

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – SEPTEMBER 14, 2017
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Samantha Colosimo-Testa

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:36 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the August 24, 2017 board meeting. The motion was seconded by Councilman Bill Phillips and passed unanimously.

Old Business

ITEM #2 526 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. This property was tabled at the August 24, 2017 URA meeting for two weeks to allow the applicant time to pay his back taxes and to continue marketing the property.

A property search revealed that Mr. Grimaldi's tax delinquencies remain. The board did not motion to remove this property from the table.

ITEM #3 1146 Dudley Avenue

This property was tabled at the July 27, 2017 URA meeting for 30 days to allow the continued marketing of the property.

An offer was received from Saul Parada and Arminda Cruz in the amount of \$15,000.00 for the property located at 1146 Dudley Avenue. The applicant intends to renovate the property for rental/income property, with the intent to sell the property upon completion of its redevelopment.

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 Saul Parada and Arminda Cruz as qualified and eligible project sponsors for the redevelopment of 1146 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 Mayor Palmieri and passed unanimously.

ITEM #4 1226 Steuben Street

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. 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, and left on the table for an additional two weeks at the August 24, 2017 URA 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 Manuel Avila as a qualified and eligible project sponsor for the redevelopment of 1226 Steuben 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 Fred Matrulli and passed unanimously.

New Business

ITEM #5 903-905 Harper Street

An offer was received from Sergey Kasperovich in the amount of \$3,000.00 for the property located at 903-905 Harper Street. The applicant intends to renovate the property for rental/income property. A second offer was received from Maria Vasquez in the amount of \$12,000.00. The applicant intends to renovate the property for primary residence to live with her family and her son's family. A third offer was received from EI Construction and Remodeling Corporation, represented by Franklin Encalada, in the amount of \$10,100.00. The applicant intends to renovate the property for rental/income property. The applicant did not show sufficient funds to redevelop the 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 Maria Vasquez as a qualified and eligible project sponsor for the redevelopment of 903-905 Harper 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 #6 15 Bryant Avenue

An offer was received from Steven C. Egert in the amount of \$1,500.00 for the property located at 15 Bryant Avenue. The applicant intends to renovate the property for rental/income property, suggesting that he may have his mother reside there depending on her circumstances, otherwise he will rent the property.

Mayor Palmieri made a motion to review this property in Executive Session. The motion was seconded by Michael Mahoney and passed unanimously.

After review, the board inquired if the applicant would be willing to raise his offer to \$10,000.00. The applicant stated he was unwilling to do so. Mayor Palmieri made a motion to table the property for 30 days for the purpose of remarketing the property. The motion was seconded by Robin Harris and passed unanimously.

ITEM #7 1427 Sunset Avenue

An offer was received from Fence Lake Properties in the amount of \$1,000.00 for the property located at 1427 Sunset Avenue. The applicant did not attend the meeting.

Michael Mahoney made a motion to table the property for two weeks to allow the applicant an opportunity to attend the following meeting. The motion was seconded by Robin Harris and passed unanimously.

ITEM #8 Transfer: 1120 Brinckerhoff Avenue

An application was received from Josefina Baldera requesting the transfer of approved developer status of 1120 Brinckerhoff Avenue from Mehmed Gracanin to herself. Mr. Gracanin has consented to this proposal. The applicant stated she would undertake the responsibility of redeveloping the property into a rental/income property.

Fred Matrulli made a motion to approve the transfer of approved developer's status and to designate Josefina Baldera as a qualified and eligible project sponsor for the redevelopment of 1120 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 Councilman Bill Phillips and passed unanimously.

ITEM #9 Transfer: 1518 Whitesboro Street

An application was received from Jose A. Pena Bejaran requesting the transfer of approved developer status of 1518 Whitesboro Street from Juan Pena to himself. The applicant did not attend the meeting. Agency staff were informed that Mr. Juan Pena was not willing to transfer developer's status. No action was taken.

ITEM #10 1024 Wager Street

An offer was received from Franklin Encalada in the amount of \$10,000.00 for the property located at 1024 Wager 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 Franklin Encalada as a qualified and eligible project sponsor for the redevelopment of 1024 Wager Street, contingent that the Agency receive information regarding Mr. Encalada's prospective property manager 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 Councilman Bill Phillips and passed unanimously.

ITEM #11 1121 Dudley Avenue

An offer was received from Paul Hage, represented by Maria Hage, in the amount of \$250.00 for the property located at 1121 Dudley Avenue. The applicant intends to create additional parking.

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 Paul Hage as a qualified and eligible project sponsor for the redevelopment of 1121 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.

ITEM #12 1515 and 1519 Seymour Avenue

An offer was received from Dahirys Garcia in the amount of \$500.00 for the properties located at 1515 and 1519 Seymour Avenue. The applicant intends to fence, landscape, pave and create additional parking.

Michael Mahoney made a motion to table 1515 and 1519 Seymour Avenue indefinitely until Mr. Garcia provides proof that his delinquencies are corrected. The motion was seconded by Robin Harris and passed unanimously.

ITEM #13 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	\$10,000.00
To:	CU58620 422 Electric	\$10,000.00

Transfer within cost centers to cover the costs of the current utility bill of 315-317 Court Street and the next couple of months. Michael Mahoney made a motion to approve the transfer. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #14 Executive Session

Robin Harris made a motion to enter into Executive Session at 10:29 A.M. to review the sale of real property at 15 Bryant Street. The motion was seconded by Dave Farina passed unanimously. A second motion was made by Mayor Palmieri to come out of Executive Session at 10:33 A.M. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #15 Adjournment

Michael Mahoney made a motion to adjourn the meeting at 10:37 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 28th day of September, 2017
Derek Crossman