

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – MAY 25, 2017
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Mayor Palmieri

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:35 A.M.

ITEM #1 Approval of Agency Minutes

Robin Harris made a motion to approve the minutes of the April 27, 2017 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

New Business

ITEM #2 222-228 Liberty Street

An offer was received from Upper Mohawk Valley Memorial Auditorium Authority in the amount of \$40,000.00 for the property located at 222-228 Liberty Street. The applicant intends to immediately use the property for staff parking, later utilizing it for bus parking for the proposed development of the Nexus Sports Center, an initiative from Oneida County Executive Anthony Picente's "U District". The applicant is in the process of purchasing the Tartan Building, which will house the proposed Nexus Sports Center.

Michael Mahoney made a motion to table this application until the applicant has completed the purchase on the Tartan Building and plans for the Nexus Sports Center are initiated. At that time the board will consider the sale of this property to the Upper Mohawk Valley Memorial Auditorium Authority. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #3 808 Jefferson Avenue

An offer was received from Adis Gracanin, a Utica Police Officer, in the amount of \$20,000.00 for the property located at 808 Jefferson Avenue. The applicant intends to renovate the property for rental/income property, with two 2-bedroom units downstairs and one 3-bedroom unit upstairs. A second offer was received from Anela Zukic in the amount of \$17,000.00. The applicant intends to renovate the property for primary residence for his daughter. His daughter would live in one unit and the applicant would rent out the second unit. A third offer was received from A. Dulla in the amount of \$22,500.00. The applicant intends to renovate the property for primary residence. Mr. Dulla would live with his brother in one unit and his sister would live in the second unit. A fourth offer was received from Ali Tajir in the amount of \$20,000.00. The applicant intends to renovate the property for primary residence and

rental/income property. Mr. Tajir would reside in one unit and his sister would reside in the other. The applicant stated, if given the property, he would convert his current primary residence to rental property. A fifth offer was received from Vadim Verenich in the amount of \$34,000.00, represented at the meeting by his wife. The applicant intends to renovate the property for primary residence. Mr. Verenich will use the property as primary residence for his father-in-law. A sixth offer was received from Serif Seferagic, a Utica Police Officer, in the amount of \$22,000.00. The applicant intends to renovate the property for rental/income property, renting to close family and friends. A seventh offer was received from Rafael E. Soto Ramirez and Ivan Soto Ramirez in the amount of \$25,000.00. The applicants intend to renovate the property for primary residence, stating that they would relocate from Holbrook, NY and Garnerville, NY, respectively, to Utica, NY. The applicants applied for both 808 Jefferson Avenue and 1527 High Street in hopes that each would receive a house for themselves. Should they be award this property only, both applicants would reside there. An eighth offer was received from Mi Htoo and Win Myint in the amount of \$33,000.00. The applicants intend to renovate the property for rental/income property, renting to family members. A property search on the applicant revealed open codes violations and delinquent taxes. The applicants stated they would address all issues associated with their properties.

Dave Farina made a motion to review these applications in Executive Session. The motion was seconded by Robin Harris and passed unanimously.

After review, Robin Harris, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Vadim Verenich as a qualified and eligible project sponsor for the redevelopment of 808 Jefferson 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 Dave Farina and passed with a vote of five for and one against, with Michael Mahoney as the opposing vote.

ITEM #5 1500 Miller Street

An offer was received from Eldora Mosley, the previous owner of 1500 Miller Street, in the amount of \$5,000.00 to reobtain her property. The applicant intends to continue utilizing the property as her primary residence. The applicant lost this property due to three years of delinquent taxes in the amount of approximately \$8,000.00. A second offer was received from Katerin Pimental in the amount of \$5,500.00. The applicant intends to renovate the property for primary residence, residing in one unit with her two children and her mother residing in the other unit.

Councilman Bill Philips made a motion to review these applications in Executive Session. The motion was seconded by Michael Mahoney and passed unanimously.

After review, Councilman Bill Phillips made a motion to table these applications for two weeks or until the next meeting of the Urban Renewal Agency to allow Ms. Mosley time to raise enough funds to cover her outstanding taxes and potentially purchase the property back.

ITEM #6 1615 Howard Avenue

An offer was received from Alejandro Santiago and Janette Santiago in the amount of \$28,000.00 for the property located at 1615 Howard Avenue. The applicants intend to renovate the property for primary residence and rental/income property, residing in one unit and renting out the other. A second offer was received from Carlos D. Velecela in the amount of \$26,000.00. The applicant intends to renovate the property for primary residence and rental/income property. The applicant did not show sufficient funds available for the purchase and redevelopment of the property. A third offer was received from Jose Nicolas Diaz and Maria Elena Diaz in the amount of \$25,000.00. The applicants intend to renovate the property for primary residence and rental/income property. The applicants stated that they would relocate from Corona, NY to Utica, NY within a year to reside in one unit of the property and rent out the other unit.

