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CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

JANUARY 25, 2018

I. Call to Order

II. Approval of Agency Minutes

January 11, 2018

III. Old Business

IV. New Business

19 Pleasant St.

227 James

318.23-3-63 Parker

1102 Parker

V. Executive Session

VI. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JANUARY 11, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

OTHERS ATTENDING: Brian Thomas, Gene Allen, Andy Brindisi, Kathryn Hartnett, Assistant Corporation Council

EXCUSED:

CALL TO ORDER: By Brian Thomas at 9:30 A.M.

ITEM #1 Approval of Agency Minutes

Dave Farina made a motion to approve the minutes of the December 14, 2017 board meeting. The motion was seconded by Robin Harris and passed unanimously.

Old Business

No Old Business

New Business

ITEM #2 1204 City Street

An offer was received from Laura L. Pavacar in the amount of \$640.00 for the property. The applicant lost the property for back taxes in 2014. The purchase offer includes payment of back taxes. The property is already fenced and landscaped. The bidder intends to use it as green space. It was noted the bidder had back taxes on the adjacent property. She paid the taxes and provided receipts as such.

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 Laura L. Pavacar as a qualified and eligible project sponsor for the redevelopment of 1204 City 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 1146 Seymour Avenue

An offer was received from Thomas Allard in the amount of \$250.00 for the property. The applicant intended to use the property for parking and green space.

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 approve the transfer of approved developer's status and to designate Thomas Allard as a qualified and eligible project sponsor for the redevelopment of 1146 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 Robert DeSanctis and passed unanimously.

ITEM #4 909 Harper Street

An offer was received from Vasiliy Gudnyy & Nadioi Gundy for \$250.00. The applicant intends to fence and landscape the property.

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 Vasiliy Gudnyy & Nadioi Gundy as qualified and eligible project sponsors for the redevelopment of 909 Harper Street, with the contingency that all taxes on the adjacent property will be paid prior to closing. The motion was

seconded by, Councilman Robert DeSanctis and passed unanimously. *(Note: Taxes have been paid)*

ITEM #5 1203 Dudley Avenue

An offer was received from Jessie Dennis & Lueberta Dennis for \$250.00. The applicant intends to fence the property and maintain as green space.

Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Jessie Dennis & Lueberta Dennis as qualified and eligible project sponsors for the redevelopment of 1203 Dudley Avenue, with the contingency that all taxes on the adjacent property will be paid prior to closing. The motion was seconded by David Farina and passed unanimously.

ITEM #6 606 Lenox Avenue

An offer was received from Travase Shuhid & Alison Knapp for \$250.00. The applicant intends to fence the property and maintain as green space. (Already done)

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 Travase Shuhid & Alison Knapp as qualified and eligible project sponsors for the redevelopment of 606 Lenox 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 #7 1533 Dudley Avenue

An offer was received from George Abidib for \$250.00. The applicant intends to fence landscape and pave the property. It was noted that Mr. Abidib owes back taxes on multiple properties and has codes violation on multiple properties as well

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 deny George Abidib as qualified and eligible project sponsors for the redevelopment of 1533 Dudley Avenue. The motion was seconded by Robin Harris and passed unanimously.

ITEM #8 914 Mary Street

An offer was received from Admir Avdic for \$250.00. The applicant intends to fence, landscape and pave the property.

Councilman bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Admir Avdic as qualified and eligible project sponsors for the redevelopment of 914 Mary 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 #9 204 Leah Street

An offer was received from JCTOD Outreach, Inc. (dba) Johnson Park Center (JPC) for \$250.00. The applicant intends to include the property in the JPC Green Project.

Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate JCTOD Outreach, Inc. (dba) Johnson Park Center (JPC) as qualified and eligible project sponsors for the redevelopment of 204 Leah 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 Fred Matrulli and passed unanimously.

ITEM #10 Transfer of funds

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.

Dave Farina made a motion to approve the transfer. The motion was seconded Councilman Bill Phillips and passed unanimously.

ITEM #11 Release of Reverter

Kathryn Hartnett, Assistant Corporation Council informed the Board that a Release of Reverter for the property at 5 Barnes Ave. was needed to complete a transfer of title.

The Board resolved to release the CITY of UTICA and all its assignees or successors from UTICA URBAN RENEWAL AGENCY'S right of reverter and reentry to the property known as 5 Barnes Ave., being the same as deeded to CWSI, Inc. on _____and recorded as Instrument No. _____

Michael Mahoney made a motion to release the reverter. The motion was seconded by Fred Matrulli and passed unanimously.

