

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – OCTOBER 26, 2017  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

**OTHERS ATTENDING:** Cathy Mack, Gene Allen, Andy Brindisi, Brian Thomas

**EXCUSED:** Councilwoman Samantha Colosimo-Testa

**ABSENT:**

**CALL TO ORDER:** By Brian Thomas at 9:37 A.M.

**ITEM #1 Approval of Agency Minutes**

Robin Harris made a motion to approve the minutes of the October 12, 2017 board meeting and the October 20, 2017 Special Meeting. The motion was seconded by Councilman Bill Phillips and passed unanimously.

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**Old Business**

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**ITEM #2 613 Columbia Street**

An offer was received from the Irish Cultural & Historical Society of Mohawk Valley, represented by Peter Karl III, in the amount of \$60,000.00 for the property located at 613 Columbia Street contingent on the demolition of the property. The applicant intends to create additional parking for their facility at 623 Columbia Street.

Brian Thomas explained to the board that the agency is working with the Greater Mohawk Valley Land Bank on a plan that may limit the cost of demolition for the City and/or the Agency. Should that plan not come to fruition, the city is committed to demolishing the building, given its current condition.

Mayor Robert 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 the Irish Cultural & Historical Society of Mohawk Valley, as a qualified and eligible project sponsors for the redevelopment of 623 Columbia Street with the condition that the building be demolished prior to closing, 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 Mike Mahoney and passed unanimously.

**ITEM #3 15 Bryant Avenue**

An offer was received from Steven C. Egert in the amount of \$1,500.00 for the property located at 15 Bryant Avenue at the Meeting of September 14, 2017. The property was tabled for 30 days to allow for the remarketing of the property. No other offers were received in that time. Mr. Egert raised his offer to \$5,000.00. The applicant intends to renovate the property for rental/income property.

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 Steven C. Egert as a qualified and eligible project sponsors for the redevelopment of 25 Bryant Ave., 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      1610 Dudley Ave.**

An offer was received from Edgar Lopez Duran in the amount of \$4,000.00 for the property located at 1610 Dudley Ave. The applicant intends to renovate the property for rental/income 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 Edgar Lopez Duran as a qualified and eligible project sponsor for the redevelopment of 1610 Dudley Ave., 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 Mayor Robert M. Palmieri and passed unanimously.

**ITEM #5      1001 Bleecker St., 1007 Bleecker St. & 415 Nichols St.**

An offer was received from Juan C. Figuera in the amount of \$1,450.00 for the properties located at 1001 Bleecker St., 1007 Bleecker St. & 415 Nichols St. The applicant intends to Fence and create additional parking for his property at 1011 Bleecker St. There was a motion to sell by Mike Mahoney and seconded by Fred Matrulli the taken back. After discussion on the motion the bidder agreed to raise his offer to \$1,770.00 to account for the cost associate with the Inter-Municipal agreement.

Mike 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 Juan C. Figuera as a qualified and eligible project sponsor for the redevelopment of 1001 Bleecker St., 1007 Bleecker St. & 415 Nichols St., with the conditions that if a potential developer comes forth in the future that he would consider selling a portion of the property to said developer for fair market value and 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 5 – 1. Robin Harris opposed.

**ITEM #6      TRANSFER OF FUNDS**

Agency staff requested approval for the following transfer of funds:

1. The following Transfer of Funds needs Agency approval:

From:	CU58620 461 Repairs	\$14,977.50
To:	CU58620 203 Auto Equipment	\$14,977.50

Transfer within cost centers to cover the purchase of a new vehicle for the URA, as well as tags and transfer fees and detailing of the vehicle. Michael Mahoney made a motion to approve the transfer. The motion was seconded by Robin Harris and passed unanimously.

**ITEM #8      Adjournment**

Robin Harris made a motion to adjourn the meeting at 10:17 A.M. The motion was seconded by Councilman Bill Phillips and passed unanimously.

Respectfully submitted this 26<sup>th</sup> day of October, 2017  
Gene A. Allen