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 Alejandro Santiago and Janette Santiago as a qualified and eligible project sponsors for the redevelopment of 1615 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 Michael Mahoney.

After board discussion of the motion, Fred Matrulli moved to withdraw his previous motion. Michael Mahoney seconded the withdrawal of the motion.

Fred Matrulli then made a motion to review these applications in Executive Session. The motion was seconded by Michael Mahoney and passed unanimously.

After review, Councilwoman Sam Colosimo-Testa, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Alejandro Santiago and Janette Santiago as a qualified and eligible project sponsors for the redevelopment of 1615 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 Michael Mahoney and passed unanimously.

ITEM #7 1527 High Street

An offer was received from Stewart L. Gomez and Daysis Rodriguez in the amount of \$18,000.00 for the property located at 1527 High Street. The applicants intend to renovate the property for primary residence and rental/income property, residing in one unit and renting out the other. The applicants stated they would relocate from Brooklyn, NY to Utica, NY, registering two of their children in the Utica School District this summer. A second offer was received from Christopher Morgan and Donelle Morgan in the amount of \$19,500.00. The applicants intend to renovate the property for rental/income property. A third offer was received from Rosa Sigua and Juan Sigua in the amount of \$22,000.00. The applicants intend to renovate the property for primary residence and rental/income property, residing in one unit and renting the other. Ms. Sigua stated that she would relocate from Brooklyn, NY to Utica, NY with her three children and register them in the Utica School District. A fourth offer was received from Rafael E. Soto Ramirez and Ivan Soto Ramirez in the amount of \$25,000.00. The applicants intend to renovate the property for primary residence, with each taking one unit for themselves, stating that they would relocate from Holbrook, NY and Garnerville, NY, respectively, to Utica, NY

Fred Matrulli 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 Rafael E. Soto Ramirez and Ivan Soto Ramirez as a qualified and eligible project sponsors for the redevelopment of 1527 High 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 #8 807 Jefferson Avenue

An offer was received from Stewart L. Gomez and Daysis Rodriguez in the amount of \$16,000.00 for the property located at 807 Jefferson Avenue. The applicants intend to renovate the property for primary residence and rental/income property, residing in one unit and renting out the other. The applicants stated they would relocate from Brooklyn, NY to Utica, NY, registering two of their children in the Utica School District this summer.

Fred Matrulli made a motion to review this application in Executive Session. The motion was seconded by Michael Mahoney and passed unanimously.

After review, Councilwoman Sam Colosimo-Testa, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate

Stewart L. Gomez and Daysis Rodriguez as a qualified and eligible project sponsors for the redevelopment of 807 Jefferson Avenue, contingent that the property is used as primary residence and that proof of their kids enrollment into the Utica School District is provided as well as 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 with a vote of five for and one against, with Robin Harris as the opposing vote.

ITEM #9 925-927 Catherine Street

An application was received from Rosa Figueroa requesting the transfer of approved developer status of 925-927 Catherine Street from Brenda Guzman to herself. Ms. Guzman attended the meeting with Ms. Figueroa and has consented to this proposal. The applicant stated she would take the responsibility of redeveloping the property. Juan Carlos Figueroa, husband of the applicant, stated that work on the first apartment would be completed in two months and that work on the entire property would be finished in six months.

Michael Mahoney made a motion approve the transfer of approved developer's status and to designate Rosa Figueroa as a qualified and eligible project sponsor for the redevelopment of 925-927 Catherine 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 Fred Matrulli and passed unanimously.

ITEM #10 3 Dent Street and 306.17-1-52.2 Dent Street

An offer was received from Ibrahim Al-Gradi in the amount of \$1,500.00 for the lots at 3 Dent Street and 306.17-1-52.2 Dent Street. The applicant intends to fence and create additional parking for Skate-O-Rama. In the short term the applicant would utilize the lots as a field for his kids to play in and in the long term use it for parking for Skate-O-Rama. The applicant stated he has purchased Skate-O-Rama and intends to complete the renovation on the business within 3-5 years, with an opening in 18 months.

Fred Matrulli made a motion to table this application until the applicant can provide the board with evidence of progress made with the renovation of Skate-O-Rama. At that time the board will consider the sale of this property to the Mr. Al-Gradi. The motion was seconded by Robin Harris and passed unanimously.

