

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – AUGUST 25, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, Dave Farina, Councilman Bill Phillips, Fred Matrulli, Robin Harris

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

EXCUSED: Michael Mahoney, Councilwoman Samantha Colosimo-Testa, Derek Crossman

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:39A.M.

ITEM #1 Approval of Agency Minutes

Fred Matrulli made a motion to approve the minutes of the August 11, 2016 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 914 Schuyler Street

An offer was received from Edgar Duran Lopez in the amount of \$3,500.00 for the property located at 914 Schuyler Street. The applicant plans to renovate for income property. A second offer was received from Maria Vasquez in the amount of \$4,000.00. The applicant plans to renovate for primary residence. Ms. Vasquez informed Agency staff that she would be unable to attend the Urban Renewal board meeting prior to Thursday, August 25th.

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 Edgar Duran Lopez as a qualified and eligible project sponsor for the redevelopment of 914 Schuyler 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 1806 Whitesboro Street

An offer was received from Rene and Maria Villatla in the amount of \$23,000.00 for the property located at 1806 Whitesboro Street. The applicant plans to renovate for income property and personal use. A second offer was received from Mohammed Abbas in the amount of \$24,000.00. The applicant plans to renovate for income property and rent out both units. A search history on the applicant's properties revealed two open codes violations. A third offer was received from Donald James Testa in the amount of \$26,000.00. The applicant plans to renovate for income property and rent out both units.

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 Donald James Testa as a qualified and eligible project sponsor for the redevelopment of 1806 Whitesboro 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.

ITEM #4 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. A second offer was received from Ricardo Ramirez in the amount of \$300.00. The applicant plans to use the land for community gardens.

This property was previously tabled for 30 days on May 26, 2016 and again on July 14, 2016 for the purpose of allowing the Agency time to consider its desired use for the property.

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 Ben Kernan as a qualified and eligible project sponsor for the redevelopment of 1004 Columbia 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 passed unanimously.

New Business

ITEM #5 1552 Elm Street

An offer was received from Jeremy Reed and Colleen Fitzgibbons in the amount of \$9,000.00 for the property located at 1552 Elm Street. The applicant intends to renovate for primary residence and income property. The applicants currently reside in Syracuse, NY. The applicants did not attend the Urban Renewal board meeting. Examination of their application showed insufficient funding for their estimated redevelopment of 1552 Elm Street.

Mayor Palmieri made a motion to reject the application from Jeremy Reed and Colleen Fitzgibbons for 1552 Elm Street. The motion was seconded by Dave Farina and passed unanimously.

ITEM #6 202 Pellettieri Avenue

An offer was received from Husnija Kopic in the amount of \$1,000.00 for the property located at 202 Pellettieri Avenue. The applicant plans to use the property for storage for his construction business.

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 Husnija Kopic as a qualified and eligible project sponsor for the redevelopment of 202 Pellettieri 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 Fred Matrulli and passed unanimously.

ITEM #7 Executive Session

The board did not go into executive session.

ITEM #8 Adjournment

Fred Matrulli made a motion to adjourn the meeting at 9:59A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 9th day of September, 2016
Derek Crossman