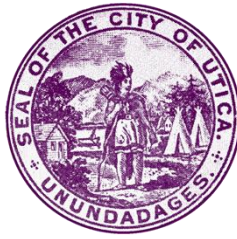


ROBERT M. PALMIERI
CHAIRMAN

BRIAN THOMAS, AICP
EXECUTIVE DIRECTOR



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CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

JANUARY 11, 2018

I. Call to Order

II. Approval of Agency Minutes

December 14, 2017

III. Old Business

IV. New Business

19 Pleasant St.

1204 City St.

1146 Seymour Ave.

909 Harper St.

1203 Dudley

606 Lenox

1533 Dudley

914 Mary

204 Leah

Transfer of Funds

V. Executive Session

VI. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES –DECEMBER 14, 2017
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

MEMBERS ATTENDING: Mayor Robert M. Palmieri, Dave Farina, Fred Matrulli, Councilman Bill Phillips, Robin Harris,

OTHERS ATTENDING: Cathy Mack, Gene Allen, Andy Brindisi,

EXCUSED: Councilwoman Samantha Colosimo-Testa, Michael Mahoney

CALL TO ORDER: By Gene A Allen at 9:36 A.M.

ITEM #1 Approval of Agency Minutes

Robin Harris made a motion to approve the minutes of the November 9, 2017 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

ITEM #2 923 Lenox Avenue

This property was tabled at the October 12, 2017 URA meeting for 30 days to allow the continued marketing of the property.

An offer was received from Chris Cashion in the amount of \$1,500.00 for the property. The applicant intended to use the property for Rental/Income Property; he withdrew his offer in deference to other bidders who wished to purchase the property for Primary Residence.

A second offer was received from Edgar Lopez Duran for \$5,000.00 with the intent to use the property for Rental/Income Property.

A third offer was received from Konstantions Lambrakos for \$5,000.00 with the intent to purchase the property for a friend to use as a Primary Residence,

A fourth offer was received from Serafin Vaquez Martinez for \$6,500.00 with the intent to use the property for a Primary Residence.

A fifth offer was received from Euremia Guzman for \$6,500.00 with the intent to use the property for a Primary Residence.

David Farina made a motion to review this property in Executive Session. The motion was seconded by Fred Matrulli and passed unanimously.

David 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 bidder number 4 Serafin Vaquez Martinez as a qualified and eligible project sponsors for the redevelopment of 923 Lenox Ave. The motion was seconded by Fred Matrulli and passed unanimously.

New Business

ITEM #3 1105 Linwood Ave.

An offer was received from Peter Maurin House, INC – DBA Hope House 501©3 in the amount of \$250.00 for the property. The applicant intends to add the property to its other holding at 112 SouthSt and maintain it as green space.

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 Peter Maurin House, INC – DBA Hope House 501©3 as a qualified and eligible project sponsor for the redevelopment of 1105Linwood Ave., 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 #4 101 Mathews Avenue.

An offer was received from Victor M. Suarez in the amount of \$2,000.00 for the property. The applicant intended to use the property for Rental/Income 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 approve the transfer of approved developer's status and to designate Victor M. Suarez as a qualified and eligible project sponsor for the redevelopment of 101 Mathews 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 David Farina and passed unanimously.

ITEM #5 406, 402 & 400 Nichols St.

This property was reverted from the former owners and was offered with a Firm Minimum of \$10,000.00 and the purchaser pays all back taxes or \$15,000.00 and the Agency pays all back taxes.

An offer was received from Victor Padilla & Jenny Rivera for \$10,000.00 + taxes. The applicant intends to occupy the property for primary residence and rent out the other apartments.

A second offer was received from Louis F. Desousa for \$16,375.00. The applicant intends to occupy the property for primary residence and rent out the other apartments.

Robin Harris made a motion to review this property in Executive Session. The motion was seconded by David Farina and passed unanimously.

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 Victor Padilla & Jenny Rivera as qualified and eligible project sponsors for the redevelopment of 406, 402 & 400 Nichols St., with the contingency that all back taxes on the property will be paid at closing. The motion was seconded by David Farina, and passed unanimously.

ITEM #6 Rescind Developer Status of 939 Blandina

An offer to approve the purchase of 939 Blandina St., by James Buswell, was ratified by the common council at their meeting of September 6, 2017. As stated on our application, Applicants will close on a property within 60 days of the notice of approval by the common council. Mr. Buswell did not close in the specified time and an action to rescind the Sale was presented to the Urban Renewal Board.

A motion was made by Fred Matrulli to Rescind the Sale and a second was received by Robin Harris. In discussion Councilman Bill Phillips noted that Mr. Buswell was not present and we should table the action and give him time to respond. Fred Matrulli withdrew his motion. A second motion was made by Bill Phillips to table the action until our next meeting. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #7 Executive Session

A motion to go into Executive Session at 10:06am was made by Robbin Harris. The Motion was seconded David Farina and passed unanimously.

