

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – APRIL 27, 2017
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Mayor Palmieri, Councilwoman Samantha Colosimo-Testa, Cathy Mack

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:41 A.M.

ITEM #1 Approval of Agency Minutes

Fred Matrulli made a motion to approve the minutes of the March 23, 2017 board meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

ITEM #2 1427 Sunset Avenue

An offer was received from Maria Agramonte 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. Agramonte revealed an open ROP/1203 with a recorded ‘No Show’ on her property located at 909 Albany Street.

The property was tabled for 30 days by the Board on March 23, 2017 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.

As of the April 27, 2017 meeting, Ms. Agramonte’s properties are in the process of receiving Residential Occupancy Permits. The applicant has also obtained additional funding from Juan Carlos Figueroa to help cover the cost of the property redevelopment. Mr. Figueroa stated that he would assist in the property’s redevelopment, and that the first step would be to make the property weather tight. He also stated that within nine months half of the property would be completed, and that it would receive a Certificate of Occupancy within a year and a half.

A property search revealed a new codes violation on Ms. Agramonte’s property at 41 Faxton.

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 Maria Agramonte as a qualified and eligible project sponsor for the redevelopment of 1427 Sunset Avenue, contingent that all codes violations are cleared and ROP inspections are passed, 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 Michael Mahoney and passed unanimously

ITEM #3 2164 Broad Street & 2168 Broad Street

An offer was received from Automation Experts Inc. in the amount of \$30,711.00 for the properties located at 2164 Broad Street and 2168 Broad Street. The applicant intends to clean, pave and landscape the property. The applicant stated the property would be redeveloped in four months. A second offer was received from Shamrock Sever Service, LLC represented by Sean McMahon in the amount of \$15,000.00. The applicant intends to clean the property and use the facility for office space for his business currently located adjacent to this property. The applicant stated that aesthetic improvements would be complete within a month. A third offer was received from Ryan M. Lonis and Hilary J. Bard in the amount of \$15,025.00. The applicants intend to use the property as a base for their auto dealer and car sales. They first intend to fix the roof, then repair the exterior. The applicants stated aesthetic improvements will be complete in four months. A fourth offer was received from Alan Bick in the amount of \$5,000.00. The applicant intends to relocate his current business, from where he leases space, into this property. The applicant would first repair the roof within two months and that full beautification of the property would be complete within six months to a year. A fifth offer was received from CNY Elite Auto, LLC, represented by Vitaly Verenich, in the amount of \$20,000.00. The applicant intends to expand his current business and hire two mechanics. The applicant stated that he would add a pitched roof, create a new façade and removal of the cars would take four months. A sixth offer was received from Jessica Nimey-Harvey in the amount of \$15,000.00. The applicant intends to open a repair facility and used car dealer, which would include hiring a full-time and part-time mechanic. The applicant stated she would immediately fix the roof and that her operation could be up and running in 90 days. A seventh offer was received Emmett A. Martin II in the amount of \$21,000.00. The applicant intends to use half the property for storage and renting out the other half. He stated repairs to the roof and exterior painting would be completed in three months.

Mayor Palmieri made a motion to review these application 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 Automation Experts, LLC as a qualified and eligible project sponsor for the redevelopment of 2164 Broad Street and 2168 Broad 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 1116 West Street

An offer was received from Victoria and Arthur Pearson in the amount of \$250.00 for the property located at 1116 West Street. The applicant intends fence in the property for their adjacent home. Board member Councilman Bill Phillips represented the applicants.

Mayor Palmieri made a motion to waive conflict for Councilman Bill Phillips to allow the board member to vote. The motion was seconded by Michael Mahoney 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 Victoria and Arthur Pearson as a qualified and eligible project sponsors for the redevelopment of 1116 West 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 Mayor Palmieri and passed unanimously.

ITEM #5 614 Albany Street & 616 Albany Street

An offer was received from Phong Lien and Dung Lu in the amount of \$500.00 for the properties located at 614 and 616 Albany Street. The applicants intend to fence, landscape, pave and create additional parking for their adjacent properties, with the potential of building a home for their children. A property search revealed a ROP “No Shows” for their properties 522 Albany Street and 611 Albany Street as well as a 1203 “No Show” for their property at 510-512 Albany Street.

The applicants did not attend the meeting.

Mayor Palmieri made a motion to reject the application for 614 and 616 Albany Street due to the “No Shows” for both their ROP and 1203 inspections. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #6 1126 Bleecker Street

An offer was received from Abdo Aui in the amount of \$250.00 for the property located at 1126 Bleecker Street. The applicant intends to fence, create additional parking, make a garden in the back and grass in front.

In discussion the board requested that the applicant put in a new sidewalk utilizing the City’s rebate program for sidewalk replacement. The applicant agreed.

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 Abdo Aui as a qualified and eligible project sponsors for the redevelopment of 1126 Bleecker Street, contingent on the applicant putting in new sidewalks 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 Councilman Bill Phillips and passed unanimously.

ITEM #7 Discussion: 1105 Lincoln Avenue

Mayor Palmieri made a motion to discuss 1105 Lincoln Avenue in executive session. The motion was seconded by Fred Matrulli and passed unanimously.

After review, Mayor Palmieri made a motion to authorize the Urban Renewal Agency to become owners of 1105 Lincoln Avenue by deed in lieu of foreclosure from VBLP, Inc. This arrangement would include a lease and option to purchase. The provisions of the lease are as follows: an 8 year term with a weekly rent at a rate of \$230.00 with increases or decreases based on the amount of real property taxes. Additionally, the tenant would remain responsible for all utilities, mechanicals and water, and would obtain insurance making the City additionally insured. Should the tenant become delinquent on their weekly rent payments, the Agency will file the deed and evict the tenant. The motion to authorize was seconded by Fred Matrulli and passed unanimously.

ITEM #8 Transfer of Funds

Agency staff requested approval for one transfers of funds. The transfer in the amount of \$279.99 from Miscellaneous to Software to cover the cost of a software update for Paul Buckley’s media composer computer program.

Fred Matrulli made a motion to approve the transfer. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #9 Executive Session

Michael Mahoney made a motion to enter into Executive Session at 10:18A.M. to review the sale of real property at 2164 and 2168 Broad Street as well as discuss 1105 Lincoln Avenue. The motion was seconded by Robin Harris 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 Councilman Bill Phillips and passed unanimously.

ITEM #10 Adjournment

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

Respectfully submitted this 25th day of May, 2017

Derek Crossman