

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – SEPTEMBER 28, 2017  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

**OTHERS ATTENDING:** Cathy Mack, Gene Allen, Andy Brindisi, Derek Crossman

**EXCUSED:** Mayor Robert M. Palmieri, Brian Thomas, Joe Hobika, Sr.

**ABSENT:**

**CALL TO ORDER:** By Michael Mahoney at 9:32 A.M.

**ITEM #1 Approval of Agency Minutes**

Dave Farina made a motion to approve the minutes of the September 14, 2017 board meeting. The motion was seconded by Robin Harris 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. The property was left on the table at the September 14, 2017 URA meeting for the same purpose. As of September 28<sup>th</sup>, 2017, Mr. Grimaldi's tax delinquencies were corrected.

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 Douglas Grimaldi as qualified and eligible project sponsor for the redevelopment of 526 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 #3 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 September 14<sup>th</sup>, 2017 URA board meeting. The Agency tabled this property for two weeks at the September 14<sup>th</sup>, 2017 URA meeting to allow the applicant an opportunity to attend the following meeting. Fence Lake Properties was in attendance for the September 28<sup>th</sup>, 2017 URA board meeting. The applicant stated he intends to landscape, pave and create additional parking. A property search revealed that the applicant has delinquent taxes owed.

Councilwoman Samantha Colosimo-Testa, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Fence Lake Properties as qualified and eligible project sponsor for the redevelopment of 1427 Sunset Avenue, contingent on the payment of all delinquent taxes 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 Fred Matrulli and passed unanimously.

**ITEM #4      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 September 14<sup>th</sup>, 2017 URA board meeting and no action was taken. Mr. Pena was in attendance for the September 28<sup>th</sup>, 2017 URA board meeting. The applicant stated he would undertake the responsibility of redeveloping the property into a 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 Jose A. Pena Bejaran as a qualified and eligible project sponsor for the redevelopment of 1518 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 Dave Farina and passed unanimously.

---

**New Business**

---

**ITEM #5      714 Mulberry Street**

An offer was received from Christopher Morgan and Donnette Morgan in the amount of \$10,000.00 for the property located at 714 Mulberry Street. The applicant intends to renovate the property for rental/income property. A property search revealed that the applicants have delinquent taxes. The board requested that the applicants clear their tax delinquencies prior to the close of the meeting. The applicants provided proof of tax payment to the URA board.

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 Christopher Morgan and Donnette Morgan as a qualified and eligible project sponsors for the redevelopment of 714 Mulberry 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 #6      1216 Brinckerhoff Avenue**

An offer was received from Raul Mendez in the amount of \$250.00 for the property located at 1216 Brinckerhoff Avenue. The applicant intends to fence and landscape the property.

A property search revealed that Mr. Mendez had a property in tax foreclosure as well as an outstanding codes violation for an un-plated vehicle.

Dave Farina made a motion to table the property for 30 days for the purpose of remarketing the property as well as allowing the applicant time to correct his tax delinquencies and codes violation. The motion was seconded by Robin Harris and passed unanimously.

**ITEM #7      Executive Session**

The board did not go into Executive Session.

**ITEM #8      Adjournment**

Robin Harris made a motion to adjourn the meeting at 9:50 A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 12<sup>th</sup> day of October, 2017

Derek Crossman