

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – August 22, 2019
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Councilman Robert DeSanctis, Councilwoman Freddie Hamilton, Dave Farina, Michael Mahoney

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

EXCUSED: Mayor Robert Palmieri, Fred Matrulli

CALL TO ORDER: Brian Thomas called the meeting to order at 9:37 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the July 25, 2019 meeting. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

Old Business

ITEM #2 1010 State St.

An offer was received from Raymond A. Alessandri in the amount of \$250.00 for the Property 1010 State St. The bidder plans to fence/landscape/create additional parking and to build a garage/retail space. A second offer was received from Amir Rosic in the amount of \$250.00. The bidder was not present. The bidder plans to fence/landscape and create additional parking. A third offer was received from Joanne Gerace (Former Owner) in the amount of \$250.00. The bidder plans to fence/landscape/create additional space for her adjacent building. Raymond A. Alessandri proposed a compromise among the three bidders to split the property contingent on making a deal on another property owned by Amir Rosic who was not in attendance.

Michael Mahoney made a motion to table this property for another two weeks so the bidders can come to a consensus. The motion was seconded by David Farina and passed unanimously.

ITEM #3 216 Bleecker St.

An offer was received from Zandro AlVerez for \$28,000.00. The bidder plans to renovate for commercial property and move his existing business Kelly's Fashion Boutique to this location. A second offer was received from Ali Alhashimi for \$20,000.00. The bidder plans to renovate for commercial property and move his existing business Humus & Tabouli to this location. A third offer was received from Isobel Bliss & Microseal Company for \$30,000.00. She raised her offer to \$44,000.00. The bidder plans to renovate for commercial property and create a venue for music, food & art. A fourth offer was received from Maria Caranguí for \$10,000.00. The bidder plans to renovate for income property and relocate the IFIXRepair business from 114 Bleecker St. A 5th offer was received from Raymond Tran for \$20,000.00; the bidder plans to renovate for commercial property and open a Thai/Vietnamese Restaurant. A sixth offer was received from Lizette Rodríguez in the amount of \$31,000.00. The bidder plans to renovate for commercial property and open La Cafeteria – Dominican & Spanish food. A seventh offer was received from Frank J. Cotrupe for \$41,000.00. The bidder plans to renovate for commercial property and open a Café featuring organic produce, home baked goods and organic coffee. An eighth offer was received from Brehody Rodriguez in the amount of \$28,000.00. The bidder plans to open – Fabulous Coffee Lounge.

Michael Mahoney made a motion to table all offers for two weeks so there are more board members present to make a final decision. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #4 1606 Dudley Ave.

An offer was received from Edgar Lopez Duran in the amount of \$8,000.00 for the house at 1606 Dudley Ave. The bidder plans to renovate for rental/income property. A second offer was received from

Benjamin Salto in the amount of \$10,000.00. He raised his offer to \$13,000.00. The bidder plans to occupy for primary/income property. A third offer was received from Juan Sigua for \$12,000.00. He raised his offer to \$15,000.00. The bidder plans to occupy for primary residence/income property. A motion was made to discuss the property in executive session

After coming out of Executive Session, Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to accept the offer of \$13,000.00 from Bidder #2 Benjamin Salto. The motion was seconded by David Farina and passed unanimously.

New Business

ITEM #5 1515 & 1519 Seymour Ave.

An offer was received from Ramadhan Omar in the amount of \$500.00 for the two lots at 1515 and 1519 Seymour Ave. The bidder plans to create additional parking. A second offer was received from Hak Pin in the amount of \$500.00; the bidder plans to fence and landscape the property.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to split the two lots between both bidders in the amount of \$250.00 each, contingent on having the properties consolidated. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #6 1311 Francis St.

An offer was received from Chhon Somlydeth in the amount of \$250.00 for the property at 1311 Francis St. The bidder plans to fence and landscape the property.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to accept the offer from Chhon Somlydeth in the amount of \$250.00. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM #7 1604 Neilson St.

