

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – MARCH 9, 2017  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mayor Palmieri, Michael Mahoney, Dave Farina, Councilman Bill Phillips, Robin Harris, Councilwoman Samantha Colosimo-Testa, Fred Matrulli

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

**EXCUSED:**

**ABSENT:**

**CALL TO ORDER:** By Brian Thomas at 9:40 A.M.

**ITEM #1 Approval of Agency Minutes**

Michael Mahoney made a motion to approve the minutes of the February 9, 2017 board meeting. After the motion, Councilwoman Samantha Colosimo-Testa requested that language under Item #4: Discussion of 318.8-1-52./1 Whitesboro Street be revised for clarity. The motion by Michael Mahoney, with revisions to Item #4, was seconded by Fred Matrilli and passed unanimously.

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**Old Business**

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**ITEM #2 Termination of Developer's Status: 526 Blandina Street**

The board discussed the current status of 526 Blandina Street. The property was approved for sale on October 4, 2012 by the Agency for \$1,000.00 to the approved developer Victor Astudillo. The sale of property received Common Council approval on November 7, 2012, and Mr. Astudillo closed on the property on November 27, 2012. Mr. Astudillo has failed to redevelop the property within the standard one-year agreement with the Urban Renewal Agency, and to date the property is still in disrepair. Additionally, Mr. Astudillo's property at 526 Blandina Street is not codes compliant.

Councilwoman Samantha Colosimo-Testa made a motion to terminate the approved developer's status of Victor Astudillo for the property located at 526 Blandina Street. The motion was seconded by Fred Matrulli and passed unanimously.

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**New Business**

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**ITEM #3 Utica Tracings – Art Installment**

A request was received from Ann Reichlin seeking permission from the Utica Urban Renewal Agency to plant daffodil bulbs on various vacant West Utica properties owned by the URA. These plantings would appear on sites of former houses, and be part of a site-specific sculpture called *Utica Tracings*.

Mayor Palmieri made a motion to approve Ann Reichlin's request subject to the necessary legal documentation as advised by the URA's attorney, Joseph Hobika Sr. The motion was seconded by Councilwoman Samantha Colosimo-Testa and passed unanimously.

**ITEM #4      318.4-1-85.1 & 318.49-1-85.2 Lincoln Avenue**

An offer was received from Blanco & Son Realty in the amount of \$250.00 for the properties located at 318.4-1-85.1 & 318.49-1-85.2 Lincoln Avenue. Blanco & Son Realty was represented by Jose Blanco Sr. and Jose Blanco Jr. The applicant intends to create additional parking for their apartments on Lincoln Avenue. A property search on Blanco & Son Realty revealed an open codes violation on the roof of 1155 Lincoln Avenue.

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 Blanco & Son Realty as a qualified and eligible project sponsor for the redevelopment of 318.4-1-85.1 & 318.49-1-85.2 Lincoln Avenue, contingent that Mr. Blanco clears up the codes violation 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 Councilwoman Samantha Colosimo-Testa and passed unanimously.

**ITEM #5      1211 Dudley Avenue**

An offer was received from Dawn and Carmelo Cotto in the amount of \$250.00 for the property located at 1211 Dudley Avenue. The applicant intends to fence 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 Dawn and Carmelo Cotto as qualified and eligible project sponsors for the redevelopment of 1211 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 Councilwoman Samantha Colosimo-Testa and passed unanimously.

**ITEM #6      614 Albany Street, 616 Albany Street, 737 Mary Street, 739 Mary Street**

An offer was received from Darusslam, Inc. in the amount of \$1,000.00 for the properties located at 614 Albany Street, 616 Albany Street, 737 Mary Street and 739 Mary Street. Darusslam, Inc. was represented by Nooriyah Kamaliyah. The applicant intends to fence, pave and create additional parking for their property located at 618-620 Albany Street.

Mayor Palmieri made a motion to review this application in executive session. The motion was seconded by Michael Mahoney and passed unanimously. After review, Fred Matrulli made a motion to reject the application from Darusslam, Inc. for the properties located at 614 Albany Street, 616 Albany Street, 737 Mary Street and 739 Mary Street. The motion was seconded by Robin Harris and passed unanimously.

**ITEM #7      1127 Taylor Avenue**

An offer was received from Alcibar Garcia in the amount of \$250.00 for the property located at 1127 Taylor Avenue. The applicant intends to fence and landscape 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 Alcibar Garcia as a qualified and eligible project sponsor for the redevelopment of 1127 Taylor 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 Robin Harris and passed unanimously.

**ITEM #8      1427 Sunset Avenue**

An offer was received from Maria Agromonte in the amount of \$1,000.00 for the property located at 1427 Sunset Avenue. The applicant intends renovate the property into a rental/income property. A

property search on Ms. Agromonte revealed an open ROP/1203 with a recorded 'No Show' on her property located at 909 Albany Street.

Councilwoman Samantha Colosimo-Testa made a motion to table the application for 1427 Sunset Avenue for 30 days, for the purpose of allowing the applicant time to raise her funds available for the rehabilitation of the property as well as close her open ROP/1203 inspections. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #9 URA Budget FY: 2017-2018**

Board members received the budget for the Utica Urban Renewal Agency for the fiscal year 2017-2018 for review and approval.

Councilwoman Samantha Colosimo-Testa made a motion to table this item for two weeks, or until the next meeting of the Agency board, for the purpose of allowing board members time to review the budget. The motion was seconded by Fred Matrulli and passed unanimously.

**ITEM #10 Executive Session**

Fred Matrulli made a motion to enter into Executive Session at 10:30A.M. to review the sale of real property at 614 Albany Street, 616 Albany Street, 737 Mary Street and 739 Mary Street. The motion was seconded by Robin Harris and passed unanimously. A second motion was made by Fred Matrulli to come out of Executive Session at 10:36A.M. The motion was seconded by Michael Mahoney and passed unanimously.

**ITEM #11 Adjournment**

Mayor Palmieri made a motion to adjourn the meeting at 10:40 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 23<sup>rd</sup> day of March, 2017  
Derek Crossman