

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – JUNE 22, 2017  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

**EXCUSED:** Fred Matrulli

**ABSENT:**

**CALL TO ORDER:** By Brian Thomas at 9:34 A.M.

**ITEM #1 Approval of Agency Minutes**

Michael Mahoney made a motion to approve the minutes of the June 8, 2017 board meeting. The motion was seconded by Robin Harris and passed unanimously.

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**Old Business**

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**ITEM #2 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.

This property was tabled at the May 25, 2017 board meeting for two weeks, or until the next meeting of the Urban Renewal Agency board, to allow Ms. Mosley time to raise enough funds to cover her outstanding taxes and potentially purchase the property back. The property was then tabled at the June 8, 2017 board meeting for an additional two weeks, or until the next meeting of the Urban Renewal Agency board, for the same purpose.

The former owner must raise approximately \$13,000.00, with a third going to Oneida County, to cover her outstanding taxes and purchase the property back. Ms. Mosley stated that she would be able to raise the funds if allowed a couple more weeks.

At the June 22, 2017 board meeting, Ms. Mosley stated that she has access to a total of \$6,000.00.

Councilman Bill Phillips made a motion to review this property in Executive Session. The motion was seconded by Dave Farina and passed unanimously.

After review, 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 Katerin Pimental as a qualified and eligible project sponsor for the redevelopment of 1500 Miller Street, subject to the eviction of the former owner, 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 Dave Farina and passed unanimously.

**ITEM #3      123 Harding Place**

An offer was received from Ada Valderramos and Roger Vaquerano, represented by Enrique, in the amount of \$10,000.00 for the property located at 123 Harding Place. The applicant intends to renovate the property for rental/income property, stating that he is aware of the sewer problem associated with this property.

This property was tabled at the June 8, 2017 board meeting for two weeks, or until the next meeting of the Urban Renewal Agency board, to allow the Agency additional time to market the property.

There were no additional bidders for this property at the June 22, 2017 board meeting.

Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Ada Valderramos and Roger Vaquerano as a qualified and eligible project sponsors for the redevelopment of 123 Harding Place 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 unanimously.

**ITEM #4      850 Bleecker Street**

An offer was received from Sergey Kasperovich in the amount of \$5,000.00 for the property located at 850 Bleecker Street. The applicant intends to renovate the property for rental/income property, potentially moving in his sister-in-law to reside there and manage the property. Mr. Kasperovich stated that he would start renovations on the property by fixing the roof, and that he estimates he could complete the property renovation in a year.

A request was made by Mr. Manzueta, represented by Robert Hershman, to the board to allow him time to submit an application for 850 Bleecker Street. Due to a religious holiday, the financial backer of Mr. Manzueta's potential application was unable to provide the finances needed to submit a complete application by the deadline.

This property was tabled at the June 8, 2017 board meeting for two weeks, or until the next meeting of the Urban Renewal Agency board, to allow the Agency additional time to market the property.

Mr. Kasperovich withdrew his offer on June 21, 2017 prior to the June 22, 2017 board meeting.

A second offer was received from Luis Manzueta in the amount of \$20,000.00. The applicant intends to renovate the property for primary residence and income/rental property – using rent to amortize a large portion of the money he's received for renovations, as detailed in the letter of intent from David Friedman.

Councilwoman Samantha 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 Luis Manzueta as a qualified and eligible project sponsor for the redevelopment of 850 Bleecker 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 #5      Discussion: 918 Schuyler Street**

Mathew Grabosky, the former 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.

The board acted to revert the property at 918 Schuyler Street back to the Urban Renewal Agency at the June 8, 2017 meeting.

Mr. Grabosky informed the board at the June 22, 2017 board meeting that he has an interested developer for the property, Edgar Lopez Duran. Mr. Duran is willing to submit an application to the

Agency for the next meeting requesting transfer of developer's status. The board is willing to accept Mr. Duran's application.

The board took no action.

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### New Business

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#### **ITEM #6      318.8-1-52./1 Whitesboro Street**

An offer was received from Upper Mohawk Valley Memorial Auditorium Authority and Oneida County, represented by Oneida County Executive Anthony Picente, Oneida County Attorney Peter Rayhill, UMVMAA Chairman Carl Annese, Utica Comets President Robert Esche and UMVMAA Attorney Kevin Martin, respectively, in the amount of \$231,660.00 (approximately \$42,000/acre) for the property located at 318.8-1-52./1 Whitesboro Street.

MSP Realty, LLC, the approved developer for 318.8-1-52./1 Whitesboro Street, had their developer's status suspended at the February 9, 2017 board meeting. The property was immediately put back on the market. Additionally, MSP Realty, LLC received a 30-day option to close on the property, should the URA board entertain another suitable developer for the property.