ITEM #12 Adjournment

Robin Harris made a motion to adjourn the meeting at 10:40 A.M. The motion was seconded by Mayor Robert M. Palmieri and passed unanimously.

Respectfully submitted this 11th day of January, 2018

Gene A. Allen

Old Business

No Old Business

New Business

ADDRESS OF PROPERTY: 19 Pleasant St. (MINIMUM: \$3995.00*)
LOT SIZE: 50 x 120 **ASSESSMENT:** \$9,500.00
CITY AQUIRED: 1/29/2014 **PROPERTY CLASS:** 311 - Res vac land.
**Inventory Adjustment*

- 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: 227 James St.

(MINIMUM: \$1,000.00)

LOT SIZE: 40 x 50

ASSESSMENT: \$800.00

CITY AQUIRED: 2-11-12

PROPERTY CLASS: 330 - Vacant comm.

1. BIDDER: Aye Sa Ta
BIDDER'S ADDRESS: 1421 Brinckerhoff, Utica, NY (Owns)
OFFER: \$1,000.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Green space for now possible parking later
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 233 James St., 241 James St.

2. BIDDER: Braulio J Guzman
BIDDER'S ADDRESS: 213 – 21 James St, Utica, NY (Owns) **(1577 West on Map)**
OFFER: \$1,000.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Pave for parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS:.



Green – City Pink – Bidders

ADDRESS OF PROPERTY: 318.23-3-63 Parker. (MINIMUM: \$ 250.00)

LOT SIZE: 40 x 120

ASSESSMENT: \$800 .00

CITY AQUIRED: 3-09-15

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Thomas Fritz
BIDDER'S ADDRESS: 1123 Parker, Utica, NY (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Landscape
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS:



Green – City Red- Bidders

ADDRESS OF PROPERTY: 1102 Parker.

(MINIMUM: \$ 250.00)

LOT SIZE: 40 x 87

ASSESSMENT: \$500 .00

CITY AQUIRED: 2-27-2002

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Paulette Anderson
BIDDER'S ADDRESS: 1107 Erie St., Utica, NY (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 1105 Erie St. 1219 Noyes St.



Green – City Red- Bidders

ADDRESS OF PROPERTY: 318.46-1-15 City (MINIMUM: \$ 250.00)
LOT SIZE: 10 x 120 **ASSESSMENT:** \$200 .00
CITY AQUIRED: 7/30/2009 **PROPERTY CLASS:** 311 - Res vac land.

1. BIDDER: Nikolay Boyko
BIDDER'S ADDRESS: 96 Pratt Ave Clark Mills NY 13321 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: already driveway
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS:1208 City Street, 21 23 Waverly,



Green – City Red- Bidders

ADDRESS OF PROPERTY: 109 Hobart

(MINIMUM: \$ 250.00)

LOT SIZE: 48 x 103

ASSESSMENT: \$3,000 .00

CITY AQUIRED: 3/28/2017

PROPERTY CLASS: 330 - Vacant comm

I. BIDDER: Juan C. Figuera
 BIDDER'S ADDRESS: 9474 Maynard Dr., Marcy, NY 13403 (Owns)
 OFFER: \$250.⁰⁰
 REPAIR ESTIMATE: NA
 PLANS: ???????
 FUNDS AVAILABLE: NA
 CODES/TAX VIOLATIONS:
 ALSO OWNS: 16 Properties

Tax ID	Owner	Street #	Street Name
318.29-1-15	Figueroa Juan Carlos	1010	DOWNER Ave
318.47-2-29	Figueroa Juan Carlos	1125	SCHUYLER St
318.48-1-45	Figueroa Juan Carlos	807	MC VEAN St
318.60-2-24	Figueroa Juan Carlos	515	MARY St
318.65-2-39	Figueroa Juan Carlos	111	HOBART St
318.73-3-51	Figueroa Juan Carlos	1431	ELM St
318.73-4-46	Figueroa Juan Carlos	1513	ELM St
318.81-2-11	Figueroa Juan Carlos	214	ARTHUR St
318.81-2-64	Figueroa Juan Carlos	1555	STEUBEN St
319.55-1-15	Figueroa Juan Carlos	925 927	CATHERINE St
319.61-2-17	Figueroa Juan Carlos	722	BLANDINA St
319.63-1-6	Figueroa Juan Carlos	413	NICHOLS St
319.69-3-17	Figueroa Juan Carlos	1008	KOSSUTH Ave
330.25-1-27	Figueroa Juan Carlos	1558 1560	MILLER St
330.25-2-53	Figueroa Juan Carlos	1553	HOWARD Ave
330.26-2-66	Figueroa Juan Carlos	1581	SEYMOUR Ave



Green – City Red- Bidders