

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – OCTOBER 13, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, Michael Mahoney, Dave Farina, Councilman Bill Phillips, Fred Matrulli, Robin Harris

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

EXCUSED: Councilwoman Samantha Colosimo-Testa

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:36A.M.

ITEM #1 Approval of Agency Minutes

Fred Matrulli made a motion to approve the minutes of the September 9, 2016 board meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

ITEM #2 318.49-1-85 Wheeler Avenue

An offer was received from Compassion Coalition in the amount of \$100,000.00 for the property located at 318.49-1-85 Wheeler Avenue. The applicant plans to relocate their grocery store from Columbia Street to this location. The proposed development includes an 11,990 SF grocery store as well as a 17,245 SF future warehouse/storage building. The development also proposes to create 4 to 5 new jobs. The overall project is estimated to cost approximately \$2 million.

This property was previously tabled on August 11, 2016 for the purpose of allowing the Urban Renewal Agency to meet with potentially affected parties, in order to come to an agreement about the potential redevelopment of the site that will benefit all involved.

In negotiations between the URA, Compassion Coalition and Jose Blanco, it is understood that approval of the sale does not include the entirety of the 2.84 acre parcel. All parties agreed that a subsection of the parcel will be utilized as private parking for residential properties on Lincoln Avenue owned by Jose Blanco. The aforementioned parking was including in the architectural drawings submitted to the URA board by Compassion Coalition. Additionally, the section used for private parking, to be owned by Jose Blanco, will include deed restrictions in order to ensure the area remains as a parking lot should ownership change.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Compassion Coalition as a qualified and eligible project sponsor for the redevelopment of 318.49-1-85 Wheeler Avenue, contingent on the conditions agreed to by all parties stated above, 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 Councilman Bill Phillips and passed unanimously.

ITEM #3 1212 Taylor Avenue

An offer was received from Amilar Tejada in the amount of \$32,000.00 for the property located at 1212 Taylor Avenue, including the lots at 1208 Taylor Avenue and 1214 Taylor Avenue. The applicant intends to renovate the property for primary residence relocating from Lynn, Massachusetts to Utica, New York. Mr. Tejada stated he wants to use the property for his construction company, parking trucks there and using the garage located on the property to store construction materials. The applicant was informed that such use isn't permitted in a residential area and that should the applicant successfully acquire this property, he would need to apply for a zoning variance for his proposed use. A second offer was received from Thaw Min in the amount of \$27,000.00. The applicant's application stated that he intends to renovate the property for income/rental property. At the meeting, Mr. Min stated he would instead use the property as his primary residence and convert his current home on Rutger Street to a rental property. Mr. Min was found to have a current ROP violation at his property on Elm Street, but is working to fix the issue. A third offer was received from Paul Benedetto in the amount of \$12,000.00. The applicant intends to renovate the property for income/rental property. Mr. Benedetto's application reflected insufficient funding to cover his offer and redevelopment proposal, however, he stated to the board that he has been approved for a \$35,000.00 loan from Berkshire Bank, yet no documentation was presented at that time to confirm his loan approval. A fourth offer was received from William Gerard Jr. in the amount of \$25,000.00. The applicant intends to renovate the property for primary residence relocating from Maspeth, New York to Utica, New York. Mr. Gerard stated he would occupy the 2nd floor of the property while family in the Utica area would move in and occupy the 1st floor. Additionally, Mr. Gerard stated his intention to start a construction company in the Utica area. A fifth offer was received from Juan Ferrera in the amount of \$23,000.00. The applicant intends to renovate the property for primary residence. Mr. Ferrera stated he would occupy the 2nd floor with his family while his mother would live on the 1st floor.

A sixth offer was received from Vanessa Burdier in the amount of \$29,000.00. The applicant intends to renovate the property for primary residence. Ms. Burdier stated her current residence is too small and that she is looking to move herself and her two children into the 2nd floor. Her intentions for the 1st floor is to eventually open a business. As stated previously, the board informed her that any potential business would need approval from the Zoning Board of Appeals in the form of a zoning variance. A seventh offer was received from Francis Frazier in the amount of \$15,000.00. The applicant intends to renovate the property for primary residence and income/rental property. Ms. Frazier was unable to attend the meeting but submitted a letter to the board, which was read into the record and is attached as an addendum to the minutes. An eighth offer was received from Jaime Asitimbay and Mayra Remache in the amount of \$28,000.00. The applicants intend to renovate the property for primary residence and income/rental property, relocating from Queens, New York to Utica, New York. Mr. Asitimbay and Ms. Remache were previous awarded this property by the URA board in November of 2015, but the sale of the property to these applicants was rejected by the Utica Common Council. A ninth offer was received from Ibraheem Hamid Aljamal in the amount of \$18,000.00. The applicant, represented by his father, intends to renovate the property for primary residence. Mr. Aljamal recently purchased a property on Flagg Street from the City of Utica Property Auction and states that his father is the new intended occupier for Taylor Avenue. A tenth offer was received from Juan Carlos Bonilla in the amount of \$33,000.00. The applicant intends to renovate the property for primary residence, relocating from Brooklyn, New York to Utica, New York.