A motion to come out of Executive Session at 10:11 was made by Fred Matrulli. The motion was seconded by David Farina and passed unanimously.

ITEM #8 Adjournment

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

Respectfully submitted this 14th day of December, 2017
Gene A. Allen

New Business

ADDRESS OF PROPERTY: 19 Pleasant St.

(MINIMUM: \$3995.00*)

LOT SIZE: 50 x 120

ASSESSMENT: \$9,500.00

CITY ACQUIRED: 1/29/2014

PROPERTY CLASS: 311 - Res vac land.

*Inventory Adjustment

1. BIDDER: Devayani Namassivya
BIDDER'S ADDRESS: 23 Pleasant St., Utica, NY (Owns)
OFFER: \$3,995.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Garage for 23 Pleasant
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: No violations
ALSO OWNS:



City – Red Owner - Blue

ADDRESS OF PROPERTY: 1204 City Street (MINIMUM: \$6,40.00*)
LOT SIZE: 30 x 110 **ASSESSMENT:** \$1,000.00
CITY AQIRED: 1/29/2014 **PROPERTY CLASS:** 311 - Res vac land.
***Inventory Adjustment**

1. BIDDER: Laura L. Pavcar
BIDDER'S ADDRESS: 6 Applegate Dr., Mastic, NY 11950 (Owns)
OFFER: \$650.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Already fenced in
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: No open code violations. Taxes 1st 2nd & 3rd City Taxes Delq. / 1st Delq.
Garbage / 1st County Delq.
ALSO OWNS: 1202 City Street



City – Red Owner - Blue

ADDRESS OF PROPERTY: 1146 Seymour Ave.

LOT SIZE: 60 x 105

CITY AQUIRED: 1976 URA 1989

***Lot being used by both adjacent properties**

(MINIMUM: \$250.00)

ASSESSMENT: \$800.00

PROPERTY CLASS: 311 Res vac

1. BIDDER: Thomas Allard
BIDDER'S ADDRESS: PO Box 756, New Hartford, NY 13413 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence & Landscape
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: 107 Eagle St. Open violation for infestation 11-29-17, 663 0665 Bleecker St. UFD Inspection – Cellar Fire Rating 12/7/2017
ALSO OWNS: 107 Eagle, 111 Eagle, 1114 Elm, 1527 Elm, 1117 Park, 310 Eagle, **1148 Seymour**, 1142 Brinckerhoff, 663 Bleecker, 405 Rutger, 507 Rutger, 129 Eagle, 1209 Howard, 1136 Steuben, 705 Copper

City – **Red** Owner - **Blue**



ADDRESS OF PROPERTY: 909 Harper St.. (MINIMUM: \$250.00)
LOT SIZE: 42 x 120 **ASSESSMENT:** \$1,100.00
CITY AQUIRED: 6-6-2001 **PROPERTY CLASS:** 311 - Res vac land.

1. BIDDER: Vasiliy Gudnyy & Nadioi Gundy
BIDDER'S ADDRESS: 1393 St. Rt. 8, Cassville, NY 13318 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence & Landscape
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: Taxes 907 Harper 1st County. 1st COLFE, 2nd School, 2nd Library
ALSO OWNS: 907 Harper St., 912, Harper St., 145 Pleasant St. 1130 Schuler St.



City –Blue Owner - Red

ADDRESS OF PROPERTY: 1203Dudley Ave. (MINIMUM: \$250.00)

LOT SIZE: 40 x 103

ASSESSMENT: \$400.00

CITY AQIRED: 1-21-2003

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Jessie Dennis & Lueberta Dennis
BIDDER'S ADDRESS: 1201 Dudley Ave, Utica, NY 13501 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: Taxes 1201 Dudley 1st County, County SEW, 1st City, Delq. Sewer, Water, Garbage, 2nd City, 3rd City, 1st School, COLFE, Library, 2nd School, Library, 1st SLDWST
ALSO OWNS: 1149 Dudley Ave



City – Red Owner - Blue

ADDRESS OF PROPERTY: 606 Lenox Ave. (MINIMUM: \$250.00)
LOT SIZE: 40 x 104 **ASSESSMENT:** \$600.00
CITY AQUIRED: 11-25-2005 **PROPERTY CLASS:** 311 - Res vac land.

