

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JANUARY 25, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert M. Palmieri, Dave Farina, Councilman Bill Phillips, Councilman Robert DeSanctis, Robin Harris

OTHERS ATTENDING: Brian Thomas, Gene Allen, Andy Brindisi, Cathy Mack, Kathryn Hartnett

EXCUSED: Fred Matrulli, Michael Mahoney

CALL TO ORDER: By Brian Thomas at 9:40 A.M.

ITEM #1 Approval of Agency Minutes

Robin Harris made a motion to approve the minutes of the January 11, 2018 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

No Old Business

New Business

ITEM #2 Utica Business Park – Exterior Modifications

The property located at 126 Business Park Drive, located within the Utica Business Park requested the Urban Renewal Agency’s approval for changes to their existing signage. The applicant gave a description of the sign composition as well as illustrations of what the sign would look like.

Mayor Robert M. Palmieri made a motion to approve the building signage for the property at 126 Business Park Drive. The motion was seconded by Robin Harris and passed unanimously.

ITEM #3 227 James St.

An offer was received from Aye Sa Ta in the amount of \$1000.00 for the property at 227 James Street. The applicant withdrew her offer prior to the meeting.

A second offer was received from Braulio J. Guzman in the amount of \$1000.00. The bidder plans to use it for parking for his adjacent property at 1577 West St.

Mayor Robert M. Palmieri made a motion to table the property for two weeks (next Agency meeting) to give URA staff an opportunity to inspect the bidder’s property at 1577 West St. to confirm the construction progress that has been made on the building. The motion was seconded by Robin Harris and passed unanimously.

ITEM #4 1102 Parker Street

An offer was received from Paulette Anderson in the amount of \$250.00 for the property at 1102 Parker Street. The bidder plans to fence and landscape the property.

Councilman Bill Phillips made a motion to table the property for 2 weeks (next Agency meeting) to give URA staff an opportunity to contact the other adjacent property owner to let them know that the property is available. The motion was seconded by David Farina and passed unanimously.

ITEM #5 318.46-1-15 City Street

An offer was received from Nikolay Boyko in the amount of \$250.00 for the property at 318.46-1-15 City Street. The property is the driveway for his adjacent property at 1208 City St.

Mayor Robert M. 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 Nikolay Boyko as qualified and eligible project sponsor for the redevelopment 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 #6 109 Hobart St.

An offer was received from Juan C. Figueroa in the amount of \$250.00 for the property at 109 Hobart Street. The applicant intends to use the property for parking for his adjacent property. It was noted that the applicant has outstanding taxes on other properties he owns.

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 reject Juan C. Figueroa as a qualified and eligible project sponsor for the redevelopment of 109 Hobart St. The motion was seconded by David Farina and passed unanimously.

ITEM #7 Release of Reverter - Revised

At the 1-11-18 meeting Kathryn Hartnett, Assistant Corporation Counsel informed the Board that a Release of Reverter for the property at 5 Barnes Ave. was needed to complete a transfer of title.

The Board resolved to release the CITY of UTICA and all its assignees or successors from UTICA URBAN RENEWAL AGENCY'S right of reverter and reentry to the property known as 5 Barnes Ave., being the same as deeded to CWSI, Inc. on _____ and recorded as Instrument No. _____

Michael Mahoney made a motion to release the reverter. The motion was seconded by Fred Matrulli and passed unanimously.

At the 1-25-18 Meeting, Kathryn Hartnett, Assistant Corporation Counsel informed the Board that in the interim it was established the property was owned by the City with a Land Disposition Agreement and proposed the following revision to the Board Resolution that was adopted:

The Board resolves to release the City of Utica and all its assignees or successors from Utica Urban Renewal Agency's right of reverter and reentry to the property known as 5 Barnes Ave., with such right of reverter and reentry contained in a Land Disposition Agreement entered into on September 21, 2009 and recorded in the Office of the Oneida County Clerk as Instrument No. R2009-001733 on September 22, 2009.

Mayor Robert m. Palmieri made a motion to accept the amendment to the resolution from the January 11, 2018 Board meeting. The motion was seconded by Councilman Robert DeSanctis and passed unanimously

ITEM #8 Adjournment

David Farina, made a motion to adjourn the meeting at 10:27 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 25th day of January, 2018
Gene A. Allen