

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – MARCH 24, 2016
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, Dave Farina, Joan Harris, Councilman Bill Phillips AT 9:40A.M., Fred Matrulli, Michael Mahoney

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

ABSENT: Councilwoman Samantha Colosimo-Testa

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 March 10, 2016 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 318.8-1-52./1 Whitesboro Street

Joan Harris made a motion to remove 318.8-1-52./1 Whitesboro Street from the table. The motion was seconded by Mike Mahoney and passed unanimously.

Rick Gafell, as representative, reintroduced the original, unchanged plan submitted by MSP Realty, LLC for the construction of 129 market rate units to be constructed on this site. The Agency engaged in a lengthy discussion with regards to the proposal and Rick Gafell answered all questions. Mayor Palmieri spoke in favor of the proposal. Councilman Ed Bucciero was in attendance and spoke in opposition of the proposal because he did not want subsidized housing to be on that site and he wanted a deed restriction put in place to avoid this from happening. He also stated his intent to advise the Common Council to reject this proposal because he does not want to see subsidized housing there at any time. Further discussion was had by the Agency about the legality of said deed restriction.

Mayor Palmieri, with the factors established by the Agency for the selection of a purchaser having been considered by the Agency members, made a motion to designate MSP Realty, LLC as a qualified and eligible project sponsor for the redevelopment of a portion of 318.8-1-52./1 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 Mike Mahoney and passed unanimously.

ITEM #3 1207 Warren Street

An offer was received from Carl Kinter in the amount of \$250.00 for the property located at 1207 Warren Street. The bidder plans to landscape and create parking for his adjacent property. The bidder stated that the landscaping would be done and the parking would be created within a short amount of time after his closing occurs.

Mike Mahoney, with the factors established by the Agency for the selection of a purchaser having been considered by the Agency members, made a motion to designate Carl Kinter as a qualified and eligible project sponsor for the redevelopment of 1207 Warren 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 1141 Seymour Avenue

An offer was received from Nouraddin A. Ahmed in the amount of \$300.00 for the property located

1141 Seymour Avenue. The bidder plans to fence and landscape for his adjacent property. The board members made the purchase contingent upon the bidder keeping the property free from litter and not allowing congregating on this property or in front of his store. They also made the purchase contingent on the bidder installing cameras in the back of the property. The bidder agreed to these contingencies.

Fred Matrulli, with the factors established by the Agency for the selection of a purchaser having been considered by the Agency members, and the bidder agreeing to the contingencies set forth, made a motion to designate Nouraddin A. Ahmed as a qualified and eligible project sponsor for the redevelopment of 1141 Seymour 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 #5 107-109 & 111-113 Seneca Street

An offer was received from Bruce Davis in the amount of \$500.00 for the property located at 107-109 & 111-113 Seneca Street. The bidder plans to consolidate them with his other adjacent lots and create parking and outdoor seating. The bidder stated that he would have the lots cleaned up and maintained this summer with the project being completed in the summer of 2017. The Board members asked Mr. Davis if he would increase his bid to \$1,500.00 for the lots and Mr. Davis agreed.

Mike Mahoney with the factors established by the Agency for the selection of a purchaser having been considered by the Agency members, along with the bidders proven track record as a businessman, made a motion to designate Bruce Davis as a qualified and eligible project sponsor for the redevelopment of 107-109 & 111-113 Seneca 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 Philips and passed unanimously.

New Business

ITEM #6 905 Third Avenue

An offer was received from Russell Pelli in the amount of \$250.00 for the property located at 905 Third Avenue. The bidder plans to fence, landscape and create additional parking for his adjacent business. Mr. Pelli stated that he currently has 5 employees that work in the building that is adjacent to this lot but only has room for 2 employees to park. A second offer was received from Adina Custovic in the amount of \$250.00. The bidder plans to fence and create additional parking for her adjacent home/business. It was brought to the attention of the board members that this bidder has defaulted on a loan to the City in the amount of \$19,935.44, said loan has been referred to Corporation Counsel for legal action.