An offer was received from Abdul Mohamadyassin in the amount of \$25,000.00 for the property at 1604 Neilson St. The bidder plans to occupy for primary residence/ renovate for rental/income property. A second offer was received from Edilberto R. Bello in the amount of \$26,000.00. The bidder plans to occupy for primary residence. A third offer was received from Luz Perez Ferra & Damian Garcia German in the amount of \$26,500.00. The bidder plans to occupy for primary residence. A motion was made to discuss this in executive session.

After coming out of executive session, Councilman Robert DeSanctis, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to accept the offer from bidder #3 Luz Perez Ferra & Damian Garcia German in the amount of \$26,500.00. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM #8 1509 Lenox St.

An offer was received from Catherina Parr & Jhovany Parra in the amount of \$7,500.00 for the property at 1509 Lenox Ave.; the bidder was not present. The bidder plans to occupy for primary residence. A second offer was received from Nikolay Boyko & Aleksy Boyko in the amount of \$10,000.00. The bidder plans to occupy for primary residence. A third offer was received from Nidia Heredia Rivera in the amount of \$10,500.00. The bidder plans to occupy for primary residence. A fourth offer was received from Lorenzo Difo & Bryan Pena Rodriguez in the amount of \$10,000.00; the bidder raised the offer to \$15,000.00. The bidder plans to occupy for primary residence. A fifth offer was received from Freddy Rendon & Yvette Goita Rendon in the amount of \$11,000.00. The bidder was not present. The bidder plans to occupy for primary residence. A sixth offer was received from Victor Rojas in the amount of \$12,000.00. The bidder plans to occupy for primary residence. A seventh offer was received from Sovannin Chea in the amount of \$13,000.00. The bidder plans to occupy for primary residence. An eighth offer was received from Louis Eugenio Beltre & Francisca Gonzalez Cabrera for \$13,000.00. The bidder plans to make the property into a one family house and occupy for primary residence. A ninth offer was received from Arlintone H. Carbajal for \$16,500.00. The bidder plans to occupy for primary residence. A tenth offer was received from Musa

Ceesay & Mariama Ceesay in the amount of \$16,800.00. The bidder plans to occupy for primary residence. An eleventh offer was received from Olga Romero & Eric Romero in the amount of \$16,000.00 The bidder was not present. The bidder plans to occupy for primary residence.

A motion was made to discuss this property in executive session. After coming out of executive session Councilman Robert DeSanctis, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to accept the offer from Bidder #3, Nidia Heredia Rivera in the amount of \$10,500.00. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM # 9 619 Cooper St.

An offer was received from Americo David Romero in the amount of \$8,000.00 for the property at 619 Cooper St. The bidder plans to renovate for rental/income property so his father can reside there.

Michael Mahoney, with the factors established by the Agency for selection of a purchaser having been considered, made a motion to accept the offer from Americo David Romero in the amount of \$8,000.00. The motion was seconded by Councilman Robert DeSanctis and passed unanimously.

ITEM #10 116 Business Park Dr. Expansion of Parking lot

Digestive Disease Medicine is requesting approval to expand their parking lot at 116 Business Park Dr. Site improvements include the development of 97 additional parking spaces on the property, site lighting, storm drainage, storm water management system, and landscaping. The Planning Board previously gave preliminary approval contingent on SWPP calculations, SPDES Permit, and review/approval by the URA.

Councilman Robert DeSanctis made a motion to approve the request contingent on approval by all other boards. The motion was seconded by Councilwoman Freddie Hamilton and passed unanimously.

ITEM #11 Executive Session

At 11:19 AM Michael Mahoney made a motion to enter into executive session. The motion was seconded by David Farina and passed unanimously. At 11:29 AM, Councilman Robert DeSanctis made a motion to come out of executive session. The motion was seconded by David Farina and passed unanimously.

ITEM #12 Adjournment

Michael Mahoney made a motion to adjourn the meeting at 11:37 am. The motion was seconded by David Farina and passed unanimously.

Respectfully submitted this 22nd day of August, 2019
Gene A. Allen