

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – AUGUST 24, 2017
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Mayor Robert M. Palmieri, Michael Mahoney, Gene Allen

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:33 A.M.

ITEM #1 Approval of Agency Minutes

Fred Matrulli made a motion to approve the minutes of the August 10, 2017 board meeting. The motion was seconded by Councilman Bill Phillips and passed unanimously.

Old Business

ITEM #2 719 Columbia Street

This property was tabled at the July 13, 2017 URA meeting for 30 days to allow the continued marketing of the property.

An offer was received from Vladamir Zhushma in the amount of \$16,500.00 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 \$13,000.00. The applicant intends to park and store his construction equipment on the lot and store materials in the garage. A third offer was received from Igo Moyseyuk in the amount of 12,000.00. The applicant intends to move his existing business Northeast Auto Technology from 107 Hotel Street to this location. A fourth offer was received from Christopher Pelli in the amount of \$15,000.00. The applicant intends to convert the garage into a dealership for high end vehicles. A fifth offer was received from Silverscape Property Management, represented by Steve Mancuso, in the amount of \$17,000.00. The applicant intends to store coolers and dumpsters on the property.

Fred Matrulli made a motion to review this property in Executive Session. The motion was seconded by Robin Harris 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 Sabahudin Mukic as a qualified and eligible project sponsor for the redevelopment of 719 Columbia 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 #3 1104 Taylor Avenue

This property was tabled at the July 13, 2017 URA meeting for 30 days to allow the continued marketing of the property.

An offer was received from Norberto Bencosme and Marcos N. Cabreja in the amount of \$13,000.00 for the property located at 1104 Taylor Avenue. The applicant intends to renovate the property 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 Norberto Bencosme and Marcos N. Cabreja as a qualified and eligible project sponsor for the redevelopment of 1104 Taylor 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.

ITEM #4 928 Blandina Street

This property was tabled at the July 13, 2017 URA meeting for 30 days to allow the continued marketing of the property.

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, with her son and grandchildren living in one unit and renting out the other two units.

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 Yvette Rendon as a qualified and eligible project sponsor for the redevelopment of 928 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 Councilman Bill Phillips and passed unanimously.

ITEM #5 1226 Steuben Street

This property was tabled at the August 10, 2017 URA meeting for two weeks for the purpose of allowing the Agency to talk with surrounding property owners.

An offer was received from Manuel Avila in the amount of \$750.00 for the property located at 1226 Steuben Street. The applicant intends to landscape and create a garden.

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

After review, Councilman Bill Phillips made a motion to table the property for an additional two weeks for the purpose of continuing talks with surrounding property owners. The motion was seconded by Dave Farina and passed unanimously.

New Business

ITEM #6 526 Blandina Street

An offer was received from Douglas Grimaldi in the amount of \$2,500.00 for the property located at 526 Blandina Street. The applicant intends to renovate the property for rental/income property.

A property search revealed that Mr. Grimaldi has tax delinquencies on multiple properties.

Councilman Bill Phillips made a motion to table the property for two weeks to allow the applicant time to pay his back taxes and to continue marketing the property. The motion was seconded by Robin Harris and passed unanimously.

ITEM #7 923 Lenox Avenue

An offer was received from Christopher Cashion in the amount of \$1,500.00 for the property located at 923 Lenox 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 Dave Farina 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 461 Repairs	\$6,500. ⁰⁰
To:	CU58620 216 Property Acquisition	\$6,500. ⁰⁰

Transfer within cost centers to cover the purchase of 316 Kossuth Avenue at auction.

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

ITEM #9 Executive Session

Robin Harris made a motion to enter into Executive Session at 10:15 A.M. to review the sale of real property at 719 Columbia Street and 1226 Steuben Street. The motion was seconded by Dave Farina passed unanimously. A second motion was made by Robin Harris to come out of Executive Session at 10:34 A.M. The motion was seconded by Dave Farina and passed unanimously.

ITEM #10 Adjournment

Robin Harris made a motion to adjourn the meeting at 10:39 A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 14th day of September, 2017
Derek Crossman