ITEM #11 151-153 Hobart Street

An offer was received from Sall Da and Kar-Bu in the amount of \$250.00 for the property located at 151-153 Hobart Street. The applicants intend to fence and landscape the property for their adjacent home.

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 Sall Da and Kar-Bu as a qualified and eligible project sponsors for the redevelopment of 151-153 Hobart 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 1202 and 1204 Dudley Avenue

An offer was received from Kathleen Colon in the amount of \$500.00 for the properties located at 1202 and 1204 Dudley Avenue. The applicant was absent from the meeting.

Michael Mahoney made a motion to table this application for two weeks or until the next meeting of the Urban Renewal Agency. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #13 Discussion: 1300 Mary Street, 1024 Wager Street, 918 Schuyler Street

1300 Mary Street

Dominick J. Rose, the approved developer, has yet to complete work or receive a Certificate of Completion for the redevelopment of 1300 Mary Street, sold to the developer on June 23, 2014. Mr. Rose stated in May 2014 that he would demolish the building and construct a newly manufactured shed on the property.

Mr. Rose attended the meeting and stated that he has scheduled a demolition for the property for August 1, 2017. The board informed Mr. Rose that he would need a permit from the Engineering Department to cut off services to the property prior to demolition.

Councilwoman Sam Colosimo-Testa made a motion to give the Mr. Rose a six-month extension to make significant progress in redeveloping the property according to his original application. The motion was seconded by Michael Mahoney and passed unanimously.

1024 Wager Street

Raquel Rosario, the approved developer, has yet to complete work or receive a Certificate of Completion for the redevelopment of 1024 Wager Street, sold to the developer on August 31, 2001. Mr. Rosaria was unable to be reached to attend the meeting and has several outstanding codes violations.

Michael Mahoney made a motion to revert the property at 1024 Wager Street. The motion was seconded by Dave Farina and passed unanimously.

918 Schuyler Street

Mathew Grabosky, the approved developer, has yet to complete work or receive a Certificate of Completion for the redevelopment of 918 Schuyler Street, sold to the developer on August 10, 2011. Mr. Grabosky stated in June 2011 that he would assume responsibility for the redevelopment of the property from the previous approved developer, Seth Grabosky.

Mr. Grabosky attended the meeting and stated that he wants to transfer the property to another potential developer that will complete the work, however, he does not have a commitment from the individual he has been in discussion with about this property.

Michael Mahoney made a motion to table this property for two weeks or until the next meeting of the Urban Renewal Agency to allow Mr. Grabosky time to solidify a potential developer or develop a plan to redevelop the property. Should Mr. Grabosky fail to do either of those things, the Agency will move to revert the property. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #14 NYS Budget Authority Documents

The Agency board received NYS Authority Budget Office documents that require annual review and approval from the board.

Michael Mahoney made a motion to approve the NYS Authority Budget Office documents. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #15 Transfer of Funds

Agency staff requested approval for two transfers of funds as follows:

1. The following Transfer of Funds needs Agency approval:

From:	CU58620 471 Miscellaneous	\$800.00
To:	CU58620 424 Water	\$800.00

Transfer within cost centers to cover the cost of the final water bill for 315-317 Court Street as well as to maintain fire service.

2. The following Transfer of Funds needs Agency approval:

From:	CU58620 401 Supply Off	\$100. ⁰⁰
	CU58620 402 Other Supply	\$320. ³⁵
	CU58620 403 Postage	\$103. ⁷⁷
	CU58620 404 Printing	\$67. ⁰⁰
	CU58620 407 Advertising	\$1,270. ³⁷
	CU58620 421 Heat	\$5,305. ⁰⁵
	CU58620 422 Electric	\$3,448. ⁹⁸
	CU58620 423 Phone	\$1,142. ⁵⁷
	CU58620 424 Water	\$1,655. ⁴¹
	CU58620 444 Legal	\$5,227. ⁴⁸
	CU58620 462 Vehicle Main	\$120. ⁰⁰
	CU58620 463 Gas & Oil	\$474. ⁴⁵
	CU58620 471 Miscellaneous	\$3,343. ⁶⁴
To:	CU58620 441 Contracted Services	\$22,579. ⁰⁷

Transfer within cost centers to consolidate balances in previous year into one line.

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

ITEM #16 Executive Session

Michael Mahoney made a motion to enter into Executive Session at 10:55A.M. to review the sale of real property at 808 Jefferson Avenue, 1500 Miller Street, 1615 Howard Avenue, 1527 High Street and 807 Jefferson 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 11:18A.M. The motion was seconded by Dave Farina and passed unanimously.

ITEM #17 Adjournment

Fred Matrulli made a motion to adjourn the meeting at 11:37 A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 8th day of June, 2017
Derek Crossman