

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JUNE 9, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, Dave Farina, Joan Harris, Michael Mahoney, Councilman Bill Phillips, Councilwoman Samantha Colosimo-Testa (at 10:17am)

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

EXCUSED: Fred Matrulli

ABSENT:

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

ITEM #1 Approval of Agency Minutes

Joan Harris made a motion to approve the minutes of the May 26, 2016 board meeting. The motion was seconded by Councilman Bill Phillips 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 at the May 26, 2016 URA board meeting and subsequently tabled. However, the applicant did not attend the prior meeting and attended this meeting to formally address the board and give a formal presentation of her proposed development. She stated that her business plan for the former Rite Aid building is 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.

A second offer (third overall) was received from John Noviasky and Diana Sorrento in the amount of \$30,000.00 for 167-169 Genesee Street. Mr. Noviasky addressed the board and stated that his intention for the property is to develop the first and second floors into commercial space and the third, fourth and fifth floors into a mix of studios and 1/2 bedroom apartments. Initial targets for the commercial space would include a gym/yoga studio and an art gallery/cooperative.

As with the previous offers received for 167-169 Genesee Street, the board requested that each applicant continue to provide the Agency with any and all information they can gather regarding their proposals, including comprehensive financial 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 current and new applicants to formulate comprehensive redevelopment proposals.

Michael Mahoney made a motion to table the new application for property located at 167-169 Genesee Street while the Agency continues to conduct its due diligence and continue to allow interested parties to apply. The motion was seconded by Dave Farina and passed unanimously.

ITEM #3 1016 Miller Street

An offer was received from Zijo Grosnja in the amount of \$9,000.00 for the property located at 1016 Miller Street. The applicant plans to renovate the property for primary residence for himself, as he currently rents. A second offer was received from Alina Kasperovich in the amount of \$11,000.00. The applicant plans to renovate the property for primary residence for her parents. A third offer was received from Marie Louis Jean in the amount of \$15,000.00. The applicant plans to renovate for primary residence, relocating from Jamaica-Queens, New York to Utica, NY for retirement. She stated that she would operate the property as a rental until she is ready to retire and reside there. A fourth offer was received from Aung Win in the amount of \$20,000.00. The applicant plans to renovate the property for primary residence for his parents, who just received VISAs to enter the country.

Michael Mahoney made a motion to review these applications in executive session. The motion was seconded by Councilman Bill Phillips and passed unanimously. After review, 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 Aung Win as a qualified and eligible project sponsor for the redevelopment of 1016 Miller 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 #4 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. The applicant also stated that he intends to completely fence in the entire property.

Councilman Bill Phillips made a motion to table the application for 1135 Neilson Street for two weeks for the purpose of allowing the Agency time to consider its desired use for the property and to reach out to neighboring property owners. The motion was seconded by Joan Harris and passed unanimously.

ITEM #5 1431 Sunset Avenue

An offer was received from Christiana Difo in the amount of \$3,000.00 for the property located at 1431 Sunset Avenue. The applicant plans to renovate the property for primary residence as well as commercial business. The applicant stated that she is a tax assistant and helps native Spanish speakers throughout the community complete and file their taxes.

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 Christiana Difo as a qualified and eligible project sponsor for the redevelopment of 1431 Sunset 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 Michael Mahoney and passed unanimously.

ITEM #6 922 Saratoga Street

An offer was received from Jose Santo in the amount of \$4,000.00 for the property located at 922 Saratoga Street. The applicant plans to renovate for income property.

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 Jose Santo as a qualified and eligible project sponsor for the redevelopment of 922 Saratoga Street, contingent on a progress report on the redevelopment of the property being submitted within 4-6 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 Michael Mahoney and passed unanimously.

ITEM #7 501-503 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.

Joan Harris made a motion to table the application for 501-503 Jay Street for two weeks for the purpose of allowing the Agency time to consider its desired use for the property as well as allow the applicant to provide the board with a rendering for their proposed development. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #8 509 Nichols Street

An offer was received from Angela Figuerero 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 application for the property showed insufficient funding to cover the offer and proposed redevelopment.

Michael Mahoney made a motion to table the application for 509 Nichols Street for two weeks for the purpose of allowing the applicant to provide the board with updated financial statements. The motion was seconded by Dave Farina and passed unanimously.

ITEM #9 Extension Request – 310 Broad Street

Gary Thurston, representing Crane-Ballou, submitted a letter requesting an extension for the redevelopment of the vacant space located between 326 Broad Street and 310 Broad Street and a Certificate of Completion with the exemption for the vacant space. Mr. Thurston stated that the original plan for redevelopment was to build the entire project in a single phase, but several complications arose in the process. However, parts of the project have been completed and are in the process of being occupied.

Michael Mahoney made a motion to accept Crane-Ballou's request for an extension regarding the vacant space and approved the release of a Certificate of Completion for the completed sections of the property known as the 'Studebaker Building' and 'High-bay' with the exception of the vacant space. The motion was seconded by Councilwoman Sam Colosimo-Testa and passed unanimously.

ITEM #10 Updating Board on Status of Sales

Agency staff informed the board regarding the status of sale for 118 Gold Street and 138-140 Elmwood Place. Approved developers for both properties have admitted difficulty in meeting the board's contingencies for sale. Agency staff stated that the board may need to take action to either lift the contingencies or revoke the sale.

ITEM #11 Executive Session

Michael Mahoney made a motion to enter into Executive Session at 10:52A.M. to review the sale of real property at 1016 Miller Street. The motion was seconded by Councilwoman Sam Colosimo-Testa and passed unanimously. A second motion was made by Mayor Palmieri to come out of Executive Session at 11:11A.M. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #12 Adjournment

Joan Harris made a motion to adjourn the meeting at 11:15A.M. The motion was seconded by Councilwoman Sam Colosimo-Testa and passed unanimously.

Respectfully submitted this 23th day of June, 2016
Derek Crossman