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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 25, 2018

III. Old Business

227 James Street

1102 Parker Street

IV. New Business

812 Oswego Street

1521 Steuben Street

318.68-1-41./2 Lansing Street

1110 Whitesboro Street

919 Schuyler Street

954-956 Sunset Avenue

1501 Steuben Street

Approval/Acceptance of URA Audit

V. Executive Session

VI. Adjournment

**CITY OF UTICA URBAN RENEWAL AGENCY
MEETING MINUTES – JANUARY 25, 2018
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

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

OTHERS ATTENDING: Brian Thomas, Gene Allen, Andy Brindisi, Cathy Mack, 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 January 11, 2018 board meeting. The motion was seconded by Dave Farina and passed unanimously.

Old Business

No Old Business

New Business

ITEM #2 Utica Business Park – Exterior Modifications

The property located at 126 Business Park Drive, located within the Utica Business Park requested the Urban Renewal Agency’s approval for changes to their existing signage. The Planning Board has reviewed the documents and passed it on to the URA for final decision.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to approve changes to the existing signage 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 Robin Harris and passed unanimously.

ITEM #3 227 James St.

An offer was received from Aye Sa Ta for the property in the amount of \$1,000.00. The applicant withdrew her offer prior to the meeting.

An offer was received from Brauilo J. Guzman for the property in the amount of \$1,000.00. He intends to use it for parking for his adjacent property at 1577 West St.

Mayor Robert M. Palmieri made a motion to table the sale until the next meeting to give URA staff an opportunity to inspect his property at 1577 West St. The motion was seconded by Robin Harris and passed unanimously.

ITEM #4 1102 Parker Street

An offer was received from Paulette Anderson for \$250.00. The applicant intends to fence and landscape the property.

Councilman bill Phillips made a motion to table the sale until the next meeting to give URA staff an opportunity to contact another neighbor with adjacent property that was not notified. The motion was seconded by David Farina and passed unanimously.

ITEM #5 318.46-1-15

An offer was received from Nickolay Boyko for \$250.00. The property is already the driveway for his adjacent property at 1208 City St.

Mayor Robert M. Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Nickolay Boyko as qualified and eligible project sponsor for the redevelopment 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 Robin Harris and passed.

ITEM #6 109 Hobart St.

An offer was received from Juan C. Figuera for \$250.00. The applicant intends to use the space for parking. It was noted that the applicant has outstanding taxes on other properties he owns.

Robin Harris, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to reject Juan C. Figuera as a qualified and eligible project sponsor for the redevelopment of 109 Hobart St. The motion was seconded by David Farina and passed unanimously.

ITEM #7 Release of Reverter - Revised

At the 1-11-18 meeting Kathryn Hartnett, Assistant Corporation Counsel 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.

At the 1-25-18 Meeting, Kathryn Hartnett, Assistant Corporation Counsel informed the Board advised the board that in the interim it was established the property was owned by the City with a Land Disposition Agreement and proposed the following revision to the Board Resolution.

The Board resolves 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., with such right of reverter and reentry contained in a Land Disposition Agreement entered into on September 21, 2009 and recorded in the Office of the Oneida County Clerk as Instrument No. R2009-001733 on September 22, 2009/

Mayor Robert m. Palmieri made a motion to release the reverter. The motion was seconded by Councilman Robert DeSanctis and passed unanimously

ITEM #8 Adjournment

David Farina, made a motion to adjourn the meeting at 10:27 A.M. The motion was seconded by Robin Harris and passed unanimously.

Respectfully submitted this 25th day of January, 2018
Gene A. Allen

Old Business

ADDRESS OF PROPERTY: 227 JAMES STREET (MINIMUM: \$1,000.00)

LOT SIZE: 40 x 50

ASSESSMENT: \$800.00

CITY ACQUIRED: 2-11-12

PROPERTY CLASS: 330 - Vacant comm.

1. 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: No current violations – open building permit for renovations
ALSO OWNS:.



Green – City Pink – Bidders

ADDRESS OF PROPERTY: 1102 PARKER STREET (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: No open code violations Taxes – 1107 Erie 2018 county & Sewer, 2018 City 3rd, 2018 School 2nd 1105 Erie 2018 County, 2018 1st City, 1018 1st School, COLFE, Library, 2017 Lien 1st City, 2017 1st School, Library
ALSO OWNS: 1105 Erie St. 1219 Noyes St.



