

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – DECEMBER 8, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

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

EXCUSED: Mayor Palmieri Councilwoman Samantha Colosimo-Testa,

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:35 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the October 27, 2016 board meeting. The motion was seconded by Robin Harris and passed unanimously.

New Business

ITEM #2 1710 Whitesboro Street

An offer was received from Urban General Contractors, LLC, represented by Ricardo Roserl in the amount of \$1,000.00 for the property located at 1710 Whitesboro Street. The applicant, a civic engineer, intends to renovate the property for commercial and residential purposes. The applicant's business plan stated that they would establish a commercial business on the first floor and potentially develop student/residential units on the second floor. The applicant stated his first step would be to repair the roof. A second offer was received from Edgar Duran Lopez in the amount of \$500.00. The applicant intends to use the entire property for potential commercial use, however no specifics were detailed in the business plan. The applicant was also found to have a delinquent tax bill on one of his properties.

Michael Mahoney with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Urban General Contractors, LLC as a qualified and eligible project sponsor for the redevelopment of 1710 Whitesboro 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 #3 710 Blandina Street

An offer was received from Martha Florez Silva in the amount of \$8,500.00 for the property located at 710 Blandina Street. The applicant intends to renovate the property for primary residence and income/rental property. The applicant stated that they would maintain the property as a three family, using one unit for herself, one for her mother and the third for rental. A second offer was received from Saud Korman in the amount of \$10,000.00. The applicant intends to renovate the property for primary residence. The applicant stated they would maintain the property as a three family, using one unit for himself, one for his brother and the third for his grandfather. A third offer was received from Cho Mar Be in the amount

of \$12,000.00. The applicant intends to renovate the property for primary residence. The applicant stated that they would convert the property into a two family, using one unit for her parents and the other for herself. Cho Mar Be in the course of the interview raised her offer to \$15,000.00. A fourth offer was received from Cesar Campoverde and Irma Guzman in the amount of \$13,000.00. The applicants intend to renovate the property for primary residence. The applicants stated they would convert the property into a two family, using one unit for themselves and the other for their daughter and son-in-law.

Fred Matrulli made a motion to review these applications in executive session. The motion was seconded by Dave Farina and passed unanimously. After review, 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 Saud Korman as a qualified and eligible project sponsor for the redevelopment of 710 Blandina 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 1522 Dudley Avenue

An offer was received from Justin Gidron in the amount of \$8,000.00 for the property located at 1522 Dudley Avenue. The applicant intends to renovate the property for income/rental property and then potentially sell after renovation. The applicant stated that they would first repair the roof and then fix the plumbing, floors and paint.

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 Justin Gidron as a qualified and eligible project sponsor for the redevelopment of 1522 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 Councilman Bill Phillips and passed unanimously

ITEM #5 706 Mulberry Street

An offer was received from Franklin Alvarez in the amount of \$750.00 for the property located at 706 Mulberry Street. The applicant intends to fence and create additional parking. The applicant was found to have several delinquent tax bills associated with his properties.

Michael Mahoney made a motion to table the property located at 706 Mulberry Street indefinitely for the purpose of allowing the applicant time to come current on his taxes and report back to the Agency. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #6 1213 & 1215 Seymour Avenue

An offer was received from Galina Mikhalevich in the amount of \$500.00 for the properties located at 1213 and 1215 Seymour Avenue. The applicant intends to fence, landscape and create additional parking. The applicant was found to have several delinquent tax bills associated with her properties.

Michael Mahoney made a motion to table the property located at 706 Mulberry Street indefinitely for the purpose of allowing the applicant time to come current on his taxes and report back to the Agency. The motion was seconded by Dave Farina and passed unanimously.

ITEM #7 Transfer of Funds

Urban Renewal Agency staff requested a transfer within cost centers totaling \$10,441.65 to cover the full cost of the annual renewal of the Urban Renewal Agency's insurance policy that covers all properties held under the URA's name.

Mike Mahoney made a motion to approve the transfer within cost centers of \$10,441.65 for the aforementioned purpose. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #8 Executive Session

Michael Mahoney made a motion to enter into Executive Session at 10:12 A.M. to review the sale of real property at 710 Blandina Street. The motion was seconded by Robin Harris and passed unanimously. A second motion was made by Dave Farina to come out of Executive Session at 10:15A.M. The motion was seconded by Robin Harris and passed unanimously.

ITEM #9 Adjournment

Dave Farina made a motion to adjourn the meeting at 10:17 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 22nd day of December, 2016
Derek Crossman