

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JULY 13, 2017
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

OTHERS ATTENDING: Brian Thomas, Joe Hobika, Sr., Cathy Mack, Derek Crossman

EXCUSED: Mayor Robert M. Palmieri
Councilwoman Samantha Colosimo-Testa at 9:53am

ABSENT:

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

ITEM #1 Approval of Agency Minutes

Fred Matrulli made a motion to approve the minutes of the June 22, 2017 board meeting. The motion was seconded by Michael Mahoney and passed unanimously.

Old Business

ITEM #2 918 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 and that the developer is willing to submit an application to the Agency for the next meeting requesting transfer of developer's status.

Manuel Gonzalez submitted an application and paid the \$750 transfer fee prior to the meeting. Both he and Mr. Grabosky were present at the meeting and told the Board that they had worked out an agreement to transfer the property.

Councilwoman Samantha Colosimo-Testa made a motion to approve the transfer of 918 Schuyler Street from Mathew Grabosky to Manuel Gonzalez. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #3 69 Wurz Avenue

An offer was received from Matt Osilovski (Represented by Atty. David Goldbas), in the amount of \$5,000.00 for the property located at 69 Wurz Avenue. The applicant intends to operate a local franchise of Vitek tires and use it for storage of trailers hauled by diesel trucks.

Michael Mahoney made a motion to table the property for 30 days to see the direction that Leland Avenue will be going because of the other properties that are in play with applications awaiting final decisions on their dispositions. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #4 319.14-1-4 Broad Street

An offer was received from J & E Holdings NY, LLC in the amount of \$250.00 for the property located at 319.14-1-4 Broad Street. The applicant intends to landscape the lot for their surrounding business

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 J & E Holdings NY, LLC as a qualified and eligible project sponsor for the redevelopment of 319.14-1-4 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 Robin Harris and passed unanimously.

ITEM #5 719 Columbia Street

An offer was received from Vladamir Zhushma in the amount of \$2500.00 for the property located at 719 Columbia Street. The applicant intends to use the property to park and fix cars that have been involved in collisions on the property, this will be an extension of his business located across the street. A second offer was received from Sabahudin Mukic in the amount of \$6000.00. The applicant intends to park and store his construction equipment on the lot and store materials in the garage.

Fred Matrulli made a motion to sell to Bidder #2, but then withdrew his motion.

Michael Mahoney made a motion to go into Executive Session on this property. The motion was seconded by Robin Harris and passed unanimously.

Michael Mahoney 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 #6 1000 Blandina Street

An offer was received from James Buswell in the amount of \$500.00 for the property located at 1000 Blandina Street. The applicant intends to renovate the property for income/rental property. Mr. Buswell raised his offer to \$1000.00 at the meeting. A second was received from Mahdi Kassim in the amount of \$25,500.00. The applicant intends to renovate for primary residence for his family. A third offer was received from Isaias Rojas in the amount of \$25,000.00. The applicant intends to renovate for primary/income property.

Michael Mahoney made a motion to go into Executive Session to discuss this property. The motion was seconded by Robin Harris and passed unanimously.

Fred Matrilli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Mahdi Kassim as a qualified and eligible project sponsor for the redevelopment of 1000 Blandina 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 and passed unanimously.

ITEM #7 616 Saratoga Street

An offer was received from Zachary Deering & Retta Xayasane in the amount of \$2000.00. The applicant intends to renovate for primary residence.

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 Zachary Deering & Retta Xayasane as a qualified and eligible project sponsor for the redevelopment of 616 Saratoga 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 #8 1208 Whitesboro Street

An offer was received from Carlos Velecela in the amount of \$10,000.00 for the property located at 1208 Whitesboro Street. The applicant intends to renovate the property for rental/income 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 Carlos Velecela as a qualified and eligible project sponsor for the redevelopment of 1208 Whitesboro 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 #9 928 Blandina Street

An offer was received from Yvette Rendon in the amount of \$6,000.00 for the property located at 928 Blandina Street. The applicant intend to renovate the property for primary/income property.

Robin Harris made a motion to go into Executive Session to discuss the property. The motion was seconded by Michale Mahoney and passed unanimously.

Dave Farina 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 #10 1104 Taylor Avenue

An offer was received from Norberto Bencosme & Marcos N. Cabreja in the amount of \$8000.00 for the property located at 1104 Taylor Avenue. The applicant intends to renovate the property for primary residence.

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

ITEM #11 414 Milgate Street

An offer was received from Rosa Sigua & Juan Sigua in the amount of \$15,000.00 for the property located at 414 Milgate Street. The applicant intends to renovate the property for primary/income 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 Rosa Sigua & Juan Sigua as a qualified and eligible project sponsor for the redevelopment of 414 Milgate 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 #12 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	\$2,000. ⁰⁰
To:	CU58620 424 Water	\$2,000. ⁰⁰

Transfer within cost centers to cover the cost of the last (usage) bill for 315-317 Court Street and maintain the Fire Service.

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

ITEM #13 Intra-Municipal Request to Transfer Funds

Comptroller William Morehouse made a formal request pursuant to the Agency By-Laws for a transfer of funds in the amount of \$202,745.30. These funds were incurred by the City of Utica on behalf of Urban Renewal. (Spreadsheet of funds to be transferred is part of record).

Mike Mahoney made a motion to approve the transfer of funds requested by the Comptroller. The motion was seconded by Dave Farina and passed unanimously. (Original amount was adjusted from \$204,943.79 to \$202, 745.30 by Comptroller’s Office)

ITEM #14 Executive Session

Fred Matrulli made a motion to enter into Executive Session at 10:36 A.M. to review the sale of various properties. The motion was seconded by Michael Mahoney passed unanimously. A second motion was made by Fred Matrulli to come out of Executive Session at 10:47 A.M. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #15 Discussion – 318.8-1-52./1 Whitesboro Street

Brian Thomas updated the Agency Board as to the status of this property. He informed the Board that an initial meeting had taken place with a second meeting scheduled 2 days before this URA meeting, but the meeting had to be cancelled due to scheduling conflicts. Another meeting has been scheduled and negotiations continue.

ITEM #16 Adjournment

Robin Harris made a motion to adjourn the meeting at 11:00 A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 27th day of July, 2017
Cathy Mack