Mayor Palmieri made a motion to review these applications in executive session. The motion was seconded by Fred Matrulli and passed unanimously. After review, Dave Farina, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Russell Pelli as a qualified and eligible project sponsor for the redevelopment of 905 Third 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 Joan Harris and passed unanimously.

ITEM #7 1625 Neilson Street

An offer was received from Argentina Diaz deVicioso in the amount of \$9,000.00 for the property located at 1625 Neilson Street. The bidder plans to use the property for primary residence. The bidder is currently residing in her husband's Aunt's house and plans to move herself, husband and their 2 daughters into the home.

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 Argentina Diaz deVicioso as a qualified and eligible project sponsor for the redevelopment of 1625 Neilson 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 Mayor Palmieri and passed unanimously.

ITEM #8 1101 Whitesboro Street

An offer was received from Lorenza Lloyd in the amount of \$1,000.00 for the property located at 1101 Whitesboro Street. The bidder plans to renovate the property for use as a hair salon and also a tailor shop.

Mike 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 Lorenza Lloyd as a qualified and eligible project sponsor for the redevelopment of 1101 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 Dave Farina and passed unanimously.

ITEM #9 1212 Miller Street

An offer was received from Diana A. Munzon in the amount of \$250.00 for the property located at 1212 Miller Street. The bidder plans to landscape for her adjacent property.

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 Diana A. Munzon as a qualified and eligible project sponsor for the redevelopment of 1212 Miller 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 #10 211 & 215 Kossuth Avenue

An offer was received from Luxury H. Projects, Inc. in the amount of \$1,250.00 for the properties located at 211 & 215 Kossuth Avenue. The bidder plans to renovate the building for rental/business use and create additional parking on the lot. The bidder stated that the 1st floor will be used for retail space and the remainder of the building will be apartments.

Mike 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 Luxury H. Projects, Inc. as a qualified and eligible project sponsor for the redevelopment of 211 & 215 Kossuth 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 #11 1218 Capital Avenue

An offer was received from Jose D. Gomez Fernandez in the amount of \$250.00 for the property located at 1218 Capital Avenue. The bidder plans to fence the lot for his adjacent property. The board added the contingency that the bidder consolidate the lot with his property after closing. The bidder agreed to this contingency.

Fred Matrulli, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, and the contingency that the lot be consolidated, made a motion to designate Jose D. Gomez Fernandez as a qualified and eligible project sponsor for the redevelopment of 1218 Capital 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 #12 713 Tracy Street – Purchaser to address Agency Board

Orfelina Heras, who was the successful bidder on 713 Tracy Street at the December 10, 2015 URA board meeting wanted to update the board members about her change of occupancy for the property. This is a bank foreclosed property and has incentive money tied to the redevelopment of it. She wanted to be sure that she was still in compliance with the Agency. Originally she had stated that she and her sons would move into the property, therefore it would be primary (non-rental) occupancy. She informed the

board that she will be moving there with the possibility that her mother and sister may move there as well, but there is a chance that they will not and then the other unit would be used for rental.

Fred Matrulli made a motion to accept the change in occupancy allowing the bidder to progress with their redevelopment proposal and be eligible for the incentive money that comes with the property as long as all provisions for the reimbursement of that money are met. The motion was seconded by Dave Farina and passed unanimously.

ITEM #13 2016-2017 Urban Renewal Agency Budget

Brian Thomas presented the board members with the 2016-2017 Urban Renewal Agency Budget for their review and approval.

After a brief discussion, Fred Matrulli made a motion to adopt the 2016-2017 Urban Renewal Agency Budget as presented. The motion was seconded by Dave Farina and passed unanimously.

ITEM #14 Executive Sessions

Mayor Palmieri made a motion to enter into Executive Session at 11:04A.M. to review the sale of real property at 905 Third Avenue. The motion was seconded by Fred Matrulli and passed unanimously. A second motion was made by Fred Matrulli to come out of Executive Session at 11:16A.M. The motion was seconded by Dave Farina and passed unanimously.

ITEM #15 Adjournment

Dave Farina made a motion to adjourn the meeting at 11:25A.M. The motion was seconded by Fred Matrulli and passed unanimously.

Respectfully submitted this 14th day of April, 2016
Cathy Mack