

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – JULY 14, 2016  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mayor Palmieri, Dave Farina, Michael Mahoney, Fred Matrulli, Councilman Bill Phillips

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

**EXCUSED:** Councilwoman Samantha Colosimo-Testa, Councilman Bill Phillips at 10:35A.M., Gene Allen

**ABSENT:**

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

**ITEM #1 Approval of Agency Minutes**

Fred Matrulli made a motion to approve the minutes of the June 23, 2016 board meeting. The motion was seconded by Councilman Bill Phillips and passed unanimously.

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**Old Business**

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**ITEM #2 426 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. Mr. Lojewski stated his rental business has a strong track record with helping organizations like CNY Services house individuals recovering from alcohol and substance abuse. A second offer was received from Blanco and Son Realty in the amount of \$10,000.00. The applicant intends to renovate the property for use as an income property. Mr. Blanco stated he wants to help make a good, quiet neighborhood. A third offer was received from Yolanda Figueroa in the amount of \$17,000.00. The applicant plans to renovate for primary residence, residing on the second floor and using the first floor to house her daughter and grandchildren. A fourth offer was received from Allen Addison in the amount of \$14,000.00. The applicant intends to renovate the property for primary residence and income property, using one unit for himself and renting the other unit out to Section 8 or a student of PRATT at Munson-Williams Proctor Arts Institute. This property was previously tabled for 30 days on May 26, 2016 for the purpose of re-marketing the property due to its limited time on the market.

Fred Matrulli made a motion to review these applications in executive session. The motion was seconded by Dave Farina and passed unanimously. 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 Yolando Figueroa as a qualified and eligible project sponsor for the redevelopment of 426 Aiken 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 Fred Matrulli and was passed unanimously.

**ITEM #3      1004 Columbia Street**

An offer was received from Ben Kernan on behalf of Phelps O'Toole Management in the amount of \$250.00 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 attended the meeting and answered all questions from board members. This property was previously tabled for 30 days on May 26, 2016 for the purpose of allowing the Agency time to consider its desired use for the property.

Michael Mahoney made a motion to review the 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 1004 Columbia Street for 30 days for the purpose of re-marketing the property. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #4      Discussion: 700 Oswego Street**

The board discussed the current status of 700 Oswego Street. Mr. Ferrone attended the meeting as requested and answered questions from URA board members regarding the status of his property. Mr. Ferrone still needs to receive approvals from both the Codes Department and Urban Renewal Agency, including a Certificate of Completion.

Michael Mahoney made a motion to grant Mr. Ferrone a 30 day extension to complete the renovation of 700 Oswego Street and receive a Certificate of Completion from the Urban Renewal Agency. The motion was seconded by Councilman Bill Phillips and passed unanimously.

**ITEM #5      Discussion: 138-140 Elmwood Place**

The board discussed the current status of 138-140 Elmwood Place. The property was approved for sale on April 28, 2016 by the Agency to Manuel Gonzalez Silva (the approved developer). The property received Common Council approval on May 4, 2016 and Mr. Silva was required to close within 60 days of Common Council approval. Mr. Silva contacted Agency staff stating he would not be able to meet the Agency's criteria due to unforeseen health circumstances of his son. Mr. Silva was represented by Edgar Lopez Duran, who answered questions from the URA board members.

Michael Mahoney made a motion to terminate the approved developer's status of Manuel Gonzalez Silva for the property located at 138-140 Elmwood Place. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #6      Discussion: 96-98 Genesee Street**

The board discussed the current status of 96-98 Genesee Street. The property was approved for sale on September 28, 2011 by the Agency to Vincent Ficchi d/b/a Skyscape Development, LLC (the approved developer). The developer closed on the property on December 15, 2011 and has yet to receive a Certificate of Completion from the Urban Renewal Agency. Mr. Ficchi was contacted by Agency staff and his attendance was requested for the meeting, however, he did not attend.

Michael Mahoney made a motion to find Mr. Ficchi in default for the development of the property located at 96-98 Genesee Street and to commence a 30 day cure period, requesting that the URA attorney, Mr. Hobika, check into the legality of how to proceed. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #7      Termination of Developer's Status: 1508 Seymour Avenue & 1511 Neilson Street**

Agency staff informed the board that the approved developer for the properties located at 1508 Seymour Avenue and 1511 Neilson Street, Loth Phang, has disputed the offer filed on her application for \$1,500.00 for the two properties. Agency staff and the applicant agreed to cancel the closing for the property due to the error in fact. Furthermore, Ms. Phang withdrew her application and intends to resubmit for the properties at a later date.

