

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – JUNE 8, 2017  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

**EXCUSED:** Mayor Palmieri, Fred Matrulli, Councilwoman Samantha Colosimo-Testa

**ABSENT:**

**CALL TO ORDER:** By Brian Thomas at 9:37 A.M.

**ITEM #1 Approval of Agency Minutes**

Michael Mahoney made a motion to approve the minutes of the May 25, 2017 board meeting. The motion was seconded by Councilman Bill Phillips 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 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.

Michael Mahoney made a motion to table the property for an additional two weeks, or until the next meeting of the Urban Renewal Agency board, to allow Ms. Mosley more time to acquire enough funds to purchase the property. The motion was seconded by Councilman Bill Phillips and passed unanimously.

**ITEM #3 Discussion: 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.

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 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.

Mr. Grabosky did not attend today's meeting.

Michael Mahoney made a motion to revert the property at 918 Schuyler Street back to the Urban Renewal Agency. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #4      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.

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, because the applicant was not in attendance.

Ms. Colon attended today's meeting and stated that she intends to fence and landscape the property for her adjacent 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 Kathleen Colon as a qualified and eligible project sponsor for the redevelopment of 1202 and 1204 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 Robin Harris and passed unanimously.

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**New Business**

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**ITEM #5      109 Harding Place**

An offer was received from Iris De La Martinez in the amount of \$10,000.00 for the property located at 109 Harding Place. The applicant intends to renovate the property for primary residence for her family. A second offer was received from Juan Jose Figueroa in the amount of \$11,000.00. The applicant intends to renovate the property for primary residence for him and his wife, who will be relocating from El Salvadore. A third offer was received from Merba Pimental in the amount of \$11,500.00. The applicant intends to renovate the property for primary residence for her and her two children. A fourth offer was received from Marcos N. Cabreja, represented by his daughter and stepbrother, in the amount of \$10,500.00. The applicant intends to renovate the property for primary residence for his stepbrother and daughters to live in.

Michael Mahoney made a motion to review this property in Executive Session. The motion was seconded by Dave Farina 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 Merba Pimental as a qualified and eligible project sponsor for the redevelopment of 109 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 #6      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. A property search on the applicant revealed delinquent taxes. The representative stated that he addressed the overdue taxes on June 7, 2017. He also stated that he was aware of the sewer problem associated with this property.

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 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. After board discussion on the motion, Michael Mahoney withdrew his motion.

Councilman Bill Phillips made a motion to table the property for two weeks, or until the next meeting of the Urban Renewal Agency, to allow the continued marketing of the property. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #7      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 from Mr. Manzanetta, 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. Manzanetta's potential application was unable to provide the finances needed to submit a complete application by the deadline.

Michael Mahoney made a motion to review this property in Executive Session. The motion was seconded by Councilman Bill Philips 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 Sergey Kasperovich as a qualified and eligible project sponsor for the redevelopment of 805 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 Dave Farina. The motion failed with a vote of two for (Michael Mahoney, Dave Farina) and two against (Robin Harris, Councilman Bill Phillips).

Robin Harris made a motion to table the property for two weeks, or until the next meeting of the Urban Renewal Agency, to allow the continued marketing of the property. The motion was seconded by Councilman Bill Phillips and passed unanimously.

**ITEM #8      Transfer of Funds**

Agency staff requested approval for the following transfer of funds:

1. The following Transfer of Funds needs Agency approval:

From:	CU58620 471 Miscellaneous	\$5,000. <sup>00</sup>
To:	CU58620 421 Heat	\$3,950. <sup>00</sup>
	CU58620 422 Electric	\$1,050. <sup>00</sup>

Transfer within cost centers to cover the cost of the last utility bill for 315-317 Court Street while it was occupied and future utility costs while the building is vacant.

Councilman Bill Phillips made a motion to approve the transfer. The motion was seconded by Michael Mahoney and passed unanimously.

**ITEM #9 Executive Session**

Robin Harris made a motion to enter into Executive Session at 10:13A.M. to review the sale of real property at 109 Harding Place and 855 Bleecker Street. The motion was seconded by Dave Farina and passed unanimously. A second motion was made by Robin Harris to come out of Executive Session at 10:25A.M. The motion was seconded by Councilman Bill Phillips and passed unanimously.

**ITEM #10 Adjournment**

Michael Mahoney made a motion to adjourn the meeting at 10:34 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 22<sup>nd</sup> day of June, 2017  
Derek Crossman