Green – City Red- Bidders

ADDRESS OF PROPERTY: 812 OSWEGO STREET (MINIMUM: \$ 250.00)

LOT SIZE: 40 X 100

ASSESSMENT: \$6,000 .00

CITY ACQUIRED: 7/30/2009

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Melvin Williams
BIDDER'S ADDRESS: 810 Oswego St., Utica, 13502 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: Open UFD ROP
ALSO OWNS: 1547-49 Mohawk St., Utica, 13501



Green – City Red- Bidders

ADDRESS OF PROPERTY: 1521 STEUBEN STREET (MINIMUM: \$ 250.00)

LOT SIZE: 40 X 114

ASSESSMENT: \$400.00

CITY ACQUIRED: 7/30/2009

PROPERTY CLASS: 311 - Res vac land.

1. BIDDER: Yung Le
BIDDER'S ADDRESS: 1105 Parkway East, Utica, 13501 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Fence & Parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS: No open code violations
ALSO OWNS: 1519 Steuben St. (adjacent), 1001 Parkway E., 1643 Elm St., 1569 Neilson St., 129 Boyce Ave



Green – City Red- Bidders

ADDRESS OF PROPERTY: 318.68-1-41.2 LANSING STREET (MINIMUM: \$ 250.00)
LOT SIZE: 0.01 **ASSESSMENT:** \$100.00
CITY AQUIRED: 7/30/2009 **PROPERTY CLASS:** 311 - Res vac land.

1. BIDDER: Roberto Cristo
BIDDER'S ADDRESS: 2825 Decatur Ave., Bronx, NY 10458 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Part of property already
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 516 Lansing St., Utica, NY 13501



ADDRESS OF PROPERTY: 1110 WHITESBORO STREET (MINIMUM: \$ 250.00)
LOT SIZE: 40 x 97
CITY AQUIRED: 7/19/2004
ASSESSMENT: \$5,100.00
PROPERTY CLASS: 330 – Vac. Comm.

1. BIDDER: Howard C. Welch
BIDDER'S ADDRESS: 1027 Churchill Avenue, Utica, NY 13502 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Landscape
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 28, **30 Auburn**, *UFD 12033 Cancelled 10-12-16*, 1027 Churchill, **1002 Downer**, *Open code inspection 12-6-17*, **1005 Mathews**, *ROP Cancelled 10-21-16* 3, **22 Jason** *Open Violation from 10-30-17* St, 1048, 1100, 1104 Whitesboro St



Green – City Red- Bidders

ASSESSMENT: \$1,000.00

PROPERTY CLASS: 311 – Res. Vac Land

1. BIDDER: Yahya Kassim
 BIDDER'S ADDRESS: 913 Schuyler Street, Utica, NY 13502 (Owns)
 OFFER: \$500.00
 REPAIR ESTIMATE: NA
 PLANS: Pave, fence, landscape and create parking
 FUNDS AVAILABLE: NA
 CODES/TAX VIOLATIONS:
 ALSO OWNS: 911 Schuyler, **1001 Court St.** *UFD Failure to register 1-10-17*



Green – City **Red- Bidders**

ADDRESS OF PROPERTY: 954-956 SUNSET AVENUE (MINIMUM: \$ 250.00)

LOT SIZE: 47 x 101

ASSESSMENT: \$2,000.00

CITY ACQUIRED: 3/15/2013

PROPERTY CLASS: 311 – Res. Vac Land

1. BIDDER: Raymond A. Hensel
BIDDER'S ADDRESS: 1000 Sunset Ave, Utica, NY 13502 (Owns)
Owner listed as Thomas Dawes
OFFER: \$550.00
REPAIR ESTIMATE: NA
PLANS: Create additional parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: 805 Warren, 1930 Butterfield



Green – City Red- Bidders

ADDRESS OF PROPERTY: 1501 STEUBEN STREET (MINIMUM: \$ 250.00)

