

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

MEMBERS ATTENDING: Mayor Robert M. Palmieri, Michael Mahoney, Dave Farina, Councilman Bill Phillips, Robin Harris, Fred Matrulli

OTHERS ATTENDING: Brian Thomas, Joe Hobika, Sr., Andy Brindisi, Derek Crossman

EXCUSED: Councilwoman Samantha Colosimo-Testa, Cathy Mack, Gene Allen

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:43 A.M.

ITEM #1 Approval of Agency Minutes

Fred Matrulli made a motion to approve the minutes of the July 13, 2017 board meeting. The motion was seconded by Michael Mahoney and passed unanimously.

Old Business

No old business.

New Business

ITEM #2 512 Mandeville Street

An offer was received from Richard Panetta and Raymond Alessandrini in the amount of \$250.00 for the property located at 512 Mandeville Street. The applicant intends to fence and landscape the land for their adjacent 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 Richard Panetta and Raymond Alessandrini as a qualified and eligible project sponsors for the redevelopment of 512 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 Dave Farina and passed unanimously.

ITEM #3 1146 Dudley Avenue

An offer was received from Mohammad Mamun and Belal Hossain in the amount of \$5,000.00 for the property located at 1146 Dudley Avenue. The applicant intends to renovate the property for primary residence or rental/income property. The applicants stated they wished to convert the one-family residence into a two-family residence with two 2-bedroom apartments, and utilize the lot as a garden.

Councilman Bill Phillips made a motion to reject the offer for 1146 Dudley Avenue and to remarket the property for 30 days. The motion was seconded by Robin Harris and passed unanimously.

ITEM #4 103, 105, 107 Pleasant Street

An offer was received from Rochester Primary Care Network, represented by Janine Carzo, in the amount of \$20,000.00 for the properties located at 103, 105 and 107 Pleasant Street. The applicant intends

to use the property for employee parking, creating 20 to 23 parking spaces with fencing and landscaping to the property. The applicant also stated that they intend to have security personnel on site during the hours of operation. The board requested that the applicant raise their offer closer to the Agency's asking price. The applicant agreed to increase their offer to \$25,000.00.

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 Rochester Primary Care Network as a qualified and eligible project sponsor for the redevelopment of 103, 105 and 107 Pleasant Street, contingent on County transfer of 105 and 107 Pleasant Street, approval from the Zoning Board of Appeals, criteria met for a curb cut through the Engineering Department, the installation of security cameras and that the lot be kept clean, 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 #5 Transfer of Ownership: 1024 Wager Street

An application was received from Carmen Ines Canales Erazo and Santiago Canales requesting the transfer of ownership of 1024 Wager Street into their name.

The Board voted to revert this property back to Urban Renewal Agency at the May 25, 2017 meeting. The previous developer, Raquel Rosario, owned the property for 15 years failing to make improvements or receive a Certificate of Completion in that time. URA took deed to the property on June 16, 2017. The individuals named above stated that they have a purchase agreement with the prior owner entered into in 2015.

The individuals were informed that any purchase agreement made prior to the receipt of a Certificate of Completion by the developer is void.

Dave Farina made a motion to reject the request for transfer of ownership of 1024 Wager Street, and to place the property back on the market. The motion was seconded by Robin Harris and passed with a vote of 5-1, with Michael Mahoney voting against.

ITEM #6 Executive Session

The board did not go into executive session.

ITEM #7 Adjournment

Robin Harris made a motion to adjourn the meeting at 10:24 A.M. The motion was seconded by Michael Mahoney and passed unanimously.

Respectfully submitted this 10th day of August, 2017
Derek Crossman