Representatives of the Upper Mohawk Valley Memorial Auditorium Authority and Oneida County gave an overview of their plan for the 5.5 acre parcel, centered on Oneida County Executive Anthony Picente's "U District" proposal. Representatives stated that the proposed Nexus Sport Complex would cost an estimated \$35-\$40 million and that the total "U District" project is estimated to cost \$130-\$160 million. It was also stated that the applicants have \$1.6 million set aside for the development of architectural plans for the project.

Councilwoman Samantha 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 the Upper Mohawk Valley Memorial Auditorium Authority and Oneida County as a qualified and eligible project sponsors for the redevelopment of 318.8-1-52./1 Whitesboro Street. The motion was not seconded.

In discussion, the Agency requested that a formal proposal detailing the plans for the 5.5 acre lot at 318.8-1-52./1 Whitesboro Street be made clear, the timeframe for development be established and proof of funding be provided by the applicants. The Agency agreed to meet with the applicants and their representatives to clarify and establish the required elements expected of their proposal.

Councilman Bill Phillips made a motion to table the property for two weeks, or until the next meeting of the Urban Renewal Agency board, to allow the Upper Mohawk Valley Memorial Auditorium Authority and Oneida County to furnish the aforementioned details of their proposal and to initiate MSP Realty, LLC's 30-day option. The motion was seconded by Dave Farina and passed unanimously.

#### **ITEM #7      Transfer of Developer's Status: 405 Mandeville Street**

An application was received from Sabahudin Mukic requesting the transfer of approved developer status of 405 Mandeville Street from Michael Mahoney to himself. Mr. Mahoney has consented to this proposal. The applicant stated he would take the responsibility of redeveloping the property, utilizing it for his construction business. The first floor will be renovated for his office and a display area. The front of the building will be landscaped with potted bushes and planters and the exterior of the building will be cleaned and painted this summer. His plans are to have this completed within the first 6 months of purchase.

Mayor Palmieri made a motion to approve the transfer of approved developer's status and to designate Sabahudin Mukic as a qualified and eligible project sponsor for the redevelopment of 405 Mandeville 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 (5-0), with Michael Mahoney abstaining.

**ITEM #8 1318 and 1322 Seymour Avenue**

An offer was received from Hector Paredes in the amount of \$8,000.00 for the properties located at 1318 and 1322 Seymour Avenue. The applicant intends to renovate the property for rental/income property.

Councilman Bill Phillips made a motion to table the property for 30 days to allow the continued marketing of the property. The motion was seconded by Councilwoman Samantha Colosimo-Testa and passed unanimously.

**ITEM #9 1609 Brinckerhoff Avenue**

An offer was received from Aye Loh and Nay Blu in the amount of \$26,000.00 for the property located at 1609 Brinckerhoff Avenue. The applicants intend to renovate the property for primary residence, moving in their family and renting their current primary residence located next door. A second offer was received from Lemene Seneval in the amount of \$27,000.00. The applicant intends to renovate the property for primary residence to live with her kids. A third offer was received from Carmen Young in the amount of \$31,000.00. The applicant intends to renovate the property for primary residence to live with her son and granddaughter. A fourth offer was received from Terry Murray in the amount of \$35,000.00. The applicant intends to renovate the property for rental/income property. A fifth offer was received from Impong Vongsouvanh in the amount of \$27,000.00. The applicant intends to renovate the property for primary residence.

Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Carmen Young, as a qualified and eligible project sponsor for the redevelopment of 1609 Brinckerhoff 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 #10 939 Blandina Street**

An offer was received from James Buswell in the amount of \$500.00 for the property located at 939 Blandina Street. The applicant intends to renovate the property for rental/income property.

Mr. Buswell did not attend the board meeting.

Councilman Bill Phillips made a motion to table the property for 30 days to allow the continued marketing of the property. The motion was seconded by Michael Mahoney and passed unanimously.

**ITEM #11 803 Oswego Street**

An offer was received from Jose and Marta Roman in the amount of \$6,000.00 for the property located at 803 Oswego Street.

Mr. Roman decided to withdraw his offer at the board meeting due to lack of interest in the property from his daughter.

**ITEM #12 528 St. Anthony Street**

An offer was received from Sergey Kasperovich in the amount of \$7,000.00 for the property located at 528 St. Anthony Street. The applicant intends to renovate the property for rental/income property.

Councilwoman Samantha Colosimo-Testa made a motion to table the property for 30 days to allow the continued marketing of the property. The motion was seconded by Robin Harris and passed unanimously.

**ITEM #13 Executive Session**

Michael Mahoney made a motion to enter into Executive Session at 10:55 A.M. to review the sale of real property at 1500 Miller Street. The motion was seconded by Robin Harris and passed unanimously. A second motion was made by Robin Harris to come out of Executive Session at 11:05 A.M. The motion was seconded by Michael Mahoney and passed unanimously.

**ITEM #14 Adjournment**

Robin Harris made a motion to adjourn the meeting at 11:13 A.M. The motion was seconded by Michael Mahoney and passed unanimously.

Respectfully submitted this 13<sup>th</sup> day of July, 2017  
Derek Crossman