

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

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

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

EXCUSED: Councilwoman Samantha Colosimo-Testa

ABSENT:

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

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the August 25, 2016 board meeting. The motion was seconded by Councilman Bill Phillips and passed unanimously.

Old Business

ITEM #2 167-169 Genesee Street

An offer was received from Christopher Tillotson d/b/a WH Heartly, LLC in the amount of \$20,000.00 for the property located at 167-169 Genesee Street. The applicant plans on establishing a local Utica goods retail store on the 1st floor, utilizing the 2nd floor for a yoga studio and holistic health center and the 3rd through 5th floors for residential space. Prior to the meeting, Mr. Tillotson sent correspondence to Agency staff stating his intention to withdraw from the bidding process.

A second offer was received from Christine Martin in the amount of \$15,000.00 for the property located at 167-169 Genesee Street. She stated that her business plan has been revised since she first addressed the board. Her intentions are to redevelop the 1st floor as a full service bridal shop, including wedding photographers, specialty items for rent for ceremonies and other accessory businesses. She also plans to renovate the 2nd floor as an arts and media studio available as rentable space. Her plans for the 3rd, 4th and 5th floors of 167 Genesee are to rehabilitate the floors as need or opportunity is identified. The business plan estimated an initial investment of \$242,000 for the total development, with a breakdown of \$83,500 for the rehabilitation of the 1st floor, \$48,500 for the rehabilitation of the 2nd floor and \$110,000 for overall building improvements.

The board negotiated the purchase price for 167-169 Genesee Street with Ms. Martin and agreed upon \$20,000.00 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 Christine Martin as a qualified and eligible project sponsor for the redevelopment of 167-169 Genesee 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 Robin Harris and passed unanimously.

ITEM #3 1703 Erie Street & 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. This property was tabled for 30 days on July 28, 2016 for the purpose of remarketing the property.

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 Lesly Fuentes as a qualified and eligible project sponsor for the redevelopment of 1703 and 1705 Erie 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 #4 330.26-1-40 Neilson Street

An offer was received from Sichooun 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. A property check revealed Mr. Lim was delinquent on 2015 taxes. This property was originally tabled for 30 days on April 14, 2016 for the purpose of allowing the applicant time to become current on his taxes. It was tabled again indefinitely on June 23, 2016 to again allow the bidder time to clear all his back taxes. As of the date of this meeting, Mr. Lim is still delinquent on his taxes.

Michael Mahoney made a motion to reject the offer received from Sichooun Lim for the property located at 330.26-1-46 Neilson Street due to his tax delinquency. The motion was seconded by Robin Harris and passed unanimously.

ITEM #5 1312 Seymour Avenue

An offer was received from Angel and Aileen Tenezaca in the amount of \$250.00 for the property located at 1312 Seymour Avenue. The bidder plans to fence and landscape. This property was tabled indefinitely on April 28, 2016 for the purpose of allowing the applicant time to become current on his taxes as well as clear up his codes violation and 1203 inspection. At the time of the meeting, Angel and Aileen Tenezaca have become current on their taxes, cleared their codes violation and are working the Utica Fire Department on their 1203 inspection.

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 Angel and Aileen Tenezaca as a qualified and eligible project sponsors for the redevelopment of 1312 Seymour 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 Councilman Bill Phillips and passed unanimously.

ITEM #6 1515 Seymour Avenue and 1519 Seymour Avenue

An offer was received from Dahirys Garcia in the amount of \$500.00 for the property located at 1515 Seymour Avenue and 1519 Seymour Avenue. The applicant plans to fence, landscape and create additional parking. Mr. Garcia recently purchased a contiguous property to the vacant lots at 1513 Seymour Avenue in a private sale. This property was tabled indefinitely on May 12, 2016 for the purpose of allowing the applicant time to obtain the property title as well as clear up all previous codes violations. To date, Mr. Garcia's properties are several years behind on taxes and are at risk of foreclosure.

Michael Mahoney made a motion to reject the offer received from Dahirys Garcia for the properties located at 1515 Seymour Avenue and 1519 Seymour Avenue due to the aforementioned issues. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #7 507 Lansing Street & 318.60-2-88 Lansing Street

An offer was received from Senada Sabanovic Kulovac in the amount of \$21,080.00 for the properties located at 507 Lansing Street and 318.60-2-88 Lansing Street. The applicant plans to use the property for primary residence. A second offer was received from Chabeli and Francisco Ramirez in the amount of \$21,700.00. The applicant plans to renovate for primary residence for her and her kids. A third offer was received from Serif Seferagic in the amount of \$21,500.00. The applicant plans on renovating the property for income property, renting to his brother to help him establish himself. Mr. Seferagic is employed by the Utica Police Department. A fourth offer was received from Omar Qader in the amount of \$10,000.00. The applicant plans to renovate from primary residence for him and his family. A fifth offer was received from Maria Barrientos in the amount of \$20,000.00. The applicant plans to renovate for primary residence for their family of six. A sixth offer was received from Jacqueline Xikis in the amount of \$21,000.00. The applicant plans to renovate for primary residence. On the morning of the URA meeting, Ms. Xikis informed Agency staff that she was withdrawing her application for the property.

Mayor Palmieri made a motion to review these applications in executive session. The motion was seconded by Michael Mahoney 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 Serif Seferagic as a qualified and eligible project sponsor for the redevelopment of 507 Lansing Street and 318.60-2-88 Lansing 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 #8 1540 Howard Avenue

An offer was received from Smerlyn Carrasco in the amount of \$2,000.00 for the property located at 1540 Howard Avenue. The applicant plans to renovate the property for primary residence for his grandparents. A property check revealed that Mr. Carrasco has an open ROP violation on 1542-44 West Street, however, Mr. Carrasco is in the process of working with the Utica fire department to clear up his violations.

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 Smerlyn Carrasco as a qualified and eligible project sponsor for the redevelopment of 1540 Howard 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 Councilman Bill Phillips and passed unanimously.

ITEM #9 1205 Walnut Street

An offer was received from Matt and Chris Cashion in the amount of \$4,000.00 for the property located at 1205 Walnut Street. The applicant plans to use the property for primary residence.

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 Matt and Chris Cashion as a qualified and eligible project sponsor for the redevelopment of 1205 Walnut 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 #10 1559 Dudley Avenue

An offer was received from Dorothy Haynes and Shirley Roundtree in the amount of \$250.00 for the property located at 1559 Dudley Avenue. The applicant plans to landscape the property.

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 Dorothy Haynes and Shirley Roundtree as a qualified and eligible project sponsor for the redevelopment of 1559 Dudley 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 #11 726 Chestnut Street & 724 Chestnut Street

An offer was received from Buenaventura Cadiz in the amount of \$5,500.00 for the properties located at 726 Chestnut Street and 724 Chestnut Street. The applicant plans to use the property for primary residence.

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 Buenaventura Cadiz as a qualified and eligible project sponsor for the redevelopment of 726 Chestnut Street and 724 Chestnut 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 #12 Executive Session

Fred Matrulli made a motion to enter into Executive Session at 10:26 A.M. to review the sale of real property at 507 Lansing Street and 318.60-2-88 Lansing 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 10:45A.M. The motion was seconded by Robin Harris and passed unanimously.

ITEM #13 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:48 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 13th day of October, 2016
Derek Crossman