

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – MAY 28, 2015
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mike Mahoney, Joan Harris, Mayor Palmieri, Sam Colosimo-Testa, Fred Matrulli

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

EXCUSED: Ed Bucciero
Mayor Palmieri at 10:17AM

CALL TO ORDER: By Brian Thomas at 9:40AM

ITEM # 1 Approval of Agency Minutes

Fred Matrulli made a motion to accept the minutes of the May 14, 2015 board meeting. The motion was seconded by Joan Harris and passed unanimously.

ITEM #2 1650 St.Agnes Avenue

An offer was received from Olga & Vadim Pilipchuk in the amount of \$13,000.00 for the property at 1650 St. Agnes Avenue. The bidder plans to renovate for primary residence. A second offer was received from Gail Belden-Harrington (former owner) in the amount of \$20,000.00 to renovate for primary residence for her son. A third offer was received from Izet Mujanovic in the amount of \$20,000.00 to renovate for primary residence for his brother. A fourth offer was received from Carmen M. Young in the amount of \$25,000.00 to renovate for primary residence. A fifth was received from Nedzad Melkoc in the amount of \$23,500.00 to renovate for income property. A sixth offer was received from Sanel Beslic in the amount of \$24,000.00 to renovate for primary residence. A seventh offer was received from Rasim Velic in the amount of \$15,000.00 to renovate for primary residence. An eighth offer was received from Sandy Abreu-Fernandez & Yolanda Parra in the amount of \$26,800.00 to renovate for primary residence. The Board asked that Gail Belden-Harrington raise her bid to \$25,000. The bidder agreed to raise their offer.

Sam Colosimo-Testa made a motion to designate Gail Belden-Harrington as a qualified and eligible project sponsor for the redevelopment of 1650 St. Agnes 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 contains the following contingencies: (a) that the porch and foundation are brought up to code by September 1, 2015. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #3 171 Genesee Street

A revised offer was received from Robert A.W. Heins & Nicholas LaBella in the amount of \$45,000.00 for the property located at 171 Genesee Street. The bidders plan to renovate for income/business/commercial use. They also plan to leave the existing tenants in place. A second offer was received from Christine D. Martin & C. Edward Schmidt in the amount of \$30,000.00 for 171 Genesee Street. The bidders plan to renovate for income/business/commercial use. They plan to leave the existing tenants in place as well. A third offer was received from Ryan Salatino & Associates/Claim Solutions Inc. in the amount of \$40,000.00 for 171 Genesee Street only. The bidder plans to renovate for Income/Business/Commercial use as well. They plan on leaving the existing tenants in place as well. All bidders submitted business plans and made presentations to the Agency Board as well. The Board asked that Christine D. Martin & C. Edward Schmidt raise their bid to \$60,000. The bidders agreed to raise their offer.

Mike Mahoney made a motion to designate the Christine D. Martin & C. Edward

Schmidt as a qualified and eligible project sponsor for the redevelopment of 171 Genesee 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 Joan Harris and passed unanimously.

ITEM #4 150 Elmwood Place

An offer was received from Eh Htee in the amount of \$11,500.00 for the property at 150 Elmwood Place. The bidder plans to renovate for primary residence. A second offer was received from Marsha Smith (current tenant) in the amount of \$15,000.00 to renovate for primary residence. A third offer was received from Leroy Delaney Jr. in the amount of \$15,500.00 to renovate for primary/income property.

Fred Matrulli made a motion to designate Marsha Smith as a qualified and eligible project sponsor for the redevelopment of 150 Elmwood Place 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 Mike Mahoney and passed unanimously.

ITEM #5 1412 Steuben Street

An offer was received from Raul Santos & Francisco R. Santos in the amount of \$9,000.00 for the property at 1412 Steuben Street. The bidder plans to renovate for income property. A second offer was received from Francisco Javier Polanco in the amount of \$13,000.00. The bidder plans to renovate for primary/income property.

Sam Colosimo-Testa made a motion to table the property for 30 days for remarketing. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #6 400 Rutger Street

An offer was received from Julio C. Solano in the amount of \$5,000.00 for the property at 400 Rutger Street. The bidder plans to renovate for income property. Mr. Solano provided the board with a plan of what he intends to do to the property but didn't include a timeline or estimated costs as the board requested from the previous meeting.

Fred Matrulli offered to table the property for 2 weeks for Mr. Solano to provide the board with further details of what he intends to do to the property including a timeline, estimated costs and exterior renovations at which time Mr. Solano withdrew his bid for 400 Rutger Street.

ITEM #7 1131 Matthews Avenue

An offer was received from Sergey Kasperovich in the amount of \$2,500.00 for the property located at 1131 Matthews Avenue. The bidder plans to renovate for income property. A second offer was received from Luz A. Aguirre in the amount of \$7,000.00 to renovate for primary residence. A third bid was received from Teodoro Rojas in the amount of \$10,100.00 to renovate for primary residence. A fourth offer was received from Izet Bajraktarevic in the amount of \$10,000.00 to renovate for primary residence for his daughter.

Fred Matrulli made a motion to designate Izet Bajraktarevic as a qualified and eligible project sponsor for the redevelopment of 1131 Matthews Avenue 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 Mike Mahoney and passed unanimously.

ITEM #8 Portion of 306.17-1-16 Erie Street

An offer was received from Robert J. Salerno in the amount of \$5,000.00 for the property at 306.17-1-16 Erie Street. The bidder plans to clear and level the portion of the lot and fence it for parking for his adjacent property.

Mike Mahoney made a motion to table the property for 60 days to give the Board and City time to decide on the possibility of sub-dividing the property, as this lot is a prime piece of property for new development. The motion was seconded by Fred Matrulli and passed

unanimously.

ITEM #9 717 Catherine Street

An offer was received from Hermin Garic in the amount of \$1,000.00 for the property located at 717 Catherine Street. The bidder plans to renovate for primary residence. A second offer was received from Leonardo & Yaire Lapaix for the amount of \$4,000.00 to renovate for primary/income property.

Mike Mahoney made a motion to designate Hermin Garic as a qualified and eligible project sponsor for the redevelopment of 717 Catherine 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 Fred Matrulli and passed unanimously.

ITEM #10 1632 West Street

An offer was received from Salina Billins & Ricardo Pacheco in the amount of \$12,600.00 for the property located at 1632 West Street. The bidder plans to renovate for primary residence. *In the previous meeting Ricardo Pacheco was awarded a property at 1412 Dudley Street by the Urban Renewal Board, which he stated he would renovate for primary residence.*

Mike Mahoney made a motion to table the property for 2 weeks to give Salina Billins time to resubmit an offer for the property as a sole bidder. The motion was seconded by Joan Harris and passed unanimously.

ITEM #11 928 Saratoga Street

An offer was received from Noel Philibert in the amount of \$11,000.00 for the property located at 928 Saratoga Street. The bidder plans to renovate for primary residence. Noel Philibert was unable to attend the meeting and was represented by his niece Theresa Weston.

Fred Matrulli made a motion to table the property for 2 weeks to give Noel Philibert time to attend the next meeting and speak to the board directly. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #12 Executive Session

Mike Mahoney made a motion to enter into Executive Session at 11:40AM to review applications submitted to the Agency. The motion was seconded by Sam Colosimo-Testa and passed unanimously. Mike Mahoney made a motion to come out of Executive Session at 12:24PM. The motion was seconded by Joan Harris and passed unanimously.

ITEM #13 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 12:33PM. The motion was seconded by Joan Harris and passed unanimously.

Respectfully submitted this 11th day of June, 2015
Derek Crossman