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# CITY OF UTICA

URBAN RENEWAL AGENCY

MEETING AGENDA

OCTOBER 11, 2018

**I. Call to Order**

**II. Approval of Agency Minutes**

**September 27, 2018**

**III. Old Business**

**No old Business**

**IV. New Business**

**1506 Dudley**

**Rescind Developer Status 1515 & 1519 Seymour**

**Revert Property 710-712 Nichols**

**Financial Up-Date Comptroller's Office**

**V. Executive Session**

**VI. Adjournment**

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES –September 27, 2018  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mayor Robert Palmieri, Councilman Bill Phillips, Councilman Robert DeSanctis, Dave Farina, Robin Harris

**OTHERS ATTENDING:** Brian Thomas, Cathy Mack, Gene A. Allen, Merima Smajic, Assistant Corporation Council, Kathryn Hartnett, Assistant Corporation Council

**EXCUSED:** Fred Matrulli, Michael Mahoney

**CALL TO ORDER:** By Brian Thomas at 9:40 A.M.

**ITEM #1 Approval of Agency Minutes**

Robin Harris made a motion to approve the minutes of the September 13, 2018 meeting. The motion was seconded by Councilman Bill Phillips and passed unanimously.

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**Old Business**

**No Old Business**

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**New Business**

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**ITEM #2 18 Steuben Park**

An offer was received from Natalie Williams in the amount of \$5,000.00 for the property at 18 Steuben Park. The bidder plans to renovate for primary residence. Councilman Bill Phillips motioned to review the offer in Executive Session. The motion was seconded by David Farina and passed unanimously.

After coming out of Executive Session, Councilman Bill Phillips with the factors established by the Agency for selection of a purchaser having been considered by the Agency made a motion to accept the offer on 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 #3 1126 Schuyler St.**

An offer was received from Naz Real-Estate Investors LLC in the amount of \$4,000.00 for the property at 1126 Schuyler St. The bidder plans to renovate for income property. A second offer was received from P&B construction in the amount of \$5,000.00. The bidder plans to renovate for income property. Naz Real-Estate Investors LLC was not present at the meeting. Mayor Robert Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to accept the offer from P&B construction on 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 1112 Gray Ave.**

An offer was received from Emilio Nunez in the amount of \$10,000.00 for the property at 1112 Gray Ave. The bidder plans to renovate for primary/income property. A second offer was received from Biory Chavez in the amount of \$20,500.00. The bidder plans to renovate for primary/income property. A third offer was received from Anatalia Diaz in the amount of \$21,000.00. The bidder plans to renovate for primary/income 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 accept the offer from Biory Chavez in the amount of \$20,500.00 on 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 #5 Appropriation of Fund Balance**

A request was made to appropriate \$80,000.00 from the Fund Balance, and appropriate it to CU58620.441 (Contracted Services) to cover additional demo costs for 613 Columbia Street and outside legal counsel bills, appraisal & title work as well as assorted contractual needs.

Councilman Robert DeSanctis made a motion to approve the appropriation the requested funds. The motion was seconded by Councilman Bill Phillips and passed unanimously.

**ITEM #6 Executive Session**

Robin Harris made a motion to go into executive session at 10:00am. The motion was seconded by David Farina and passed unanimously. A motion was made by Robin Harris to come out of executive session at 10:12am. The motion was seconded by David Farina and passed unanimously.

**ITEM #7 Adjournment**

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

Respectfully submitted this 27<sup>th</sup> day of September 2018  
Gene A. Allen

Old Business

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No Old Business

New Business

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**ADDRESS OF PROPERTY: 1506 Dudley (MINIMUM: \$18,000.00)**  
**LOT SIZE: 80 x 105 ASSESSMENT: \$27,000.00**  
**CITY ACQUIRED: 3-15-2018 PROPERTY CLASS: 220 – 2 Family**

1. BIDDER: Juan Carlos Nieves  
BIDDER'S ADDRESS: 60 north 8<sup>th</sup> St. Apt. #1 Brooklyn, NY 11249  
OFFER: \$13,000.00  
REPAIR ESTIMATE: \$42,000.00  
PLANS: Primary/Income  
FUNDS AVAILABLE: \$165,734.02  
CODES/TAX VIOLATIONS:  
ALSO OWNS:
  
2. BIDDER: Pilar Sandoval & Austreberto Rodriguez  
BIDDER'S ADDRESS: 421 Milgate, Utica, NY 13501 (owns)  
OFFER: \$19,000.00  
REPAIR ESTIMATE: \$20,000.00  
PLANS: Renovate for Rental/Income Property  
FUNDS AVAILABLE: \$55,060.38  
CODES/TAX VIOLATIONS:  
ALSO OWNS:
  
3. BIDDER: Anthony Burgos & Marganta Nava (Burgos)  
BIDDER'S ADDRESS: 5 Smith St, Stony Point, NY 10980 (rent)  
OFFER: \$18,000.00  
REPAIR ESTIMATE: \$12,500.00  
PLANS: Occupy for Primary Residence  
FUNDS AVAILABLE: \$41,439.79  
CODES/TAX VIOLATIONS:  
ALSO OWNS:  
  
ALSO OWNS:
  
4. BIDDER: Louise Nwee  
BIDDER'S ADDRESS: 1613 Dudley Ave. Utica, NY 13501 (Own)  
OFFER: \$18,000.00  
REPAIR ESTIMATE: \$9,800.00  
PLANS: Primary/Income  
FUNDS AVAILABLE: \$33,243.42  
CODES/TAX VIOLATIONS:  
ALSO OWNS:

**2 Additional Bidders Next Page**

5. **BIDDER:** Shailie Nieves  
**BIDDER'S ADDRESS:** 419 Milgate St., Utica, NY 13501 (Rents)  
**OFFER:** \$16,000.00  
**REPAIR ESTIMATE:** \$10,000.00  
**PLANS:** Occupy for Primary Residence  
**FUNDS AVAILABLE:** \$32,100.73  
**CODES/TAX VIOLATIONS:**  
**ALSO OWNS:**
6. **BIDDER:** Tair Alili  
**BIDDER'S ADDRESS:** 914 Albany St., Utica, NY 13501 (Rents)  
**OFFER:** \$19,100.00  
**REPAIR ESTIMATE:** \$30,000.00  
**PLANS:** Primary/Income  
**FUNDS AVAILABLE:** \$70,657.15 (has additional funds as well)  
**CODES/TAX VIOLATIONS**



**Rescind Developer Status 1515 &1519 Seymour**

Failure to close in specified time. Notices mailed to address of record – returned non deliverable. Residents at that address said the owners moved – did not have new address.

**Revert Property 710-712 Nichols**

Discussion- Property Purchased in 2018 – Multiple extension on development plan given. We met with the developer in December. No visible work on Property in past year.

**Financial Up-Date Comptroller's Office**

Quarterly update on URA Finances