

CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – May 24, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502

MEMBERS ATTENDING: Councilman Bill Phillips, Councilman Robert DeSanctis, Dave Farina, Robin Harris, Michael Mahoney

OTHERS ATTENDING: Brian Thomas, Gene Allen, Andy Brindisi, Cathy Mack, Merima Smajic, Assistant Corporation Council, Kathryn Hartnett, Assistant Corporation

EXCUSED: Mayor Robert M. Palmieri Fred Matrulli

CALL TO ORDER: By Brian Thomas at 9:35 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the May 10, 2018 board meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

ITEM #2 723 Columbia St.

An offer was received from Vladimir Zhusma in the amount of \$6,000.00 for the property at 723 Columbia St. The bidder plans to renovate the property and convert to a family residence. A second offer was received from Alen Mukic in the amount of \$5,000.00. The bidder plans to renovate the property for income property. The Board decided to discuss the property further in Executive Session.

Following Executive Session 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 Alen Mukic as a qualified and eligible project sponsor for the redevelopment of 723 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 Robert DeSanctis and passed unanimously.

New Business

ITEM #3 916 Lansing St.

An offer was received from Serif Sefergic in the amount of \$18,000.00 for the property at 916 Lansing St. The bidder plans to renovate the property for Rental/Income Property. A second offer was received from Amber Musaeed & Najib Abdullah in the amount of \$20,000.00. The bidder plans to renovate the property for Primary Residence. A third offer was received from Lamine Samboy & Fatou Touray for \$20,100.00. The bidder plans to renovate the property for Primary Residence.

The Board decided to discuss the property further in Executive Session.

Following Executive Session 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 Serif Sefergic as a qualified and eligible project sponsor for the redevelopment of 723 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 Robert DeSanctis and passed unanimously.

ITEM #4 1673 Dudley Ave.

An offer was received from Ariseleida Bueno & Eddy Garcia in the amount of \$20,000.00 for the property at 1673 Dudley Ave. The bidder plans to renovate the property for Primary Residence. A second offer was received from Bryan Gil & Michele Remache in the amount of \$14,000.00. The bidder plans to renovate the property for Primary Residence. A third offer was received from Rasema Hurstic & Mehememed Hurstic for \$21,000.00. The bidder plans to renovate the property for Primary Residence.

The Board decided to discuss the property further in Executive Session.

Following Executive Session 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 Bryan Gil &

Michele as qualified and eligible project sponsors for the redevelopment of 1673 Dudley Ave., 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 #5 405 Eagle St.

An offer was received from Jose Martinez in the amount of \$15,700.00 for the property at 405 Eagle St. The bidder plans to renovate the property for Rental/Income Property. A second offer was received from Ja Net in the amount of \$16,000.00. The bidder plans to renovate the property for Primary Residence.

The Board decided to discuss the property further in Executive Session.

Following Executive Session 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 Ja Net as a qualified and eligible project sponsor for the redevelopment of 405 Eagle St., 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 Robert DeSanctis and passed unanimously.

ITEM #6 Transfer of Ownership 1547 West St.

A request to transfer ownership of 1547 West St., which was originally sold by the URA Eugene Phillips in 2007, was made by Steiay Perez. The property has changed hands several times in the interim. A motion to table the request, so Corporation Council can look into the appropriate way to proceed with the transfer, was made by Michael Mahoney. The motion was seconded by Robin Harris and passed unanimously.

ITEM #7 Made in Utica – Permit Use of Property

Made in Utica requested a permit from the Urban Renewal Agency to renovate and utilize up to 4,000 square feet in the southeastern corner of the property at 14 – 18 Whitesboro St.

The applicant is requesting a one year trial period to establish and develop a revenue-generating, urban container park within the space for which they will pay a fee of \$1,000.00

Michael Mahoney with the factors established by the Agency made a motion to allow Made in Utica to use the property at 14 – 16 Whitesboro St., for one year with the condition that the applicant provide a \$1 million liability, property damage, and comprehensive insurance policy or policies insuring the City of Utica and URA, and themselves, as well as the property and interests in the Premises of the City of Utica and the URA and the applicant's possessions and contents against all risks including but not limited to fire and water damage and naming the URA and the City of Utica as additional insureds on each policy or policies. That all applicable codes are complied with and any necessary permits and vendor licenses are obtained by all parties conducting activities on the property. The motion was seconded by Councilman Bill Phillips and passed unanimously.

ITEM #8 Marcellus Construction, Inc. – Permit Use of Property

Marcellus Construction, Inc., requested permission to use the premises located at 501-503 Jay Street, Utica, New York for the purpose of a staging and preparation area for the City of Utica A9.2 Phase I Sewer separation project. Such use shall commence on April 1, 2018 and end on December 31, 2018, for which they will pay a \$1,000.00 deposit, which is refundable at the end of the usage if all conditions are met. They are also subject to \$1.00 per day lease fee.

Michael Mahoney with the factors established by the Agency made a motion to allow Marcellus Construction, Inc. to use the property at 501-503 Jay Street, for the specified time with the condition that the applicant provide a \$1 million liability, property damage, and comprehensive insurance policy or policies insuring the City of Utica and URA, and themselves, as well as the property and interests in the Premises of the City of Utica and the URA and the applicant's possessions and contents against all risks including but not limited to fire and water damage and naming the URA and the City of Utica as additional insureds on each policy or policies. 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 of Funds

Agency staff requested approval for a transfer between cost centers to cover the rental and transport of a CAT Long Reach Excavator for the demolition of 613 Columbia Street.

From:CU58620 441	Contracted Services	\$5060.00
To: CU58620 451	Rental/Lease	\$5060.00

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

ITEM #10 Review Public Authorities Accountability Act Documents

Annual review of documents prior to submitting in accordance with Public Authorities Act The Public Authorities Reform Act of 2009 (Chapter 506 of the Laws of 2009) requires many measures designed to improve the oversight and accountability of New York’s public authorities. Reporting requirements including mission statements, measurement reports and capital projects reporting will provide more information on authority operations. In addition, the State Comptroller is granted discretion to review certain public authority contracts ensuring a higher level of oversight of public authority contracts.

Michael Mahoney made a motion to Table the approval of all documents until the next meeting to allow staff to correct the Procurement Policy. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #11 Executive Session

Michael Mahoney made a motion to enter into Executive Session at 10:33 A.M. to review the sale of the property at723 Columbia Street, 916 Lansing Street, 1673 Dudley and 405 Eagle Street. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

A motion was made by David Farina to come out of Executive Session at 10:50A.M. The motion was seconded by Michael Mahoney and passed unanimously.

Following the Executive Session the bidders for each property were called forward. With the factors established by the Agency for selection of a purchaser having been considered by the Agency members, motions to designate individual bidders as qualified and eligible project sponsors for the redevelopment of each property., with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. All motions were seconded and approved unanimously.

ITEM #12 Adjournment

David Farina made a motion to adjourn the meeting at 10:59 A.M. The motion was seconded by Councilman Bill Phillips and passed unanimously.

Respectfully submitted this 24th day of May 2018
Gene A. Allen