1. BIDDER: Travase Shuhid & Alison Knapp
BIDDER'S ADDRESS: 608 Lenox Ave, Utica, NY 13502 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence & landscape
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS:



City – Red Owner - Blue

ADDRESS OF PROPERTY: 1533 Dudley Ave (MINIMUM: \$250.00)

LOT SIZE: 40 x 104

ASSESSMENT: \$600.00

CITY AQUIRED: 5-5-2000

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: George Abidib
BIDDER'S ADDRESS: 239 Pleasant St., Utica, NY 13502 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence & landscape & pave
FUNDS AVAILABLE: NA

CODES/TAX VIOLATIONS: Taxes **1506 Dudley** - 2018 1st County, County SEW, 1st City, Delq Sewer, Delq. Garbage, 2nd City, 3rd City, 1st School, COLFE, Library, 2nd School, Library, 1st SLDWST, 2017 Lien 1st City, Delq. Sewer, Delq. Water, Delq Garbage, INTTLN; 2017 Lien 1st School, Library, School Int., Penalty to; 2016 Lien 1st City, Delq. Sewer, Water, Garbage, INTTLN, Foreclosure, Advertising, 2016 Lien School, Library, School,Int, Penalty **1529 Dudley** - 2018 1st County, County Sew; 3rd City, 1st Sldwst.; 2018 **237-239 Pleasant** - 2018 1st County, 1st City, Delq. Sewer, Delq. Garbage, 2nd City, 3rd City, 2018, School, COLFE, Library, 2nd School, Library, 2018, Sldwast; 2017 Lien 1st city, Delq, Sewar, Delw, Water, Delq, Garbage, Inttln, 2017 Lien 1st School, Library, Library Int, Penalty, 2016 Lien 1st City, Delq Sewre, Delq Water, Delq Grabage, Inttln, Foreclosure, Advertising, 2016 Lien, School, Library, School Int, Penalty; **301/303 Pleasant** - 2018 1st County, County Sewer, 2018 1st City, Delq., Sewer, Delq., Water, 2nd City, 3rd City 2018 Sldwst; 1606 Dudley - 2018 County, County Sewer, 2018 1st City, Delq Sewer, Delq Grabage, 2nd City, 3rd City, 2018 1st School, COLFE, Library, 2nd School, Library, 2018 Sldwst, 2017 Lien 1st City, Delq Sewer, Delq Water, Delq Garbar, Inttln, 2017 Lien School, Library, School Int, Penalty; **1601 Dudley**- 2018 1st County, County Sewer, 2018 City, Delq water, Delq sewer, Delq Garbage, 2nd City, 3rd city, 2018 1st School, COLFE, Library, 2nd School, Library, 2018 1st Sldwst, 2017 Lien 1st City, Delq Sewer, Delq Water, Delq Garbage, Inttln, 2017 Lien 1st School, Library, School Int, Penalty, 2017 Lien City 1st Delq sewer, Delq Water, Delq Garbage, Inttln, Foreclosure, Advertising, 2016 Lien 1st School, Library, School Int, Penalty

ALSO OWNS: 1506 Dudley, 1529 Dudley, 301 -303 Pleasant, 1606 Dudley, 1601 Dudley, 1603

Dudley



City - Red Owner - Blue

ADDRESS OF PROPERTY: 914 Mary St.

(MINIMUM: \$250.00)

LOT SIZE: 37 x 120

ASSESSMENT: \$1,200.00

CITY ACQUIRED: 3-15-13

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Admir Avdic
BIDDER'S ADDRESS: 1169 Kossuth Ave, Utica NY 13501 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence & landscape & pave
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 912 Mary St., Utica, NY 13501



City – Red Owner - Blue

ADDRESS OF PROPERTY: 204 Leah St.

(MINIMUM: \$250.00)

LOT SIZE: 52 x 67

ASSESSMENT: \$300.00

CITY ACQUIRED: 12-11-12

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: JCTOD Outreach, Inc. (dba) Johnson Park Center (JPC)
BIDDER'S ADDRESS: 26 Johnson Park, Utica NY 13501 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Include in JPC Green Project
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 1300-1302 West, 201 203 Square, 3 Johnson Park, 1 Johnson Park, 1304 West, 1306 West, 6 Johnson Park, 2/4 Johnson Park, 8 Johnson Park, 14 Johnson Park, 14 Johnson Park, 16 Johnson Park, 18 Johnson Park, 19, Johnson Park, 17 Johnson Park, 13 Johnson Park, 15 Johnson Park, 1400 Miller, 200 Square, 1416 Miller, 1406 West, 1402 West, 1404 West, 1414 West, 1416 West, 1409 West, 1416 West, 1409 West, 1418 West, 1420 West, 210/212 Arthur, 1411 West, 1413 West, 1417 West, 1419 West, 1430 West, 1428 West, 1421 West, 5 Johnson Park, 24 Johnson Park



City - **Blue** Owner - **Red**

TRANSFER OF FUNDS

1. The following Transfer of Funds needs Agency approval:

From:	CU58620 461 Repairs	\$13,575.00
To:	CU58620 431 Insurance	\$ 75.00
	CU58620 421 Heat	\$13,500.00

Transfer within cost centers to cover the re-order of inspections on 4 buildings owned by the URA as part of the Insurance Policy by Marshall & Sterling.

Transfer within cost centers to cover the cost of heat for 315- 317 Court St.