

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – MARCH 12, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mike Mahoney, Joan Harris, Phil Montana, Fred Matrulli, Samantha Colosimo-Testa

OTHERS ATTENDING: Cathy Mack, Andy Brindisi, Gene Allen, Brian Thomas, Derek Crossman, Joe Hobika, Sr.

EXCUSED: Mayor Palmieri

ABSENT: Ed Bucciero

CALL TO ORDER: By Brian Thomas at 9:38AM

ITEM # 1 Approval of Agency Minutes

Joan Harris made a motion to accept the minutes of the January 15, 2015 board meeting. The motion was seconded by Phil Montana and passed unanimously.

ITEM #2 New Protocol For Extensions of Redevelopment Proposals

Due to the fact that there have been numerous requests for extensions of time in order to complete redevelopment proposals on properties purchased from Urban Renewal the following protocol has been put into place for all extensions that come before the Agency Board for approval:

- Each request will be granted a 6 month or less if situation requires extension, to which they must follow all the following protocols. Exceptions can be made to this protocol based on the size of the project, financial burden and regulations that may be enforced by other boards or ruling agencies.
- Purchaser has 2 weeks to submit a timeline/schedule of the work that is to be completed, with contractor names and realistic estimates of when each project will be completed.
- Agency staff will conduct a 30 day inspection of the property and report back to the Board on the progress.
- Purchaser will appear before the Agency Board with a 3 month update on the progress of the project.
- Agency staff will conduct a final (6 month) inspection of the property to insure that it has been completed. If the property does not pass the inspection the Board will begin the process of reverting title back to the Agency.

Samantha Colosimo-Testa made a motion to accept the new protocol for the Extensions of Redevelopment Proposals. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #3 707 Humbert Street - Extension

Richard Ballard appeared before the Board asking for an extension in order to complete his redevelopment proposal. The new protocol was explained to Mr. Ballard and he agreed to comply with all the provisions.

Samantha Colosimo-Testa made a motion to grant the 6 month extension provided the Mr. Ballard follow the protocol outlined above. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #4 1509 Genesee Street - Extension

Vincent Rossi appeared before the Board on behalf of Boyd Bissell who is on extended vacation. Mr. Rossi assured the Board that Mr. Bissell would be completing the project and that he had hired the services of Bob Heins as the architect for the project. Due to the enormity of this project and the financial commitment that is necessary as this is a Scenic and Historic property this extension would not fall under the new protocol set forth above. However, the Board has required a detailed construction schedule be submitted by Mr. Heins and the Joe Hobika, Sr. draft a Memorandum of Understanding that will outline all of the provisions and timelines that they will need to follow. If for any reason this is not followed the Agency will begin the process of reverting title to the property back to the Agency.

Mike Mahoney made a motion to table the extension to give both the buyer's attorney and the Agency attorney can draft the MOU for approval of the buyer and the Agency Board. The motion was seconded by Phil Montana and passed unanimously.

ITEM #5 7 Dewitt Street

An offer was received from Edwin Montero in the amount of \$7,000.00 for the property located at 7 Dewitt Street. The bidder plans to renovate for income property. A second offer was received from Walter N. Stubbs in the amount of \$7,100.00 to renovate for primary/income property. A third offer was received from Donna Coppola Aumiller in the amount of \$14,000.00 to renovate for income property.

Joan Harris recused herself from voting on the property as she is related to Walter N. Stubbs.

Mike Mahoney made a motion to designate Donna Coppola Aumiller as a qualified and eligible project sponsor for the redevelopment of 7 Dewitt 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 Phil Montana and passed unanimously.

ITEM #6 313-315 Nichols Street

An offer was received from Dmitri Granouski in the amount of \$1,000.00 for the property located at 313-315 Nichols Street. The bidder plans to renovate for primary/income/commercial property.

Mr. Granouski has been asked several times to provide financial information to support his redevelopment proposal but has failed to do so. Also, the property has been tabled two times in order for him to be able to appear and he has been unable too.

Mike Mahoney made a motion to reject Mr. Granouki's offer based on reasons stated above. The motion was seconded by Phil Montana and passed unanimously.

ITEM #7 1605 Neilson Street

Braulio Paute appeared before the Board asking for an extension in order to complete his redevelopment proposal. The new protocol was explained to Mr. Paute and he agreed to comply with all the provisions.

Samantha Colosimo-Testa made a motion to grant the 6 month extension provided the Mr. Paute follow the protocol outlined above. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #8 940 Cherry Street

Daniel Bronson appeared before the Board asking for an extension in order to complete his redevelopment proposal. The new protocol was explained to Mr. Bronson and he agreed to comply with all the provisions.

Phil Montana made a motion to grant the 6 month extension provided the Mr. Bronson

follow the protocol outlined above. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #9 1231 Brinckerhoff Avenue

Roberto Joaquin appeared before the Board asking for an extension in order to complete his redevelopment proposal. The new protocol was explained to Mr. Joaquin and he agreed to comply with all the provisions.

Phil Montana made a motion to grant the 6 month extension provided the Mr. Joaquin follow the protocol outlined above. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #10 117 Boyce Avenue

Wells Fargo has foreclosed on this property and has reached out to the Agency with a proposal to donate the property to the Agency with \$10,000.00 attached to help with the rehabilitation of the property. This donation is part of a bigger settlement that certain banking institutions are mandated to go through. The Board was provided all the details by Counsel and the Executive Director and asked if they were inclined to accept the donation.

Mike Mahoney made a motion to accept the donation of 117 Boyce Avenue and the \$10,000.00 rehab money by Wells Fargo. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #13 Executive Session

Joan Harris made a motion to enter into Executive Session at 10:08a.m. to review applications submitted to the Agency. The motion was seconded by Fred Matrulli and passed unanimously. Fred Matrulli made a motion to come out of Executive Session at 10:44a.m. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #14 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 10:53a.m. The motion was seconded by Joan Harris and passed unanimously.

Respectfully submitted this 12th day of February, 2015
Cathy Mack