marketed it for a limited time and that neither offer is within an acceptable range of the property value. The motion was seconded by Joan Harris and passed unanimously.

ITEM #5 1508 Seymour Avenue and 1511 Neilson Street

An offer was received from Loth Phang in the amount of \$1,500.00 for the properties located at 1508 Seymour Avenue and 1511 Neilson Street. The applicant plans to pave the lot at 1511 Neilson Street to be utilized as a parking lot and play space for his children and use the lot at 1508 Seymour as green space. The applicant also stated that he intends to completely fence in the entire property.

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 Loth Phang as a qualified and eligible project sponsors for the redevelopment of 1508 Seymour Avenue and 1511 Neilson 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 Joan Harris and passed unanimously.

ITEM #6 1004 Columbia Street

An offer was received from Ben Kernan on behalf of Phelps O’Toole Management in the amount of \$1,500.00 for the property located at 1004 Columbia Street. The applicant plans to create additional parking for his surrounding business at 920-A Columbia Street. Mr. Kernan was unable to attend the meeting and was represented by Abelino Figueroa. Mr. Figueroa addressed all Agency questions.

Michael Mahoney made a motion to table the application for 1004 Columbia Street for 30 days for the purpose of allowing the Agency time to consider its desired use for the property. The motion was seconded by Joan Harris and passed unanimously.

ITEM #7 914 Schuyler Street

An offer was received from Jose and Marta Roman in the amount of \$2,400.00 for the property located at 914 Schuyler Street. The applicant plans to renovate the property for primary residence.

Mike Mahoney made a motion to reject the application for 914 Schuyler Street from Jose and Marta Roman – stating the repair estimate put forth by the applicants does not adequately reflect the funding necessary to restore and redevelop this property. The motion was seconded by Joan Harris and passed unanimously.

ITEM #8 1703 Erie Street

An offer was received from Sergey Kasperovich in the amount of \$1,000.00 for the property located at 1703 Erie Street. The applicant plans to renovate for income property. A property check on Mr. Kasperovich reflected multiple outstanding codes issues.

Joan Harris made a motion to reject the application for 1703 Erie Street from Sergey Kasperovich – stating the repair estimate put forth by the applicant does not adequately reflect the funding necessary to restore and redevelop this property. The motion was seconded by Dave Farina and passed unanimously.

ITEM #9 426 Aiken Street

An offer was received from Brett Lojewski d/b/a Premier Properties Holdings MV, LLC in the amount of \$13,000.00 for the property located at 426 Aiken Street. The applicant plans to renovate for income property as a 2-family residence and stated that he would incorporate this property into his current rental business, as well as use the detached unit for storage. A property check on Mr. Lojewski revealed numerous tax delinquencies and Rental Occupancy Permit inspections due, however, Mr. Lojewski is in the process of rectifying those issues.

Joan Harris made a motion to review this application in executive session. The motion was seconded by Dave Farina and passed unanimously. After review, Michael Mahoney made a motion to table the application for 426 Aiken Street for 30 days for the purpose of remarketing – stating that the Agency has only marketed it for a limited time and that this gives Mr. Lojewski time to further satisfy the Agency’s requirements for an approved developer. The motion was seconded by Joan Harris and passed unanimously.

ITEM #10 Miscellaneous URA Business

Urban Renewal Agency staff informed the Board regarding on-going internal matters with several properties. The Board was briefed about the following properties:

- 712 Tracy Street
- 311 Lansing Street
- 925 Catherine Street
- 526 Blandina Street
- 227 Lansing Street
- 1125 Summit Place

ITEM #11 Transfer of Funds

Urban Renewal Agency staff requested a transfer within cost centers totaling \$4,442.64 to cover \$500.00 in heat bills for the property at 511 Hubbell Street, the property has a shared meter and had to be put into the City’s Name, and \$3,942.64 to clean up credit balances to close out the 2015-2016 fiscal year.

Joan Harris made a motion to approve the transfer within cost centers totaling \$4,442.44 for the aforementioned purposes. The motion was seconded by Dave Farina and passed unanimously.

ITEM #12 Public Authorities Accountability Act Documents

Urban Renewal Agency staff sent all Board members the Public Authorities Accountability Act documents for the 2016-2017 year, requested their review of the documents and subsequent approval if no errors or objections are raised.

Michael Mahoney made a motion to approve the Public Authorities Accountability Act documents. The motion was seconded by Joan Harris and passed unanimously.

ITEM #13 Executive Sessions

Joan Harris made a motion to enter into Executive Session at 10:45A.M. to review the sale of real property at 507 Lansing Street, 1532 Sunset Avenue and 426 Aiken Street. The motion was seconded by

Dave Farina and passed unanimously. A second motion was made by Joan Harris to come out of Executive Session at 11:00A.M. The motion was seconded by Dave Farina and passed unanimously.

ITEM #14 Adjournment

Joan Harris made a motion to adjourn the meeting at 11:12A.M. The motion was seconded by Dave Farina and passed unanimously.

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