

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JUNE 23, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, Dave Farina, Michael Mahoney, Fred Matrulli, Councilman Bill Phillips, Councilwoman Samantha Colosimo-Testa

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

EXCUSED: Joan Harris, Mayor Palmieri at 10:24A.M.

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:38A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the June 9, 2016 board meeting and the minutes of the June 14, 2016 special board meeting. The motion was seconded by Fred Matrulli and passed unanimously.

Old Business

ITEM #2 501-503 Jay Street

An offer was received from CNY Seal Coating & Concrete, LLC in the amount of \$5,000.00 for the property located at 501-503 Jay Street. The applicant plans to relocate their business, currently located at 188 N. Genesee Street in Utica, to 501-503 Jay Street. The business was represented by Mario Jellencich, who presented to the board and fielded all questions. He stated that the property would potentially hold an 8,000 sq.ft. pole barn with the corresponding equipment, supplies and trucks. The applicant stated their current location has caused issue with parking on nearby East Fredrick Street.

At the June 9, 2016 Agency board meeting, the board requested that Mr. Jellencich provide the Agency with a rendering of their proposed development for 501-503 Jay Street in two weeks. During that time Chairman Mayor Palmieri reached out to Mr. Jellencich but received no response. When Agency staff informed Mr. Jellencich of the upcoming June 23rd board meeting he stated his intention to withdraw his application for the property. Agency staff then informed the board of Mr. Jellencich's intentions.

The board did not act.

ITEM #3 330.26-1-46 Neilson Street

An offer was received from Sichoemun 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.

The board moved to table the application for 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. As of June 23, 2016, Mr. Lim still has outstanding liens owned to the City of Utica. The board asked if Mr. Lim is still interested in the property and if he has the wherewithal to pay off his taxes. Mr. Lim stated

he would still like to purchase the property and that he is waiting for this tax return to pay his outstanding liens.

Fred Matrulli made a motion to table the application for property located 330.26-1-46 Neilson Street indefinitely, allowing the applicant more time to come current on his taxes and then come before the board again. The motion was seconded by Dave Farina and passed unanimously.

ITEM #4 509 Nichols Street

An offer was received from Angela Figuereo in the amount of \$2,000.00 for the property located at 509 Nichols Street. The applicant plans to renovate the property for primary residence, relocating from Brooklyn, NY to Utica, NY.

The applicant was given two weeks from the June 9, 2016 board meeting to provide the Agency with updated financial statements that cover or exceed the cost of purchase and redevelopment. At the June 23, 2016 board meeting, Ms. Figuereo provided the board with new financial statements showing her current available balance as \$19,500.00 – still below the needed balance to cover the costs of her proposed development.

The board agreed to approve sale of the property to Ms. Figuereo with the contingencies that she occupies the property within six months of closing and that she comes back in front of the board in six months to give a progress report. The applicant agreed to these contingencies.

Councilwoman Sam Colosimo-Testa, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Angela Figuereo as a qualified and eligible project sponsor for the redevelopment of 509 Nichols Street, contingent on it being occupied and progress report of the property being submitted in 6 months, 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 and passed unanimously.

ITEM #5 1135 Neilson Street

An offer was received from Cristian Avila in the amount of \$250.00 for the property located at 1135 Neilson Street. The applicant plans to fence and landscape.

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 Cristian Avila as a qualified and eligible project sponsor for the redevelopment of 1135 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 Dave Farina and passed unanimously.

New Business

ITEM #6 1629 West Street

An offer was received from Jose D. Garcia Duarte in the amount of \$17,500.00 for the property located at 1629 West Street. The applicant plans to renovate for primary residence as well as income property. That applicant stated that he would live on the 1st floor of the property, relocating from Neilson Street where he currently rents, and his mother-in-law would occupy the 2nd floor. A second offer was received from Than Myint in the amount of \$14,000.00. The applicant plans to renovate for primary residence and income property. Mr. Myint's applicant showed insufficient funds to cover the cost of purchase and redevelopment.

Fred Matrulli made a motion to table the applications for 1629 West Street for 30 days for the purpose of remarketing. The board discussed this motion and decided to approve sale of the property. Fred Matrulli rescinded his motion. 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 Jose D. Garcia Duarte as a qualified and eligible project sponsor for the redevelopment of 1629 West 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 Councilwoman Sam Colosimo-Testa and was passed unanimously.

ITEM #7 1703 Erie Street and 1705 Erie Street

An offer was received from Antonio Figueroa in the amount of \$4,000.00 for the properties located at 1703 Erie and 1705 Erie Street. The applicant plans on renovating for income property and using the lot for parking. Through vetting, Mr. Figueroa was found to have an open codes violation, an open ROP violation, and taxes owed on several of his properties.

Councilwoman Sam Colosimo-Testa made a motion to reject the offer received from Antonio Figueroa for the properties located at 1703 Erie and 1705 Erie Street due to his outstanding violations and taxes. The motion was seconded by Dave Farina and passed unanimously.

ITEM #8 914 Schuyler Street

An offer was received from Jose 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 for his daughter.

Mayor Palmieri made a motion to review this application in executive session. The motion was seconded by Fred Matrulli and passed unanimously. After review, Fred Matrulli made a motion to reject the application for 914 Schuyler Street from Jose Roman. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #9 Discussion: 700 Oswego Street

The board discussed the current status of 700 Oswego Street. The property was approved for sale on May 30, 2013 by the Agency. The developer, Mr. Ferrone closed on the property on August 7, 2013 and has yet to receive a Certificate of Completion for the Urban Renewal Agency. In addition, several other issues have arose regarding the property with various other city departments. Agency staff will reach out to Mr. Ferrone and request that he attend the next meeting of the Agency board on July 14, 2016 to speak with board members.

ITEM #10 Miscellaneous PARIS Reports

Agency staff distributed to members of the board miscellaneous PARIS reports for their review and approval, at which point the reports will be submitted to New York State.

Fred Matrulli made a motion for the board to review the reports over the next several weeks and to reconvene the matter at the next Agency board meeting. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #11 Executive Session

Mayor Palmieri made a motion to enter into Executive Session at 10:17A.M. to review the sale of real property at 914 Schuyler Street. The motion was seconded by Dave Farina and passed unanimously. A second motion was made by Michael Mahoney to come out of Executive Session at 10:24A.M. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #12 Adjournment

Fred Matrulli made a motion to adjourn the meeting at 10:37A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 14th day of July, 2016
Derek Crossman