

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –DECEMBER 14, 2017
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

OTHERS ATTENDING: Cathy Mack, Gene Allen, Andy Brindisi,

EXCUSED: Councilwoman Samantha Colosimo-Testa, Michael Mahoney

CALL TO ORDER: By Gene A Allen at 9:36 A.M.

ITEM #1 Approval of Agency Minutes

Robin Harris made a motion to approve the minutes of the November 9, 2017 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 923 Lenox Avenue

This property was tabled at the October 12, 2017 URA meeting for 30 days to allow the continued marketing of the property.

An offer was received from Chris Cashion in the amount of \$1,500.00 for the property. The applicant intended to use the property for Rental/Income Property; he withdrew his offer in deference to other bidders who wished to purchase the property for Primary Residence.

A second offer was received from Edgar Lopez Duran for \$5,000.00 with the intent to use the property for Rental/Income Property.

A third offer was received from Konstantions Lambrakos for \$5,000.00 with the intent to purchase the property for a friend to use as a Primary Residence,

A fourth offer was received from Serafin Vaquez Martinez for \$6,500.00 with the intent to use the property for a Primary Residence.

A fifth offer was received from Euremia Guzman for \$6,500.00 with the intent to use the property for a Primary Residence.

David Farina made a motion to review this property in Executive Session. The motion was seconded by Fred Matrulli and passed unanimously.

David 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 bidder number 4 Serafin Vaquez Martinez as a qualified and eligible project sponsors for the redevelopment of 923 Lenox Ave. The motion was seconded by Fred Matrulli and passed unanimously.

New Business

ITEM #3 1105 Linwood Ave.

An offer was received from Peter Maurin House, INC – DBA Hope House 501©3 in the amount of \$250.00 for the property. The applicant intends to add the property to its other holding at 112 SouthSt and maintain it as green space.

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 Peter Maurin House, INC – DBA Hope House 501©3 as a qualified and eligible project sponsor for the redevelopment of 1105Linwood 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 #4 101 Mathews Avenue.

An offer was received from Victor M. Suarez in the amount of \$2,000.00 for the property. The applicant intended to use 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 approve the transfer of approved developer's status and to designate Victor M. Suarez as a qualified and eligible project sponsor for the redevelopment of 101 Mathews 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 David Farina and passed unanimously.

ITEM #5 406, 402 & 400 Nichols St.

This property was reverted from the former owners and was offered with a Firm Minimum of \$10,000.00 and the purchaser pays all back taxes or \$15,000.00 and the Agency pays all back taxes.

An offer was received from Victor Padilla & Jenny Rivera for \$10,000.00 + taxes. The applicant intends to occupy the property for primary residence and rent out the other apartments.

A second offer was received from Louis F. Desousa for \$16,375.00. The applicant intends to occupy the property for primary residence and rent out the other apartments.

Robin Harriss made a motion to review this property in Executive Session. The motion was seconded by David Farina and passed unanimously.

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 Victor Padilla & Jenny Rivera as qualified and eligible project sponsors for the redevelopment of 406, 402 & 400 Nichols St., with the contingency that all back taxes on the property will be paid at closing. The motion was seconded by David Farina, and passed unanimously.

ITEM #6 Rescind Developer Status of 939 Blandina

An offer to approve the purchase of 939 Blandina St., by James Buswell, was ratified by the common council at their meeting of September 6, 2017. As stated on our application, Applicants will close on a property within 60 days of the notice of approval by the common council. Mr. Buswell did not close in the specified time and an action to rescind the Sale was presented to the Urban Renewal Board.

A motion was made by Fred Matrulli to Rescind the Sale and a second was received by Robin Harris. In discussion Councilman Bill Phillips noted that Mr. Buswell was not present and we should table the action and give him time to respond. Fred Matrulli withdrew his motion. A second motion was made by Bill Phillips to table the action until our next meeting. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #7 Executive Session

A motion to go into Executive Session at 10:06am was made by Robbin Harris. The Motion was seconded David Farina and passed unanimously.

A motion to come out of Executive Session at 10:11 was made by Fred Matrulli. The motion was seconded by David Farina and passed unanimously.

ITEM #8 Adjournment

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

Respectfully submitted this 14th day of December, 2017

Gene A. Allen