

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JANUARY 26, 2017
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Palmieri, 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: Fred Matrulli, Councilwoman Samantha Colosimo-Testa

ABSENT:

CALL TO ORDER: By Brian Thomas at 9:42 A.M.

ITEM #1 Approval of Agency Minutes

Robin Harris made a motion to approve the minutes of the December 22, 2016 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 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 application was tabled indefinitely on December 8, 2016 allowing the applicant time to come current on his taxes and report back to the Agency. In the time since the December 8th meeting, the applicant has paid all taxes due and given proof of payment to the Agency. The applicant stated that she would begin the redevelopment of the property come Spring/Summer of 2017.

Michael Mahoney made a motion to remove the application for 1213 and 1215 Seymour Avenue from the table. The motion was seconded by Dave Farina and passed unanimously. 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 Galina Mikhalevich as a qualified and eligible project sponsor for the redevelopment of 1213 and 1215 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 Dave Farina and passed unanimously

ITEM #3 706 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 application was tabled indefinitely on December 8, 2016 allowing the applicant time to come current on his taxes and report back to the Agency. In the time since the December 8th meeting, the applicant has failed to pay all taxes due on his properties.

Mayor Palmieri made a motion to remove the application for 706 Mulberry Street from the table. The motion was seconded by Dave Farina and passed unanimously. Mayor Palmieri made a motion to

reject the offer for 706 Mulberry Street due to the applicant's outstanding delinquent taxes owed. The motion was seconded by Robin Harris and passed unanimously

New Business

ITEM #4 Various Parcels on Whitesboro Street and Water Street

An offer was received from Frank Elias III in the amount of \$15,000.00 for four properties located on Whitesboro Street and Water Street. The parcel numbers are 30-34 Whitesboro Street, 26-28 Whitesboro Street, 318.8-1-45 Whitesboro Street and 318.8-1-47 Water Street. The applicant intends to clean and clear the lots, create parking and use the properties for eventual expansion of Utica Coffee Roasting operations, including manufacturing, distribution and retail. Mr. Elias stated that the construction of an eventual expansion would be reliant of the continued growth of Utica Coffee Roasting.

The properties are currently in the process of being remediated by the Department of Environmental Conservation. The current plan for the property is to remediate the site and prepare it for a surface lot to create municipal parking for the Bagg's Square West corridor.

Michael Mahoney made a motion to table the application for properties located on Whitesboro Street and Water Street indefinitely for the purpose of allowing the Urban Renewal Agency and Frank Elias to further discuss this proposed project with all necessary community stakeholders and the DEC. The motion was seconded by Robin Harris and passed unanimously.

ITEM #5 Transfer of Funds

Agency staff requested approval for two transfers of funds. The first transfer in the amount of \$25,206.31 from the Urban Renewal Miscellaneous account to its Legal Account in the amount of \$5,000.00 to cover the cost of the URA's Legal Counsel, its Water account in the amount of \$2,500.00 to cover the cost of 315-317 Court Street's water usage, its Heat account in the amount of \$10,000.00 to cover the cost of 315-317 Court Street's heating, its Electric account in the amount of \$6,000.00 to cover the cost of 315-317 Court Street's electric usage and its Insurance account in the amount of \$1,706.31 to cover the additional cost of adding 315-317 Court Street to the URA's insurance.

The second transfer in the amount of \$869.40 from the Urban Renewal Computer Equipment account to its Software account to cover the cost of purchasing Adobe Acrobat Standard.

Mayor Palmieri made a motion to approve both transfers for the aforementioned reasons. The motion was seconded by Michael Mahoney and passed unanimously.

ITEM #6 Urban Renewal Audits

Executive Director Thomas distributed audits conducted by The Bonadio Group for the Urban Renewal Agency for Fiscal Years 2013 -14, 2014-15 and 2015-16 as requested by New York State Authorities Budget Office. The board was asked to review these audits as they will be asked to vote on them at the following Urban Renewal meeting.

ITEM #7 Executive Session

The board did not go into Executive Session.

ITEM #8 Adjournment

Robin Harris made a motion to adjourn the meeting at 10:15 A.M. The motion was seconded by Michael Mahoney and passed unanimously.

Respectfully submitted this 9th day of February, 2017
Derek Crossman