An eleventh offer was received from Terry Murray in the amount of \$25,000.00. The applicant intends to renovate the property for primary residence and income/rental property. Ms. Murray, represented by Howard Quick, stated that her son will be residing on the 1st floor and that she will rent out the 2nd floor, as well as use the garage for storage of materials for her expanding real estate interests in

Utica. A twelfth offer was received from Rafael Tejada in the amount of \$33,500.00. The applicant intends to renovate the property for primary residence as his retirement home. A thirteenth offer was received from Rosa Cecilia Narveez in the amount of \$32,000.00. The applicant intends to renovate the property for primary residence relocating from Portchester, New York to Utica, New York. Ms. Narveez stated her family will living on both floors, that her three children will be enrolling in the Utica City School District and that she is a licensed stylist and wants to open a salon in the city of Utica. A fourteenth offer was received from Scott Murray in the amount of \$23,000.00. The applicant intends to renovate the property for primary residence and income/rental property. Mr. Murray stated he would occupy the 1st floor and rent out the 2nd floor. Mr. Murray also submitted a written redevelopment proposal for the board's review as well as letters of reference. A fifteenth offer was received from Hazim Ngoe and Zaw LaCa in the amount of \$40,000.00. The applicants, represented by David Goldbas, intend to renovate the property for primary residence and income/rental property. Mr. Goldbas stated that the applicants will reside there with their six children. Mr. Ngoe and Ms. LaCa's application reflected insufficient funding to cover their offer and redevelopment proposal, however, Mr. Goldbas stated to the board that the applicants will make repairs to the property as their family budget allows and that there is an additional \$5,000.00 in the bank, yet no documentation was presented at that time to confirm these financials.

A sixteenth offer was received from Angel Arce in the amount of \$35,500.00. The applicant intends to renovate the property for primary residence and income/rental property relocating from Hackensack, New Jersey to Utica, New York. Mr. Arce also stated that his parents just moved six months ago from Ecuador to Utica, New York and he intends for his parents to reside at the property in one unit along with his family in the other unit. Mr. Arce also wants to start a business in the city. A seventeenth offer was received from Edmundo Alfaro in the amount of \$34,000.00. The applicant intends to renovate the property for primary residence for his wife and parents. Mr. Alfaro recently purchased a property on Oneida Street from the City of Utica Property Auction, but stated it was too small. He also stated that he intends to use the garage as warehousing and park trucks in the yard. An eighteenth offer was received from Ferid Galesic and Enedin Mekic in the amount of \$23,000.00. The applicants intend to renovate the property for primary residence. The applicants stated that their in-laws want to relocate from Binghamton, New York to Utica, New York and would reside there along with their daughter.

Fred Matrulli made a motion to table the property located at 1212 Taylor Avenue, with lots at 1208 and 1214 Taylor Avenue indefinitely for the purpose of further reviewing all current applications. The motion also allows the URA to continue to market the property and accept new applications. The motion was seconded by Robin Harris and passed unanimously.

ITEM #4 1518 Whitesboro Street

An offer was received from Juan Pena in the amount of \$5,000.00 for the property located at 1518 Whitesboro Street. The applicant intends to renovate the property for primary residence for his parents.

The board requested that Mr. Pena raise his offer for the property from \$5,000.00 to \$7,000.00. Mr. Pena agreed to this offer.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Juan Pena as a qualified and eligible project sponsor for the redevelopment of 1518 Whitesboro Street, contingent on the sale price of \$7,000.00 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 Michael Mahoney and passed unanimously.

ITEM #5 118 Gold Street

An offer was received from Luis Peralta in the amount of \$8,000.00 for the property located at 118 Gold Street. The applicant intends to renovate the property for income/rental property and use as a

retirement home. Mr. Peralta stated he would use the property as a one-family residence, where his son, his son's wife and sister-in-law will reside.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Luis Peralta as a qualified and eligible project sponsor for the redevelopment of 118 Gold 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 Michael Mahoney and passed unanimously.

ITEM #6 1552 Elm Street

An offer was received from Francisco Valdez and Maria Nunez in the amount of \$2,000.00 for the property located at 1552 Elm Street. The applicants intend to renovate the property for rental/income property. They stated that they intend to rent out all four units. A second offer was received from Benedicto Perez in the amount of \$2,500.00. The applicant intends to renovate the property for rental/income property. Mr. Perez stated that he would rent out all four units. A property search showed Mr. Perez has an open Codes violation as well as tax delinquencies on several properties.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Francisco Valdez and Maria Nunez as qualified and eligible project sponsors for the redevelopment of 1552 Elm 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 Councilman Bill Phillips and passed unanimously.

