

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JANUARY 28, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Michael Mahoney, Dave Farina, Councilman Bill Phillips, Mayor Palmieri

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

ABSENT: Councilwoman Sam Colosimo-Testa

EXCUSED: Fred Matrulli, Joan Harris, Gene Allen

CALL TO ORDER: By Brian Thomas at 9:08am

ITEM # 1 Approval of Agency Minutes

Mike Mahoney made a motion to approve the minutes of the January 14, 2016 board meeting. The motion was seconded by Councilman Bill Phillips and passed unanimously.

Old Business

ITEM #2 247-249 & 251-261 South Street

An offer was received from the Rescue Mission of Utica in the amount of \$1,500.00 for the properties located at 247-249 and 251-261 South Street. The bidder plans to landscape, pave and create additional parking, stating that the parking lot would be electronically accessed and gated. Additionally, the Rescue Mission provided the Urban Renewal Agency with a site plan for the entirety of their project development on West Street and South Street at the January 14th meeting at which the project was tabled for further review.

Prior to the January 28th meeting, the Rescue Mission of Utica submitted a statement to the Executive Director to withdraw its application for 247-249 and 251-261 South Street, stating they are looking into alternative solutions.

New Business

ITEM #3 622 Saratoga Street

An offer was received from Mike Reed in the amount of \$8,000.00 for the property located at 622 Saratoga Street. The bidders plan to renovate for primary residence for his son. A second offer was received from Evelyn Lopez in the amount of \$7,500.00. The bidder plans to relocate from Congers, NY and renovate for primary residence. A third offer was received from Cesar Gomez in the amount of \$7,000.00. The bidder plans to relocate from Garnerville, NY and renovate for primary residence. All three bidders made proposals and answered the Agency's questions.

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 Mike Reed as a qualified and eligible project sponsor for the redevelopment of 622 Saratoga 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 Dave Farina and passed unanimously.

ITEM #4 1224 Taylor Avenue

An offer was received from Juliana Joaquin Vargas in the amount of \$2,500.00 for the property

located at 1224 Taylor Avenue. The bidder plans to renovate for primary residence. A second offer was received from Vanessa Burdier in the amount of \$2,600.00. The bidder plans to renovate for primary residence and will repurpose their current residence into a rental property. Both bidders made proposals and answered the Agency's questions.

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 Juliana Joaquin Vargas as a qualified and eligible project sponsor for the redevelopment of 1224 Taylor Avenue contingent that the open UFD inspection due on her current residence is completed and 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 1141 Seymour Avenue

An offer was received from Nouraddin Ahmed in the amount of \$300.00 for the property located at 1141 Seymour Avenue. The bidder plans to fence and landscape. The bidder made a proposal and answered the Agency's questions.

Mayor Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to table the offer by Nouraddin Ahmed for 1141 Seymour Avenue indefinitely until such time that the applicant can clear all delinquent taxes owed on his properties. At that point, the board is agreeable to review the application further. The motion was seconded by Dave Farina and passed unanimously.

ITEM #6 Transfer of Funds

Agency staff requested approval for a transfer of funds in the amount of \$2,500.00 from the Urban Renewal Miscellaneous Account to its Capital Outlay Account to cover the remainder owed for roof repairs to 117 Boyce Avenue made by 1500 Whitesboro Street Corp. (dba Cobblestone Construction).

Councilman Bill Phillips made a motion to approve the \$2,500.00 transfer of funds from Miscellaneous to Capital Outlay to pay 1500 Whitesboro Street Corp. (dba. Cobblestone Construction) the remainder for repairs made to the roof of 117 Boyce Avenue. The motion was seconded by Mike Mahoney and passed unanimously.

ITEM #7 Mr. Davis

Mr. Bruce Davis requested to speak with the Board regarding his concept for the redevelopment of Seneca Street. The board agreed to let Mr. Davis address the Agency although he was not formally on the agenda. Mr. Davis discussed a general concept for the properties he owns on Seneca Street as well as those he's interested in purchasing from the Agency.

Mike Mahoney made a motion to table the discussion for the redevelopment of Seneca Street indefinitely until such time that Mr. Davis can provide the Board with a formal business plan detailing his concept and desired development for the area. At that point, the Agency will formally review his application for the purchase of property on Seneca Street owned by the URA.

ITEM #8 Executive Sessions

The Board did not go into Executive Session.

ITEM #9 Adjournment

Dave Farina made a motion to adjourn the meeting at 9:51A.M. The motion was seconded by Mike Mahoney and passed unanimously.

Respectfully submitted this 1th day of February, 2016
Derek Crossman