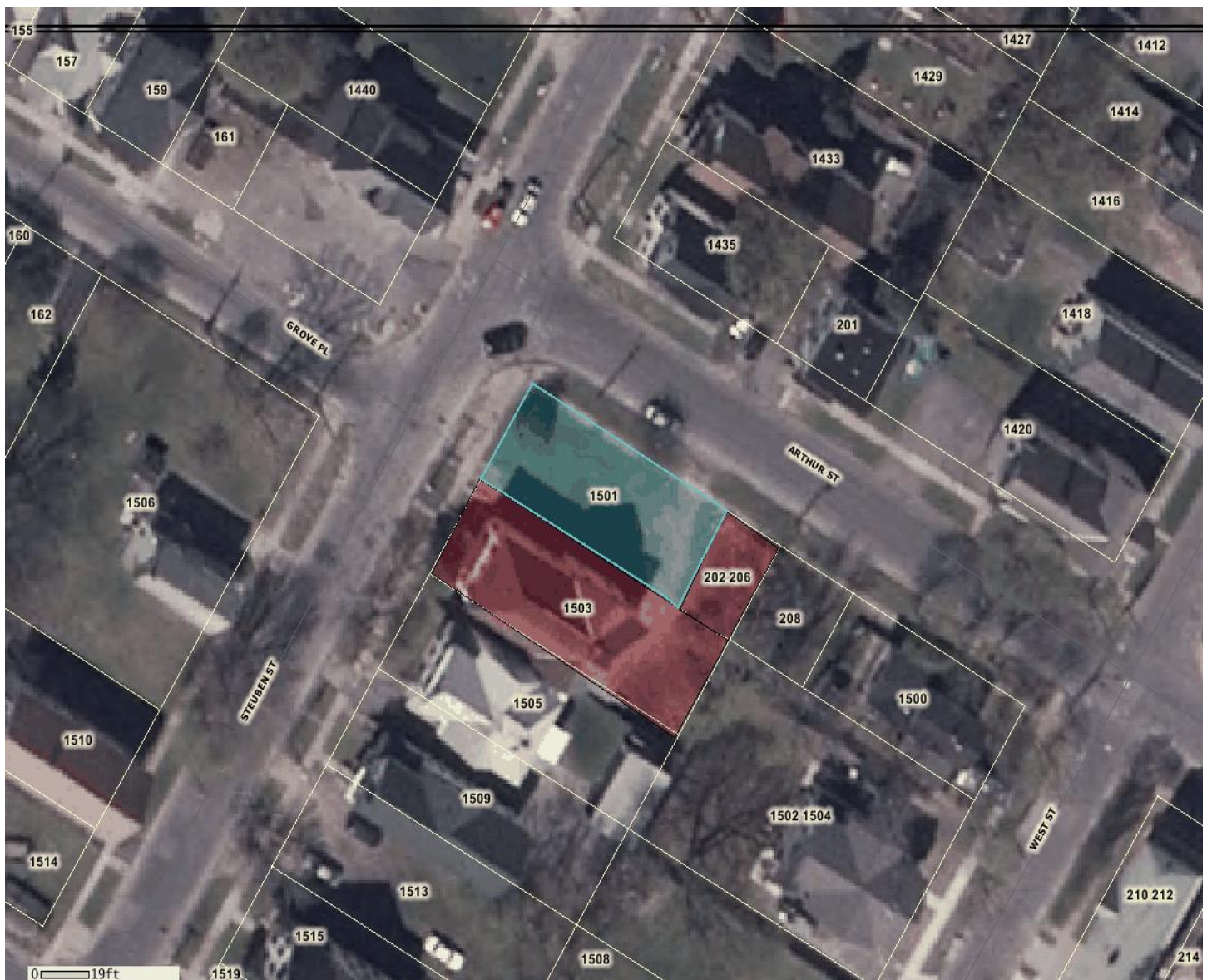
LOT SIZE: 40 X 90

ASSESSMENT: \$700.00

CITY AQUIRED: 6/5/2003

PROPERTY CLASS: 330 – Vac. Comm.

1. BIDDER: Thu Nguyen
BIDDER'S ADDRESS: 826 Bleecker Street, Utica, 13501 (Owns)
OFFER: \$250.⁰⁰
REPAIR ESTIMATE: NA
PLANS: Create parking
FUNDS AVAILABLE: NA
CODES/TAX VIOLATIONS:
ALSO OWNS: **1503**, 12-11-17 Open UFD 1203 1520, 1518 Steuben St, 871,826,822 Bleecker St, 601 Eagle, 1617 Oneida St., 731 & 733 Elizabeth St, **780 Blandina St**, Open Violation 11-20-171542 & 1538 Brinckerhoff, 202 & 206 Arthur St.



Green – City Red- Bidders

APPROVAL/ACCEPTANCE OF URA AUDIT

At the January 25, 2018 URA Board meeting Brian Thomas provided the Board members with the official results of the URA Audit for the year ended March 31, 2017. He asked the Board members to review the Audit over the next few weeks and the staff would bring it up for approval /acceptance at the February 5, 2018 meeting.