ITEM #7 1304 Whitesboro Street

An offer was received from Benedicto Perez in the amount of \$4,000.00 for the property located at 1304 Whitesboro Street. The applicant intends to renovate the property for rental/income property. A property search showed Mr. Perez has an open Codes violation as well as tax delinquencies on several properties.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Benedicto Perez as a qualified and eligible project sponsor for the redevelopment of 1304 Whitesboro Street, contingent that Mr. Perez clears up all tax delinquencies and codes violations 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 Robin Harris and passed unanimously.

ITEM #8 1565 Dudley Avenue

An offer was received from Nicholas Arella in the amount of \$250.00 for the property located at 1565 Dudley Avenue. The applicant plans to landscape the property use it as greenspace.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Nicholas Arella as a qualified and eligible project sponsor for the redevelopment of 1565 Dudley 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 Robin Harris and passed unanimously.

ITEM #9 1205 Neilson Street

An offer was received from Aldibar Garcia in the amount of \$250.00 for the property located at 1205 Neilson Street. The applicant plans to fence the property and create additional parking. A second offer was received from Pamela Martin in the amount of \$250.00. The applicant plans to fence the property and create additional parking. Ms. Martin stated that she has paid for this property several times in the past, but no record of payments were presented nor was title shown that proves ownership of the lot by

Ms. Martin. However, in negotiation with Ms. Martin, the board agreed to sell her the property for \$250.00, but offered to credit her \$249.00 for the sale. Ms. Martin agreed to these conditions.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Pamela Martin as a qualified and eligible project sponsor for the redevelopment of 1205 Neilson Street, contingent on the aforementioned conditions agreed to between Ms. Martin and the board, 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 Councilman Bill Phillips and passed unanimously.

ITEM #10 610 Saratoga Street

An offer was received from Willard Stave in the amount of \$250.00 for the property located at 610 Saratoga Street. The applicant plans to use the property as additional parking for his two adjacent properties.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Willard Stave as a qualified and eligible project sponsor for the redevelopment of 610 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 Michael Mahoney and passed unanimously.

ITEM #11 Discussion: 1226 Kemble Street

The board discussed the current status of 1226 Kemble Street. The property was approved for sale to Joel Grimaldi on October 25, 2012 by the Agency. The developer, Mr. Grimaldi closed on the property on January 8, 2013 and has yet to make improvements to the property or receive a Certificate of Completion from the Urban Renewal Agency.

Fred Matrulli made a motion to revert the property located at 1226 Kemble Street from Mr. Grimaldi back to the Urban Renewal Agency due to Mr. Grimaldi's failure to meet the terms of the Land Disposition Agreement and Indenture with the URA. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #12 122 Business Park Drive - Approval of New Signage

ADHD & Autism Psychological Services requested approval for new signage to be placed outside of their business in the Utica Business Park. The applicant is required to receive approval from the Urban Renewal Agency, as well as the Planning Board, to establish new or change signage. The applicant provided the board with details and of the new signage, stating it would be identical in size to the current signage.

Michael Mahoney made a motion to approve the new signage for ADHD & Autism Psychological Services. The motion was seconded by Robin Harris and passed unanimously.

ITEM #13 Executive Session

The board did not go into Executive Session.

ITEM #14 Adjournment

Mike Mahoney made a motion to adjourn the meeting at 11:24 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 13th day of October, 2016
Derek Crossman

10/10/2016

To Whom It May Concern:

I am unable to attend the meeting today because of pressing issues at my job.

In regard to the property on Taylor Ave. My reason for wanting the property is that it was formerly owned by my brother who fell ill and was unable to pay taxes after my sister died, who was a tenant there. His obligations to the property began to get behind. I helped with some of the issues by making repairs and buying other supplies to make further needed repairs that were in the process before being notified that the house was in foreclosure, he'd not informed me that the taxes were behind so that I could help him pay them.

I realize that there were problems with former tenants who were also family members, but they are not returning. My hope is to make much needed repairs and updates so that my granddaughter will fulfill her dream of becoming a property owner. My granddaughter who works for the Utica City School District, as well as United Cerebral Palsy and another part time job at Justice Children's Store in the Mall.

She works all of these jobs to get what others are trying to achieve. A home in the city where she was born, raised and works. A place that she can call her own for her and her two children, who she does a fantastic job of raising as a single parent, which shows in her 10 year old daughter who is an honor student in the Utica Schools. Acquiring this property will give her a head start to becoming a proud Utica homeowner, and this property formerly owned by her uncle, my brother, would give her that start.

Sincerely

Frances Frazier