

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – June 14, 2018  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

**EXCUSED:** Mayor Robert M. Palmieri Fred Matrulli, Michael Mahoney

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

**ITEM #1 Approval of Agency Minutes**

Dave Farina made a motion to approve the minutes of the May 24, 2018 board meeting. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

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**Old Business**

**ITEM #2 Transfer of Ownership 1547 West St.**

A request to transfer ownership of 1547 West St., which was originally sold by the URA to Eugene Phillips in 2007, was made by Steiay Perez. The property has changed hands several times in the interim. A motion to approve the transfer with the conditions that a new Land disposition Agreement will be drawn up by Corporation Council and that Steiay Perez agrees that the intended use the property stated in the Redevelopment Proposal, including primary residence, will be fulfilled upon completion of the Redevelopment Proposal. At that time the Agency will issue a Certificate of Completion in the name of the original purchaser and Steiay Perez and the Agency may revert title of the property if all conditions are not met. A motion was made by Councilman Bill Phillips to approve the transfer. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

**ITEM #3 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. Robin Harris 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.

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**New Business**

**ITEM #3 812 Shaw St.**

An offer was received from Jose Blanco Jr. in the amount of \$5,100.00 for the property at 812 Shaw St. The bidder plans to renovate the property for Primary Residence. A second offer was received from Bayas Painting corporation AKA Carlos Peralta in the amount of \$5,000.00. The bidder plans to renovate the property for his daughter 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 Jose Blanco Jr. as a qualified and eligible project sponsor for the redevelopment of 812 Shaw 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 Bill Phillips and passed unanimously.

**ITEM #4 1207 Francis St.**

An offer was received from Eufemia Guzman in the amount of \$8,000.00 for the property 1207 Francis St. The bidder plans to renovate the property for Primary Residence. A second offer was received from any Brindisi in the amount of \$8,000.00. The bidder plans to renovate the property for Primary Residence. It was duly disclosed that Andy Brindisi is an employee of the Urban Renewal Agency.

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

Following Executive Session Robin Harris with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Andy Brindisi as qualified and eligible project sponsor for the redevelopment of 1207 Francis 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 Dave Farina and passed unanimously.

**ITEM #5 1231 Green St.**

An offer was received from Hector Castillo in the amount of \$22,500.00 for the property at 1231 Green St. The bidder plans to renovate the property for Rental/Income Property. A second offer was received from Ariseleida Bueno and Eddy Garcia in the amount of \$22,100.00. The bidder plans to renovate the property for Primary Residence.

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

Following Executive Session David 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 Ariseleida Bueno and Eddy Garcia as a qualified and eligible project sponsors for the redevelopment of 1231 Green 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 robin Harris and passed unanimously.

**ITEM #6 1606 Miller St.**

An offer was received from Luz V Roman in the amount of \$250.00 for the property at 1601 Miller St. The bidder plans to Fence and landscape the property. The Board decided to discuss the property further in Executive Session.

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 Luz V Roman as a qualified and eligible project sponsor for the redevelopment of 1606 Miller 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 David Farina and passed unanimously.

**ITEM #7 Empire Recycling Corporation – Permit Use of Property**

EMPIRE RECYCLING CORPORATION with a corporate address of 64 N. Genesee Street, Utica, New York 13502 (permittee) is hereby requesting permission to use the premises located at 318.8-1-7.2, N. Genesee Street, 318.8-1-8./1, N. Genesee Street, 318.8-1-9, 31 N. Genesee Street, and 318.8-1-10, 35-39 N. Genesee Street, Utica, New York (collectively, the “Premises”) for the purpose of a parking vehicles during the improvement of a separate parcel of land. Such use shall commence on the date the Premises are conveyed to the City of Utica Urban Renewal (the “Commencement Date”) and end eight (8) months after the Commencement Date. This permission is conditioned upon the following:

Councilman Bill Phillips with the factors established by the Agency made a motion to allow Empire Recycling Corporation to use the property for the specified time 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 Robin Harris and passed unanimously.

**ITEM #8      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 202	Other Equipment	\$4,500.00
To: CU58620 451	Rental/Lease	\$4,500.00

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

**ITEM #9      Invoice for Services Rendered**

Corporation Council is requested payment for services rendered to URA prior to the agreement dated April 1, 2018 to March 31, 2019 in the total of \$6,000.00.

Councilman Bill Phillips made a motion to approve the payment. The motion was seconded by Councilman Robert DeSanctis and passed unanimously

**ITEM #10    Executive Session**

Robin Harris made a motion to enter into Executive Session at 10:20 A.M. to review the sale of the property at 812 Shaw Street, 1207 Francis Street, and 1231 Green St. The motion was seconded by David Farina and passed unanimously.

A motion was made by robin Harris to come out of Executive Session at 10:37 A.M. The motion was seconded by David Farina 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 #11    Adjournment**

David Farina made a motion to adjourn the meeting at 10:42 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 14<sup>th</sup> day of June 2018  
Gene A. Allen