

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JULY 28, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Councilwoman Samantha Colosimo-Testa, Fred Matrulli

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:41 A.M.

ITEM #1 Approval of Agency Minutes

Michael Mahoney made a motion to approve the minutes of the July 14, 2016 board meeting. The motion was seconded by Dave Farina and passed unanimously.

New Business

ITEM #2 253 Genesee Street & 120-126 Blecker Street

An offer was received from Bowers Development, LLC in the amount of \$10,000.00 for the property located at 253 Genesee Street and \$1.00 for the property located at 120-126 Blecker Street. Bowers Development, LLC was represented at the Urban Renewal board meeting by Kyle Bowers and Eric Smithers. They informed the board that their intention for 253 Genesee Street in the first phase is to abate all asbestos and hazardous materials, install a new roof and drainage system, do selective demolition throughout, conduct structural repairs and establish new utility connections. In the second phase, they plan to build out the interior of the building based on tenant commitments and make exterior façade improvements. As for 120-126 Blecker Street, they stated their intention is similar to the aforementioned 253 Genesee Street, specifically securing the building by installing a new roof and stabilizing the structure.

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 Bowers Development, LLC as a qualified and eligible project sponsor for the redevelopment of 253 Genesee Street and 120-126 Blecker 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 passed unanimously.

ITEM #3 17 Scott Street

An offer was received from Blanco & Son Realty in the amount of \$6,000.00 for the property located at 17 Scott Street. Blanco & Son Realty was represented at the Urban Renewal board meeting by Jose Blanco. The applicant intends to renovate for income property. The applicant stated that he would reduce the amount of units in the property from four to three. A property search on Blanco & Son Realty revealed an open codes violation for garbage and several properties that need to receive an ROP.

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 Blanco & Son Realty as a qualified and eligible project sponsor for the redevelopment of 17 Scott Street, contingent that Mr. Blanco clears up the codes violation, schedules ROP inspections for the necessary properties 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 passed unanimously.

ITEM #4 511 Hubbell Street

An offer was received from Sagib and Salih Rizvanovic in the amount of \$15,000.00 for the property located at 511 Hubbell Street. The applicants intend to renovate for income property. They are the owners of the property next door and have interest in cleaning it up and using the additional space to relieve parking issues at their neighboring property. A second offer was received from Lan Huong Chien in the amount of \$15,000.00. The applicant plans to renovate for primary residence. She stated that she would use the property as a home for herself and her four children. She's interested in the property because it is across the street from her children's grandmother. A third offer was received from Sam Le in the amount of \$10,000.00. The applicant plans to renovate for primary residence. He stated that he would use the property as a home for himself and his partner, as well as, his partner's mother and two children.

After the board spoke to each applicant, Mr. Le and Mr. Sagib and Salih Rizvanovic offered to withdraw their offers for the property to allow for Ms. Chien to purchase the property for her family.

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 Lan Huong Chien as a qualified and eligible project sponsors for the redevelopment of 511 Hubbell 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 Michael Mahoney and passed unanimously.

ITEM #5 1703 & 1705 Erie Street

An offer was received from Lesly Fuentes in the amount of \$1,500.00 for the property located at 1703 and 1705 Erie Street. The applicant intends to renovate the property for primary residence and income property. Ms. Fuentes stated she would use one unit for her mother-in-law and rent out the other.

Mayor Palmieri made a motion to review this application in executive session. The motion was seconded by Michael Mahoney and passed unanimously. After review, Michael Mahoney made a motion to table the application for 1703 and 1705 Erie Street for 30 days for the purpose of remarketing the property. The motion was seconded by Dave Farina and passed unanimously.

ITEM #6 138 Louisa Street

An offer was received from Luis Lopez in the amount of \$250.00 for the property located at 138 Louisa Street. The applicant plans to create additional parking.

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 Luis Lopez as a qualified and eligible project sponsors for the redevelopment of 138 Louisa 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 Michael Mahoney and passed unanimously.

ITEM #7 Irish Cultural Center

Urban Renewal Agency attorney Joseph Hobika Sr. made a statement in regards to the status of the cure period on the Irish Cultural Center. He stated that he and Brian Thomas both held individual conversations with M&T Bank, the potential financiers of the Irish Cultural Center project. During that conversation, Mr. Hobika was informed that the bank was to meet and confirm the mortgage and building loan later that afternoon. However, with the cure period deadline passed, Mr. Hobika suggested

that the URA board set a deadline for the Irish Cultural Center to submit a signed commitment letter from M&T Bank. The suggested motion would set a new deadline for Wednesday, August 3, 2016 by 2:00p.m., where a commitment letter, signed by the financier, must be delivered to the Urban Renewal Agency or the deed in escarole will be filed and the Agency will find the Irish Cultural Center in final default, thus reverting the property and title back to the Agency.

The board agreed to the terms of the suggested motion. Mayor Palmieri made a motion to set a new deadline for Wednesday, August 3, 2016 at 2:00p.m., with the aforementioned terms as suggested by Agency counsel. The motion was seconded Councilman Bill Phillips and passed unanimously.

ITEM #8 Miscellaneous PARIS Reports

The Urban Renewal Agency board received PARIS reports for their review and approval on June 23, 2016. The approved reports will be submitted to New York State.

Councilman Bill Phillips made a motion to approve the PARIS reports for submission to the State. The motion was seconded by Dave Farina and passed unanimously.

ITEM #9 Executive Session

Michael Mahoney made a motion to enter into Executive Session at 10:35A.M. to review the sale of real property at 1703 and 1705 Erie 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 11:00A.M. The motion was seconded by Dave Farina and passed unanimously.

ITEM #10 Adjournment

Michael Mahoney made a motion to adjourn the meeting at 11:15A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 11th day of August, 2016
Derek Crossman