Fred Matrulli made a motion to terminate the approved developer's status for Loth Phang for the

properties located at 1508 Seymour Avenue and 1511 Neilson Street. The motion was seconded by Dave Farina and passed unanimously.

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**New Business**

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**ITEM #8      318.49-1-85 Wheeler Avenue**

An offer was received from Compassion Coalition in the amount of \$75,000.00 for the property located at 318.49-1-85 Wheeler Avenue. The applicant plans to relocate their grocery store to this location.

Michael Mahoney made a motion to table the application for 318.49-1-85 Wheeler Avenue indefinitely to allow the Agency board time to further review the application as well as assess the property. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #9      1806 Whitesboro Street**

An offer was received from Rene and Maria Villalta in the amount of \$23,000.00 for the property located at 1806 Whitesboro Street. The applicant intends to renovate for primary residence and income property. The applicants stated that they would use one unit for them and rent out the other. They intend to relocate from Revere, MA to Utica, NY in one to two years. A second offer was received from Mohammad Abbas in the amount of \$24,000.00. The applicant intends to renovate for income property. A third offer was received from Juan Pena in the amount of \$25,000.00. The applicant intends to renovate for income property, using the first floor for his mother, adding a handicap ramp for her use, and renting out the second floor. Mr. Pena is still in the process of fixing 1302 Whitesboro Street, a property he purchased from the URA in October of 2015. Additionally, Mr. Pena's finances did not cover the cost of his offer and redevelopment proposal, in part, due to the fact that he is still in the process of selling his property located at 734 Roberts Street. The attorney handling Mr. Pena's closing sent a correspondence to Agency staff stating that the closing date for his property has not been established yet.

Dave Farina made a motion to review these applications in executive session. The motion was seconded by Fred Matrulli and passed unanimously. After review, Fred Matrulli made a motion to table the applications for 1806 Whitesboro Street for 30 days for the purpose of remarketing – stating that the Agency board would like to receive more money for the property. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #10     1532 Sunset Avenue**

An offer was received from Caleb Casildo in the amount of \$17,000.00 for the property located at 1532 Sunset Avenue. The applicant intends to renovate the property for primary residence and income property, residing on the first floor and renting out the second floor. A second offer was received from Dwight Johnson in the amount of \$16,000.00. Mr. Johnson was not in attendance. The applicant plans to renovate for income property and stated at a prior meeting that he would incorporate this property into his current rental business. A third offer was received from Maribel Tejada in the amount of \$18,000.00. 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. In the meantime, she stated that if awarded the property she would travel back and forth from her current residence to the property to make renovations.

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 Caleb Casildo as a qualified and eligible project sponsors for the redevelopment of 1532 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 Dave Farina and passed unanimously.

**ITEM #11 914 Schuyler Street**

An offer was received from Maria Vasquez in the amount of \$2,500.00 for the property located at 914 Schuyler Street. The applicant plans to renovate the property for primary residence. Mr. Vasquez stated she is planning to reside there with her two children. She stated she's on disability, but that her brother will help her to renovate the property.

Fred Matrulli made a motion to table the application for 914 Schuyler Street for 30 days for the purpose of remarketing the property. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #12 705 Lenox Avenue**

An offer was received from Brett Lojewski d/b/a Premier Properties Holdings MV, LLC in the amount of \$1,000.00 for the property located at 705 Lenox Avenue. The applicant plans to renovate for income property. Mr. Lojewski reiterated his intent to rent out property to organizations such as CNY Services, UCP or Oasis. The board requested that Mr. Lojewski raise his offer to something closer to the minimum requested by the Agency. Mr. Lojewski offered to increase his bid to \$2,500.00 for the property. The board agreed to that price.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Brett Lojewski d/b/a Premier Properties Holdings MV, LLC as a qualified and eligible project sponsor for the redevelopment of 705 Lenox Avenue contingent of the sale price of \$2,500.00 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 Councilman Bill Phillips and passed unanimously.

**ITEM #13 Executive Session**

Michael Mahoney made a motion to enter into Executive Session at 10:35A.M. to review the sale of real property at 426 Aiken Street, 1004 Columbia Street and 1806 Whitesboro Street. The motion was seconded by Joan Harris and passed unanimously. A second motion was made by Joan Harris to come out of Executive Session at 10:46A.M. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #14 Adjournment**

Michael Mahoney made a motion to adjourn the meeting at 10:55A.M. The motion was seconded by Joan Harris and passed unanimously.

Respectfully submitted this 28<sup>th</sup> day of July, 2016  
Derek Crossman